

Notice of Availability for Public Review

Inyo County

To: Interested Individuals

From: (Lead Agency) Inyo County Planning Dept.
PO Drawer L
Independence, CA 93526
(Address)
Contact Cathleen Richards

County Clerk
County of Inyo

FILED

FEB 10 2016

Subject: Notice of Availability for Public Review INYO CO. CLERK
KAMMI FOOTE, CLERK

This is to advise that Inyo County BY (Signature) has prepared a DEPUTY
(Lead Agency)

Negative Declaration

Environmental Impact Report

for the project identified below. As mandated by State law, the minimum public review period for this document is:

Negative Declaration

EIR

20 days (Negative Declaration was not submitted to the State Clearinghouse for review)

30 days (Draft EIR was not submitted to the State Clearinghouse for review)

30 days (Negative Declaration was submitted to the State Clearinghouse for review)

45 days (Draft EIR was submitted to the State Clearinghouse for a normal 45-day review)

21 days (State Clearinghouse granted a shortened review period for the Negative Declaration)

30 days (State Clearinghouse granted a shortened review period for the Draft EIR)

The document is available for review at Inyo County Planning Dept., website, Local Libraries
(Location)

A public hearing has been scheduled with Tentative March 27, 2014 to receive comments on the document.
(Hearing Body)

Date: March 27, 2014

Time: 10:00 a.m.

Place: Inyo County Board of Supervisors Hearing Room

The comment period for this document closes on March 2, 2014

(Date)

Testimony at future public hearings may be limited to those issues raised during the public review period either orally or submitted in writing by 5:00 p.m. the day the comment period closes.

Project Title: Conditional Use Permit 2016-01/ Verizon Bishop Plaza LLC

Project Location - Specific: 1351 Rocking W Drive

Project Description: (brief) Cellular Service Antennas/mono-Pole Pde

Signature (Signature) Date 2/10/14
Title Senior Planner
Telephone 760-878-0447

16-00003



Planning Department
168 North Edwards Street
Post Office Drawer L
Independence, California 93526

Phone: (760) 878-0263
FAX: (760) 872-2712
E-Mail: inyoplanning@inyocounty.us

DRAFT MITIGATED NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT AND INITIAL STUDY

PROJECT TITLE: Conditional Use Permit (CUP) 2016-01/ Bishop Plaza LLC; Telecom Plan Update 2015-01/Verizon.

PROJECT LOCATION: The project site is located at 1351 Rocking Way Drive, in Bishop California on property owned by the Bishop Plaza LLC with Tax Assessor Parcel Number (APN) 010-301-17 (please see attached map).

PROJECT DESCRIPTION: The applicant has applied for a CUP to install a 70' mono-pine tower to house nine panel 6' tall antennas and two 6' tall microwave antennas to increase the capacity of the existing Verizon Wireless network in the area as well as to respond to increasing numbers of customer complaints.

MITIGATION MEASURES:

I (a-d): To ensure that the pine tree façade continues to provide appropriate camouflage of the pole and antennas to the houses located to the east, the surrounding community and to travelers on Highway 395/North Sierra Highway, throughout the life of the facility, the applicant will provide a maintenance plan as a condition of approval for the project that outlines how the facility will be kept up. Also, to block the view into the area where the mechanical and electrical equipment are kept, screening will be required as a condition of approval for the project. A maintenance plan for the pine tree façade and screen of the mechanical/electrical equipment will serve as mitigation for the project and will reduce the potential impact from the project on aesthetics to a level of less than significant.

FINDINGS:

An Initial Study and Evaluation of Potential Impacts has been prepared by the Planning Department (attached). Staff finds that the proposed project will **NOT** have a significant adverse impact on the environment for the following reasons:

- A. The proposed project is consistent with goals and objectives of the Inyo County General Plan.
The proposed project is consistent with the County General Plan designation of 'Retail Commercial' (RC) as RC provides for areas with the RC designation to allow for service uses, and public/quasi-public uses. The Verizon antennas will provide a service use of a public/quasi-public nature by extending the capacity of the existing Verizon Wireless network in the area that will improve phone and wireless internet service as well as to upgrade these services to customers in the area.
- B. The proposed project is consistent with the provisions of the Inyo County Zoning Ordinance.
The proposed project is consistent with the County Zoning Ordinance designation of 'General Commercial' (C1) as the C1 designation allows as a conditional use public quasi-public uses, which include buildings and uses of a recreation, religious, cultural or public service nature. Telecommunications antennas are considered a use of a public service nature

16-00003

C. Potential adverse environmental impacts will not exceed thresholds of significance, either individually or cumulatively.

Based on the information provided by the applicant and staff's review, the tower could have an impact on Aesthetics – views, from the surrounding community and vehicles traveling on Highway 395/North Sierra Highway. However, with the incorporation of the mitigation measures recommended below, it has been found that the project will not result in a significant adverse impact.

D. Based upon the environmental evaluation of the proposed project, the Planning Department finds that the project does not have the potential to create a significant adverse impact on flora or fauna; natural, scenic and historic resources; the local economy; public health, safety, and welfare. This constitutes a Negative Finding for the Mandatory Findings required by Section 15065 of the CEQA Guidelines.

The 21-day review period for this Negative Declaration expires on **March 2, 2016**. Inyo County is not required to respond to any comments received after this date.

Additional information is available from the Inyo County Planning Department. Please contact Project Planner Cathreen Richards (760-878-0263) if you have any questions regarding this project.



Josh Hart, AICP
Director, Inyo County Planning Department

2/9/16
Date

**INYO COUNTY PLANNING DEPARTMENT
CEQA APPENDIX G: INITIAL STUDY & ENVIRONMENTAL CHECKLIST FORM**

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, “Earlier Analyses,” may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9) The explanation of each issue should identify:

- a) the significance criteria or threshold, if any, used to evaluate each question; and
- b) the mitigation measure identified, if any, to reduce the impact to less than significance issues.



Planning Department
168 North Edwards Street
Post Office Drawer L
Independence, California 93526

Phone: (760) 878-0263
 FAX: (760) 872-2712
 E-Mail: inyoplanning@inyocounty.us

INYO COUNTY PLANNING DEPARTMENT

APPENDIX G: CEQA INITIAL STUDY & ENVIRONMENTAL CHECKLIST FORM

1. **Project title:** Conditional Use Permit (CUP) 2016-01; Telecom Plan Update 2015-01/Verizon Bishop Plaza LLC
2. **Lead agency name and address:** Inyo County Planning Department.
3. **Contact person and phone number:** Cathreen Richards, Senior Planner, (760) 878-0263
4. **Project location:** 1351 Rocking W Drive, Bishop, CA - (APN) #010-301-17
5. **Project sponsor's name and address:** Timothy Adams representing Verizon Wireless: 1851 Heritage Lane, Suite 182, Sacramento, CA, 95815
6. **General Plan designation:** Retail Commercial (RC)
7. **Zoning:** General Commercial (C1)
8. **Description of project:** The applicant has applied for a CUP and an update to Verizon Wireless Telecom Plan to install a 70' mono-pine tower to house nine panel 6' tall antennas and two 6' tall microwave antennas to increase the capacity of the existing Verizon Wireless network in the area as well as to respond to the increasing numbers of customer complaints
9. **Surrounding land uses and setting:** The site for the proposed tower and antennas is surrounded on the north by single family homes; on the south and east by the shopping center; and on the west by vacant land used for cattle grazing.

Location:	Use:	Gen. Plan Designation	Zoning
Site	Retail shopping center	Retail Commercial (RC)	General Commercial with a 10,000sq.ft minimum (C1-10,000)
North	Single family homes	Residential Medium Density (RM)	Single Family Residential with a 7,200sq.ft minimum (R1-7,200)
East	Retail shopping center	Retail Commercial (RC)	General Commercial with a 10,000sq.ft minimum (C1-10,000)
South	Retail shopping center	Retail Commercial (RC)	General Commercial with a 10,000sq.ft minimum (C1-10,000)
West	Vacant land with cattle grazing	Agriculture (A)	Open Space with a 40-acre minimum (OS-40)

10. **Other public agencies whose approval is required:** Inyo County Department of Public Works.

16-00003

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

<input checked="" type="checkbox"/> Aesthetics Resources	<input type="checkbox"/> Agriculture & Forestry	<input type="checkbox"/> Air Quality
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Cultural Resources	<input type="checkbox"/> Geology /Soils
<input type="checkbox"/> Hazards & Hazardous Materials	<input type="checkbox"/> Hydrology / Water Quality	<input type="checkbox"/> Land Use / Planning
<input type="checkbox"/> Mineral Resources	<input type="checkbox"/> Noise	<input type="checkbox"/> Population / Housing
<input type="checkbox"/> Public Services	<input type="checkbox"/> Recreation	<input type="checkbox"/> Transportation/Traffic
<input type="checkbox"/> Greenhouse Gas Emissions	<input type="checkbox"/> Utilities/Service Systems	<input type="checkbox"/> Mandatory Findings of Significance

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

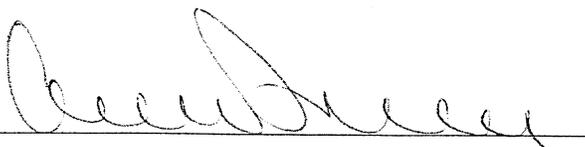
I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

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

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

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



Date 2/9/14

Cathreen Richards, Senior Planner
Inyo County Planning Department

INYO COUNTY PLANNING DEPARTMENT ENVIRONMENTAL CHECKLIST FORM

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
--	--------------------------------------	---	------------------------------------	--------------

I. AESTHETICS -- Would the project:

a) Have a substantial adverse effect on a scenic vista?
The single family homes located north of the proposed tower and antennas will be able to see it and the associated mechanical and electrical equipment. It will not, however block the views to the mountains on the north, south and west of the project location. The homes located across the street look into the back of the shopping center and out to Highway 395. This view includes power poles, stop lights and sign poles. The mono-pine pole is designed to camouflage the antennas and pole with a pine tree façade. Views to the north from Highway 395 and the Bishop Paiute Reservation will include the mono-pine pole at a distance. There are other trees to the north of the mono-pine pole that are shorter, but do lend to the blending of the pole into the surroundings. The mono-pine pole will be visible to travelers in both east and west directions from Highway 395, but again it will be camouflaged as a pine tree, will blend somewhat into the trees to the north and is in an area that already has utility poles, stoplights and signs and is located in the back lot of a shopping center. The pine tree façade treatment of the pole and antennas could weather and lose some of its integrity over time. To ensure that the façade continues to provide appropriate camouflage the applicant will provide a maintenance plan that outlines how the facility will be kept up as a condition of approval for the project. Also, to block the view from the homes located to the north into the area where the mechanical and electrical equipment are kept screening will be required as a condition of approval for the project. A maintenance plan for the pine tree façade and screening of the mechanical/electrical equipment will serve as mitigation for the project.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?
No, the proposed tower and antennas will not damage scenic resources as it will not block the view of nearby trees or important rock outcroppings. There are no historic buildings in the general area and the proposed tower and antennas are not located within a state scenic highway.

c) Substantially degrade the existing visual character or quality of the site and its surroundings?
The proposed tower, antennas and associated mechanical/electrical equipment will be visible to the houses located directly to the north of it. It is designed to be camouflaged with a pine tree façade. It will blend somewhat into the trees to the north and is in an area that already has utility poles, stoplights and signs and is located in the back parking lot of a shopping center. The pine tree façade treatment of the pole and antennas could weather and lose some of its integrity over time. To ensure that the façade continues to provide appropriate camouflage the applicant will provide a maintenance plan that outlines how the facility will be kept up as a condition of approval for the project. Also, to block the view into the area where the mechanical and electrical equipment are kept screening will be required as a condition of approval for the project. A maintenance plan for the pine tree façade and screening of the mechanical/electrical equipment will serve as mitigation for the project.

d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?
No, the antennas and the metallic pole will be covered with a pine tree façade. The façade will eliminate any potential glare from the antennas and/or pole. To ensure that the façade continue to provide appropriate camouflage the applicant will provide a maintenance plan that outlines how the facility will be kept up as a condition of approval for the project. A maintenance plan for the pine tree façade will serve as mitigation for the project.

II. AGRICULTURE AND FOREST RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
--------------------------------------	---	------------------------------------	--------------

assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including The Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology Provided in Forest Protocols adopted by the California Air Resources Board.

Would the project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

No, the proposed tower and antennas will not be located on farmland.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

No, the proposed tower and antennas will not be located on land zoned for agriculture. There are no Williamson Act contracts in Inyo County.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

No, the proposed tower and antennas will not be located on forested land.

d) Result in the loss of forest land or conversion of forest land to non-forest use?

No, the proposed tower and antennas will not be located on forested land.

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

No, the proposed tower and antennas will not due to their proposed location cause changes to the surrounding environment that could result in any losses to farmland or agricultural uses.

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

a) Conflict with or obstruct implementation of the applicable air quality plan?

No. Although there are portions of Inyo County within non-attainment areas for Federal and State PM10 (particulate matter 10 microns or less in diameter) ambient air quality standards, the primary source for this pollution is the Owens dry lake, located approx. 60-miles from the project site. The project is also being located in an already developed shopping center parking lot where there will be minimal ground disturbance. The applicant will also be subject to Great Basin Unified Air Pollution Control District County building and safety regulations regarding dust mitigation during construction.

b) Violate any air quality standard or contribute

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
--	--------------------------------------	---	------------------------------------	--------------

substantially to an existing or projected air quality violation?

No. Although there are portions of Inyo County within non-attainment areas for Federal and State PM10 (particulate matter 10 microns or less in diameter) ambient air quality standards, the primary source for this pollution is the Owens dry lake, located approx. 60-miles from the project site. The project is also being located in an already developed shopping center parking lot where there will be minimal ground disturbance. The applicant will also be subject to Great Basin Unified Air Pollution Control District County building and safety regulations regarding dust mitigation during construction.

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

No, the project is a mono-pine pole that will hold cellular service antennas that will not create emissions.

d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

No, the project is a mono-pine pole that will hold cellular service antennas that will not result in pollutants.

e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

No, the project is a mono-pine pole that will hold cellular service antennas that will not create odors.

IV. BIOLOGICAL RESOURCES: Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

No, the project is a mono-pine pole that will hold cellular service antennas that is being built on an already disturbed site (paved shopping center parking lot) therefore no habitat modifications will occur due to its construction.

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

No, the project is a mono-pine pole that will hold cellular service antennas that is being built on an already disturbed site (paved shopping center parking lot) therefore no riparian habitat modifications will occur due to its construction.

c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

No, the project is a mono-pine pole that will hold cellular service antennas that is being built on an already disturbed site (paved shopping center parking lot) therefore no adverse effects on wetlands will occur due to its construction.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

No, the project is a mono-pine pole that will hold cellular service antennas that is being built on an already disturbed site (paved shopping center parking lot) therefore no fish or wild life corridors will be interfered with.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? <i>No, the project is a mono-pine pole that will hold cellular service antennas that is being built on an already disturbed site (paved shopping center parking lot) therefore it will not affect trees or other biological resources. Also, Inyo County does not have a tree preservation policy or ordinance.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? <i>No, the project is a mono-pine pole that will hold cellular service antennas that is being built on an already disturbed site (paved shopping center parking lot) therefore it will not conflict with the provisions of an adopted conservation plan. Also, there are no adopted conservation plans for the area.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

V. CULTURAL RESOURCES: Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5? <i>No, the project is a mono-pine pole that will hold cellular service antennas that is being built on an already disturbed site (paved shopping center parking lot) and there are no known historical resources as defined in Section 15064.5 on the site.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5? <i>No, the project is a mono-pine pole that will hold cellular service antennas that is being built on an already disturbed site (paved shopping center parking lot) and there are no known archaeological resources as defined in Section 15064.5 on the site.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? <i>No, the project is a mono-pine pole that will hold cellular service antennas that is being built on an already disturbed site (paved shopping center parking lot) and there are no known paleontological or geologic resources on the site.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries? <i>No, the project is a mono-pine pole that will hold cellular service antennas that is being built on an already disturbed site (paved shopping center parking lot). In the event that human remains or related cultural material are encountered, Section 15064.5(e) of CEQA requires work to be stopped and the County Coroner notified in accordance with California Health and Safety Code 7050.5</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

VI. GEOLOGY AND SOILS: Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. <i>No, the project area is not located within an Alquist-Priolo Earthquake Fault Zone.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
--	--------------------------------	---	------------------------------	-----------

Ground shaking may occur anywhere in the region, due to numerous earthquake faults, regardless of whether the project site is within an identified Alquist-Priolo zone or not. However, the Uniform Building Code insures that future structures shall constructed to required seismic standards (Level IV) in order to withstand such shaking, and so this potential impact is considered less than significant.

iii) Seismic-related ground failure, including liquefaction? <i>No the project area is not within an area of soils know to be subject to liquefaction.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

iv) Landslides? <i>No, the project area is not subject to landslides.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

b) Result in substantial soil erosion or the loss of topsoil? <i>No, the project is a mono-pine pole that will hold cellular service antennas that is being built on an already disturbed site (paved shopping center parking lot). Also, development on the project site is required to conform to all drainage, grading, and "Best Management Practice (BMP) requirements as set forth by the Inyo County Public Works Department, Inyo County of Inyo Environmental Health Services Department, and other associated regulatory agencies. As a result of this regulation, potential impacts are considered less than significant.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
---	--------------------------	--------------------------	-------------------------------------	--------------------------

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? <i>No, the project is not located on a geologic unit or soil that is considered unstable.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? <i>No, the project is not located on a geologic unit or soil that is considered expansive.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? <i>No, the project is a mono-pine pole that will hold cellular service antennas that is being built on an already disturbed site (paved shopping center parking lot). Also, the project will not create a need for upgrades to the existing waste disposal systems as it will not create waste.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

VII. GREENHOUSE GAS EMISSIONS:

Would the project:

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? <i>No, the project is a mono-pine pole that will hold cellular service antennas that will not create emissions.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? <i>No, the project is a mono-pine pole that will hold cellular service antennas that will not create emissions.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

VIII. HAZARDS AND HAZARDOUS MATERIALS:

Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, use, or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
--	--------------------------------	---	------------------------------	-----------

disposal of hazardous materials?

No, the project is a mono-pine pole that will hold cellular service antennas that will not include the transport or disposal of hazardous materials.

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

No, the project is a mono-pine pole that will hold cellular service antennas that will not include the generation of hazardous materials.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

No, the project is a mono-pine pole that will hold cellular service antennas that will not include the transport or disposal of hazardous materials. Also, the project site is not within 1/4-mile of a school.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

No, the project is not located on a site included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

No, the project location is neither within an airport landuse plan, nor within 2-miles of a public/public use airport. The mono-pine pole and associated mechanical components will be enclosed by fencing to ensure its safety.

f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

No, the project location is not within the vicinity of a private air strip.

g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

No, the project is located on property that is adjacent to a State Highway and Barlow Road a main local thoroughfare. The project site is a shopping center parking lot that does not provide access through it for emergency vehicles; therefore, it will not physically interfere with an adopted emergency plan or emergency evacuation plan.

h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

No, the proposed project location is located in within the Bishop Rural Fire District boundary for fire protection services to the property and the applicant will be required to follow the California Fire Code and current building code requirements for fire suppression. Based on these regulations and requirements, potential impacts are considered less than significant.

IX. HYDROLOGY AND WATER QUALITY: Would the

project:

a) Violate any water quality standards or waste discharge

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
--	--------------------------------------	---	------------------------------------	--------------

requirements?

No, the project is a mono-pine pole that will hold cellular service antennas that is being built on an already disturbed site (paved shopping center parking lot) and does not include activities that will create waste discharge.

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

No, the project is a mono-pine pole that will hold cellular service antennas that is being built on an already disturbed site (paved shopping center parking lot) and does not include activities that will require water usage.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

No, the project is a mono-pine pole that will hold cellular service antennas that is being built on an already disturbed site (paved shopping center parking lot) and does not include activities that will create waste discharge.

d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off-site?

No, the project is a mono-pine pole that will hold cellular service antennas that is being built on an already disturbed site (paved shopping center parking lot) that will not affect the current drainage pattern of the area as the site is a shopping center parking lot and is already covered by impervious surfaces. Also, development on the project site is required to conform to all drainage, grading, and "Best Management Practice (BMP) requirements as set forth by the Inyo County Public Works Department, Inyo County of Inyo Environmental Health Services Department, and other associated regulatory agencies. As a result of this regulation, potential impacts are considered less than significant

e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

No, the project is a mono-pine pole that will hold cellular service antennas that is being built on an already disturbed site (paved shopping center parking lot) that will not affect the current drainage pattern of the area as the site is a shopping center parking lot and is already covered by impervious surfaces.

f) Otherwise substantially degrade water quality?

No, the project is a mono-pine pole that will hold cellular service antennas that is being built on an already disturbed site (paved shopping center parking lot) that will not cause runoff or water usage that could degrade water quality.

g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

No, the project is not located in a 100-year flood hazard area and does not include housing.

h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

No, the project is not located in a 100-year flood hazard area.

i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
--	--------------------------------------	---	------------------------------------	--------------

No, the project is not in an area known to be prone to flooding a result of the failure of a levee or dam.

j) Inundation by seiche, tsunami, or mudflow? <i>No, the project is not in an area known to be prone to seiche, tsunami or mudflows.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

X. LAND USE AND PLANNING: Would the project:

a) Physically divide an established community? <i>No, the project is a mono-pine pole that will hold cellular service antennas is being built in a shopping center parking lot that will not divide a community</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? <i>No, the project is a mono-pine pole that will hold cellular service antennas and is allowed per Inyo County Code Chapter 18.76 Regulation of Wireless Communications Facilities with a conditional use permits and an update to Verizon's Telecom Plan on file with Inyo County. It is also compliant with the County's General Plan Designation of Retail Commercial as it provides for areas with the RC designation to allow for service uses, and public/quasi-public uses which the cellular service facility falls into.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

c) Conflict with any applicable habitat conservation plan or natural community conservation plan? <i>There are not applicable habitat conservation plans or natural community conservations plans for the area of the proposed project.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

XI. MINERAL RESOURCES: Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? <i>No, there are no known mineral resources on the site.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan? <i>No, there are no mineral resource recovery sites delineated in any plans that include the site.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

XII. NOISE: Would the project result in the:

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? <i>No, the project is a mono-pine pole that will hold cellular service antennas. It will not produce noise.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? <i>No, the project is a mono-pine pole that will hold cellular service antennas. It will not produce noise.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? <i>No, the project is a mono-pine pole that will hold cellular service antennas. It will not produce noise.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

d) A substantial temporary or periodic increase in	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
--	--------------------------------------	---	------------------------------------	--------------

ambient noise levels in the project vicinity above levels existing without the project?

No, although there may be some noise during construction it will not increase the level of ambient noise in the project area above what is existing without the project as it is proposed to be located in a shopping center parking lot next to a busy state highway.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

No, the project is not located within an airport landuse plan and is not within 2-miles of a public or public use airport.

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

No, the project is not located in the vicinity of a private airstrip.

XIII. POPULATION AND HOUSING -- Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

No, the project is a mono-pine pole that will hold cellular service antennas that is being built on an already disturbed site (paved shopping center parking lot). It does not include housing and is not an infrastructure improvement that would cause a population increase.

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

No, the project is a mono-pine pole that will hold cellular service antennas that will not result in a loss of housing units.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

No, the project is a mono-pine pole that will hold cellular service antennas that will not result in the displacement of people.

XIV. PUBLIC SERVICES: Would the project:

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

Fire protection?

No, the project the project is a mono-pine pole that will hold cellular service antennas and is located within the Bishop Rural Fire District. It will not cause a high demand for additional services that could result in an overall loss in service provision.

Police protection?

No, the project is a mono-pine pole that will hold cellular service antennas and is located within the jurisdiction of the Inyo County Sheriff. It will not cause a high demand for additional services that could result in an overall loss in service provision.

Schools?

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
--	--------------------------------------	---	------------------------------------	--------------

No, the project is a mono-pine pole that will hold cellular service antennas and is located within the Bishop Unified School District. It will not cause a high demand for additional services that could result in an overall loss in service provision.

Parks?

No, the project is a mono-pine pole that will hold cellular service antennas. It will not cause a need for new or improved park facilities.

Other public facilities?

No, the project is a mono-pine pole that will hold cellular service antennas. It will not cause a need for new or improved public facilities.

XV. RECREATION: Would the project:

a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

No, the project is a mono-pine pole that will hold cellular service antennas. It will not cause an increase of use to park and recreation facilities.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

No, the project is a mono-pine pole that will hold cellular service antennas. It does not include plans for new or an expansion of recreational facilities.

XVI. TRANSPORTATION/TRAFFIC -- Would the project:

a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

No, the project is a mono-pine pole that will hold cellular service antennas. It will not cause an increase to the current vehicle trips, volume or congestion in the area.

b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?

No, the project is a mono-pine pole that will hold cellular service antennas. It will not cause increases to the current traffic congestion and therefore will not lower the level of service standard for the roads in the area.

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

No, the project is a mono-pine pole that will hold cellular service antennas. It will not cause a change in air traffic patterns.

d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

No, the project is a mono-pine pole that will hold cellular service antennas. It will not cause a need for any changes to the roads in the area.

e) Result in inadequate emergency access?

No, the project is a mono-pine pole that will hold cellular service antennas. It will not create losses of emergency access.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
f) Result in inadequate parking capacity? <i>No, although the proposed project will be located in an existing shopping center parking lot no parking spaces will be lost.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? <i>No, the project is a mono-pine pole that will hold cellular service antennas. It will have no impact on adopted transportation plans, policies or programs.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XVII. UTILITIES AND SERVICE SYSTEMS --

Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? <i>No, the project is a mono-pine pole that will hold cellular service antennas. It will not require wastewater treatment.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? <i>No, the project is a mono-pine pole that will hold cellular service antennas. It will not require new or an expansion of existing water or wastewater treatment facilities.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? <i>No, the project is a mono-pine pole that will hold cellular service antennas. It will not require new or an expansion of existing storm water drainage facilities.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? <i>Yes, the project is a mono-pine pole that will hold cellular service antennas. It is located in the Eastern Sierra Community Service District for its water provision. The project will require little to no water during construction and no water during operations.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? <i>No, the proposed project will not be serviced by a wastewater treatment facility.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? <i>Yes, the project is served by a county landfill that has the capacity to accommodate the project's solid waste disposal needs. This will only be during construction. The cellular service antennas and pole will not require landfill facilities for its operations.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste? <i>Yes, the applicant will be required to comply with federal, state and local statues and regulations related to solid waste.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XVII. MANDATORY FINDINGS OF SIGNIFICANCE:

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

16-00003

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
--	--------------------------------	---	------------------------------	-----------

population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Based on the information submitted by the applicant, the project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory as it is a mono-pine pole that will hold cellular service antennas that will be constructed on an already disturbed site (paved shopping center parking lot).

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

No, the project is a mono-pine pole that will hold cellular service antennas that is being built on an already disturbed site (paved shopping center parking lot). There are no other cellular antenna facilities in the vicinity of the project location (the closest existing tower is about 2-miles away and cannot be seen from the proposed site) or currently being applied for, or in the Verizon Telecom Plan.

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

No, although the mono-pine pole that will hold cellular service antennas will be visible, the project does not have environmental effects which will cause adverse effects on human being either directly or indirectly.



Souther Est. Digital Globe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX
Gemma Digital Aerial, IGN, IGP, swisstopo, and the GIS User Community



Planning Department
168 North Edwards Street
Post Office Drawer L
Independence, California 93526

Phone: (760) 878-0263
 FAX: (760) 872-2712
 E-Mail: inyoplanning@inyocounty.us

INYO COUNTY PLANNING DEPARTMENT

APPENDIX G: CEQA INITIAL STUDY & ENVIRONMENTAL CHECKLIST FORM

1. **Project title:** Conditional Use Permit (CUP) 2016-01; Telecom Plan Update 2015-01/Verizon Bishop Plaza LLC
2. **Lead agency name and address:** Inyo County Planning Department.
3. **Contact person and phone number:** Cathreen Richards, Senior Planner, (760) 878-0263
4. **Project location:** 1351 Rocking W Drive, Bishop, CA - (APN) #010-301-17
5. **Project sponsor's name and address:** Timothy Adams representing Verizon Wireless: 1851 Heritage Lane, Suite 182, Sacramento, CA, 95815
6. **General Plan designation:** Retail Commercial (RC)
7. **Zoning:** General Commercial (C1)
8. **Description of project:** The applicant has applied for a CUP and an update to Verizon Wireless Telecom Plan to install a 70' mono-pine tower to house nine panel 6' tall antennas and two 6' tall microwave antennas to increase the capacity of the existing Verizon Wireless network in the area as well as to respond to the increasing numbers of customer complaints
9. **Surrounding land uses and setting:** The site for the proposed tower and antennas is surrounded on the north by single family homes; on the south and east by the shopping center; and on the west by vacant land used for cattle grazing.

Location:	Use:	Gen. Plan Designation	Zoning
Site	Retail shopping center	Retail Commercial (RC)	General Commercial with a 10,000sq.ft minimum (C1-10,000)
North	Single family homes	Residential Medium Density (RM)	Single Family Residential with a 7,200sq.ft minimum (R1-7,200)
East	Retail shopping center	Retail Commercial (RC)	General Commercial with a 10,000sq.ft minimum (C1-10,000)
South	Retail shopping center	Retail Commercial (RC)	General Commercial with a 10,000sq.ft minimum (C1-10,000)
West	Vacant land with cattle grazing	Agriculture (A)	Open Space with a 40-acre minimum (OS-40)

10. **Other public agencies whose approval is required:** Inyo County Department of Public Works.

80000000

16-00003

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

<input type="checkbox"/> Aesthetics Resources	<input type="checkbox"/> Agriculture & Forestry	<input type="checkbox"/> Air Quality
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Cultural Resources	<input type="checkbox"/> Geology /Soils
<input type="checkbox"/> Hazards & Hazardous Materials	<input type="checkbox"/> Hydrology / Water Quality	<input type="checkbox"/> Land Use / Planning
<input type="checkbox"/> Mineral Resources	<input type="checkbox"/> Noise	<input type="checkbox"/> Population / Housing
<input type="checkbox"/> Public Services	<input type="checkbox"/> Recreation	<input type="checkbox"/> Transportation/Traffic
<input type="checkbox"/> Greenhouse Gas Emissions	<input type="checkbox"/> Utilities/Service Systems	<input type="checkbox"/> Mandatory Findings of Significance

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

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

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

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

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

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

Date

Cathreen Richards, Senior Planner
Inyo County Planning Department