

In the Eco-Site Project Narrative, Sections 4&5, Search Ring and Siting Analysis respectively, Eco-Site describes the process by which the Stoddart Property became the focus and contracted land for the use proposed without reference to OAR Chapter 635, Division 140 conservation strategies and policy goals. The omission was intended, as at the time of submittal, applicant was engaged in the process of discovery of the practical effects of the proposed 'large-scale development' with the Oregon Department of Fish and Wildlife (ODFW) and Malheur County. Eco-Site appreciates the opportunity to expand upon details provided in its Project Narrative concerning siting to address mitigation goals in OAR 635-140. As noted in the Project Overview of the Project Narrative, the coverage area, or target area of T-Mobile's (and likely any future collocater on the tower) engineering staff is the extent of Steen Highway (Hwy. 78) from the Harney County border (NW) to Burns Junction (Hwy.78 X Ion Hwy.). Along that ~ 25 mile expanse, the Folly Farm/Saddle Butte PAC (Core Area) occupies the entirety of the portion to the NW of the Stoddart Property and an additional ~10 mile diameter Folly Farm/Saddle Butte PAC (Core Area) circle sits at (N of) Burns Junction, skirting Hwy. 78. All other areas within the parameters of applicant's area of interest are designated as low-density habitat.

The vast majority of land in this area of Malheur County is owned by the Federal Government. While wireless carriers, infrastructure providers and in particular Eco-Site does have the capability of engaging with the Bureau of Land Management for this use, it is the practice of the Federal Government to steer applicant's to private property use prior to engaging an application for use of Government land. The use hierarchy is well understood by acquisition professionals who have experience with SF-299 applications (Applications for Transportation and Utility Systems and Facilities on Federal Lands). And in the course of identifying the Stoddart Property, a property unique in the area due to both its ownership characteristics and the fact that the property is developed and inhabited, the site acquisition professional believed he (in this case) was steering the project to success as both Mr. Stoddart and the Federal Government would be satisfied with the siting process. Eco-Site has self-directed the proposed development away from the most productive Greater Sage Grouse habitat (PAC) to low-density habitat.

Applicant recognizes that the proposed site sits in low-density habitat between Folly Farm/Saddle Butte PACs. It would be disingenuous to suggest that the siting process was carried out with carefulness to policy goals surrounding the Greater Sage Grouse as the contours of the program were not a studied part of the early process which resulted in the agreement with Mr. Stoddart. However, it is not coincidental that the Eco-Site proposal and siting process resulted in choosing the less productive low-density area of study as the private ownership of the Stoddart parcel raised the likelihood of prior development which will have to some degree impacted the habitat during the course of the owner's development of the property.

Given the technical siting limitations for the coverage (in-vehicle) objectives to either low-density or core habitat, the primary mitigation level of avoidance could not be achieved while satisfying the technical (coverage) needs of Eco-Site's tenant(s). Eco-Site believes that it has

shown technical infeasibility which would satisfy 'Policy 2' requirements, specifically 2(b)(A). And to certain extent, Eco-Site believes that 2(b)(B) is reasonably satisfied in that the Stoddart parcel is situated such that the entire coverage objective (Steen Hwy.) is able to be satisfied. Eco-Site will also like to highlight that the proposed development will provide needed infrastructure for citizens of Malheur County. Improvements in communication infrastructure including E-911 connectivity have demonstrated public safety benefits.

Eco-Site would like to communicate a reduction in the height of the proposed tower to 450' (from proposed 500') as a minimization effort. The general structural nature of this proposed guyed tower, as noted in the application is immutable. Its operational characteristics are not thought to be a significant factor in calculations concerning affect to the sage grouse, however Eco-Site is not close to the calculation methods and remains open to discussion concerning the site's operation. As noted in the application, the site is intended to be an unmanned wireless communications facility operating 24/7 with visitation (post-construction) intervals of one (1) visit per collocator per month.

With respect to Policy 3 parameters and processes concerning compensatory mitigation, applicant respectfully requests details surrounding calculations and any resulting proposed mitigation measures. Applicant provided ODFW a gis shapefile of the proposed installation and calculations assuming an impact area triangular in shape utilizing the guy anchor points as the corners of a triangle. Applicant is not aware of important details concerning the compensatory mitigation process and will appreciate continued communication as the ODFW evaluation process embedded within (or linked to) its CUP application is worked through.

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