



# Board of Adjustment Staff Report

Meeting Date: April 4, 2019

Agenda Item: 8C

SPECIAL USE PERMIT CASE NUMBER: WSUP19-0001 (Incline Village Monopole)

BRIEF SUMMARY OF REQUEST: To approve a special use permit for the construction of a new wireless cellular facility consisting of a 117-foot high stealth monopine structure.

STAFF PLANNER: Planner's Name: Julee Olander  
Phone Number: 775.328.3627  
E-mail: jolander@washoecounty.us

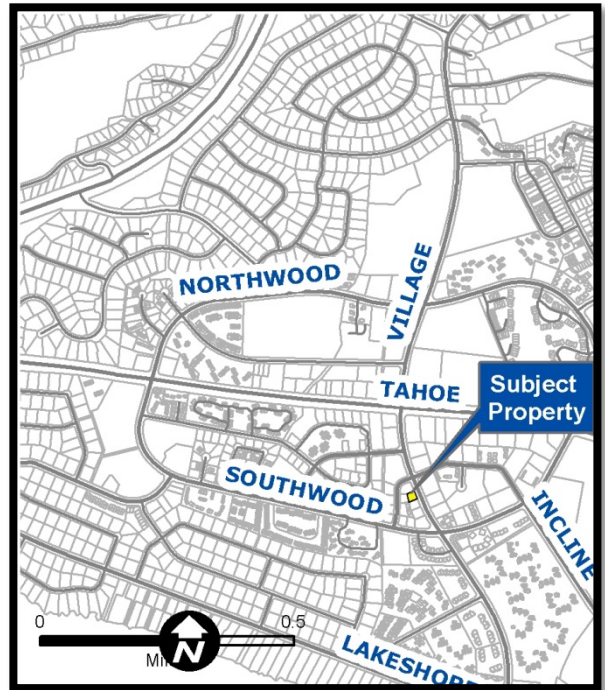
## CASE DESCRIPTION

For possible action, hearing, and discussion:

1. To approve a special use permit for the construction of a new wireless cellular facility consisting of a 117-foot high stealth monopine structure (aka cell phone tower disguised to resemble a pine tree) designed as a collocation facility; and
2. To approve a minor deviation to vary the height standard and increase the monopine by 5 feet, to a total height of 117 feet.

The monopole is proposed to be located on a vacant parcel, approximately 100 feet south of the intersection of Incline Way and Village Blvd. on the west side of Village Blvd. approximately 30 feet west of the easterly parcel line bordering Village Blvd.

Applicant:	Incline Partners, LLC
Property Owner:	KBS Ltd.
Location:	Approximately 100 feet south of the intersection of Incline Way and Village Blvd. on the west side of the Village Blvd.
APN:	132-221-11
Parcel Size:	8,078 sq. ft.
Master Plan:	Commercial (C)
Regulatory Zone:	General Commercial (GC)
Area Plan:	Tahoe
Citizen Advisory Board:	Incline Village/Crystal Bay
Development Code:	Authorized in Article 324 Communication Facilities; and Article 810, Special Use Permits
Commission District:	1 – Commissioner Berkbigler



## STAFF RECOMMENDATION

APPROVE

**APPROVE WITH CONDITIONS**

DENY

## POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve, with conditions, Special Use Permit Case Number WSUP19-0001 for Incline Partners LLC, having made all five findings in accordance with Washoe County Code Section 110.810.30.

*(Motion with Findings on Page 18)*

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## **Special Use Permit**

The purpose of a special use permit is to allow a method of review to identify any potential harmful impacts on adjacent properties or surrounding areas for uses that may be appropriate within a regulatory zone; and to provide for a procedure whereby such uses might be permitted by further restricting or conditioning them so as to mitigate or eliminate possible adverse impacts. The Board of Adjustment is authorized to issue special use permits under NRS 278.315 and Washoe County Code (WCC) Article 810. Certain notice requirements must be met, which are discussed in this report. In approving the special use permit, the Board must consider and make five Findings of Fact, which are discussed below. [WCC Section 110.810.30] The notice requirements and findings are discussed in this report. The Board of Adjustment is allowed to grant an approval of the special use permit that is subject to Conditions of Approval. Conditions of Approval are requirements that need to be completed during different stages of the proposed project, including conditions prior to permit issuance, prior to obtaining a final inspection and/or certificate of occupancy, prior to issuance of a business license, or ongoing “operational conditions” which must be continually complied with for the life of the project.

Conditions of Approval. The Conditions of Approval for this case are attached to this staff report as Exhibit A and will be included with the Action Order, if approved.

Variations. As a part of approval of a special use permit, the Board of Adjustment may also vary standards of the Development Code as they would apply to the Project. [See WCC Section 110.810.20 (e).] In so doing, the Board must make the five findings required for variances as set out in WCC Section 110.804.25.

Special Communications Facility requirements. The proposed facility is a “communications facility” under Article 324 of the County Development Code which imposes specialized requirements and provides that when approving a special use permit, the Board must adopt the three additional findings listed in WCC Section 110.324.75 which are discussed in this staff report.

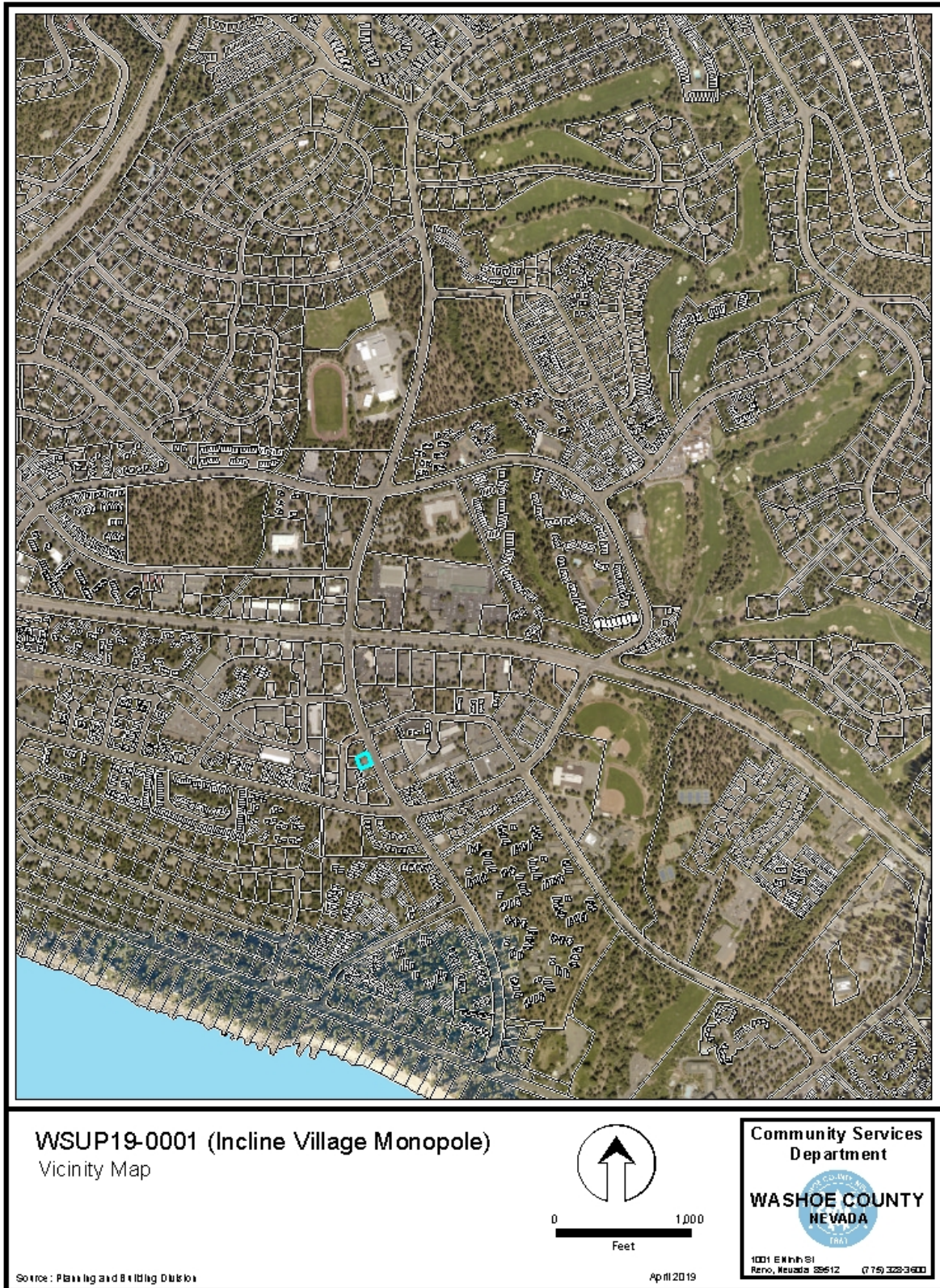
Special Federal and State Rules The proposed facility is a “personal wireless service facility” protected by federal law (Telecommunications Act of 1996, 47 U.S.C. Section 332 (c) (7)) and state law (NRS 707.550 – 707. 920). Generally, federal and state laws provide that when regulating the placement, construction or modification of wireless facilities:

- We shall not unreasonably discriminate among providers of functionally equivalent services;
- We shall not prohibit or have the effect of prohibiting the provision of personal wireless services;
- We must act within a reasonable time on applications for permits (presumed to be 150 days under FCC “shot clock” rules);
- If we deny a request to place, construct, or modify personal wireless service facilities, we must do so in a separate writing, and the decision must be supported by substantial evidence (evidence that a reasonable mind might accept as adequate to support a conclusion) contained in a written record. State law (NRS 707.585) requires that a decision denying an application must set forth with specificity each ground on which the authority denied the approval of the application, and must describe the documents relied on by the Board in making its decision.
- We may not regulate the placement, construction and modification of personal wireless facilities on the basis of environmental effects of radio frequency emissions to the extent that such facilities comply with FCC regulations concerning such emissions.

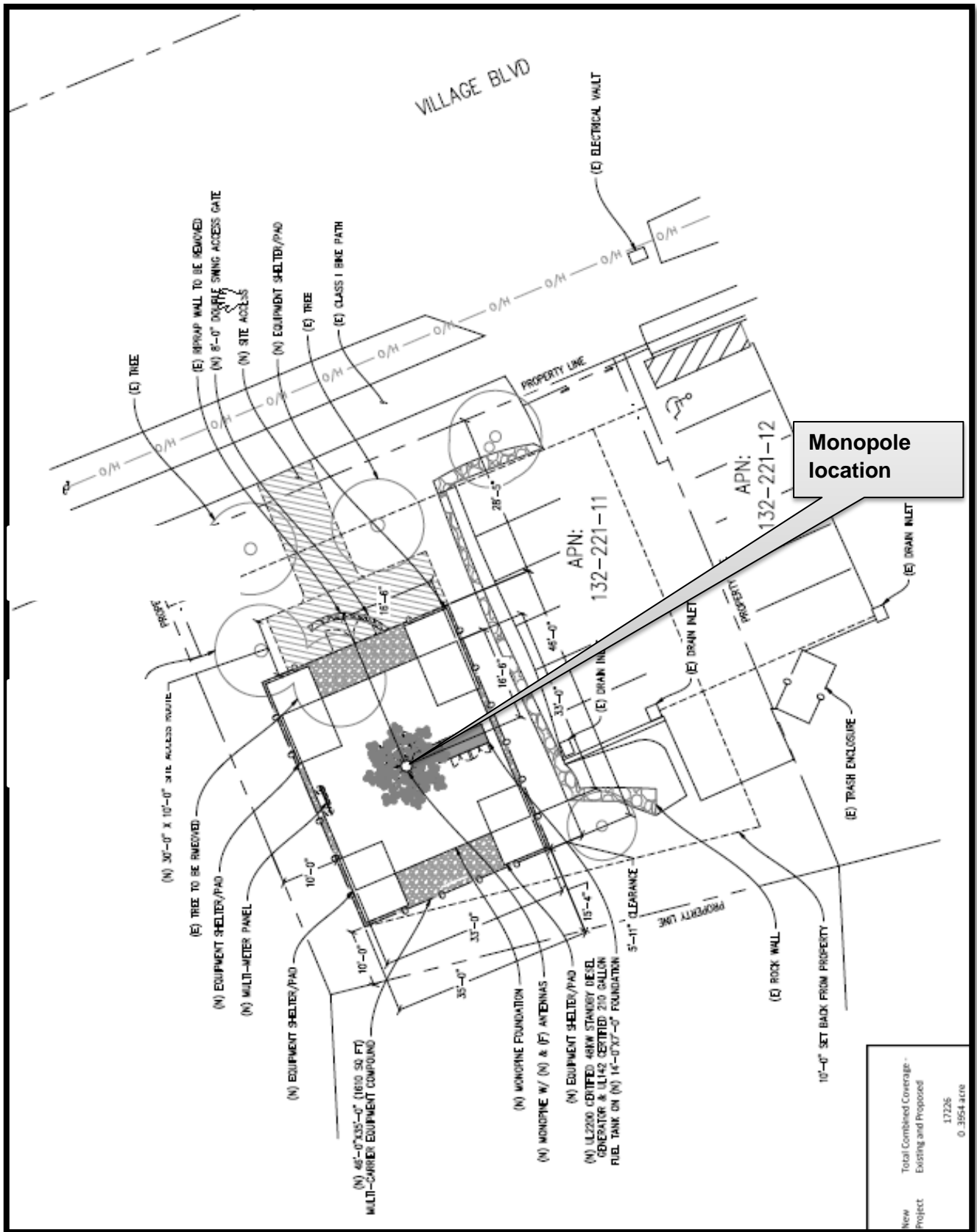
The subject property has regulatory zone of Commercial (C). The proposed monopole antenna requires a special use permit (SUP) per Washoe County Code (WCC) 110.324.50(e) and Incline

Village Commercial Community Plan. Therefore, the applicant is seeking approval of this SUP from the Board of Adjustment.

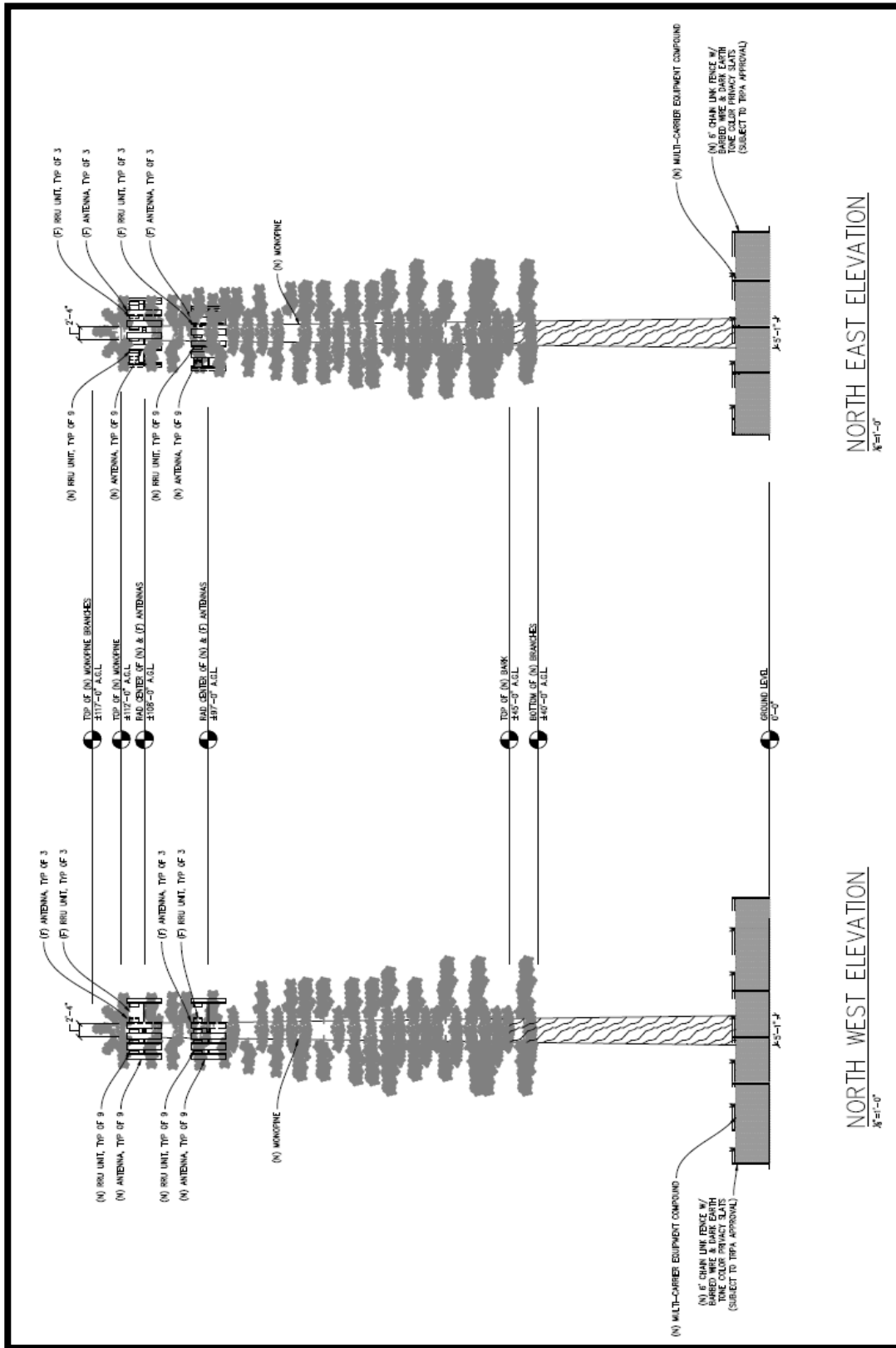
Additionally, the SUP regulations allow “varying standards of the Development Code as part of the approval of a special use permit “per WCC Section 110.810.20(e). The applicant is seeking a minor deviation, which allows standards to be deviated by 10% of the requirement per Section 110.804.35. The monopole allowed height is 112-feet and the applicant is requesting to increase the height by 5-feet, for a total height of 117-foot tall monopole. The Board of Adjustment will be ruling on this additional request.



**Vicinity Map**



**Site Plan**



Site Plan Elevation

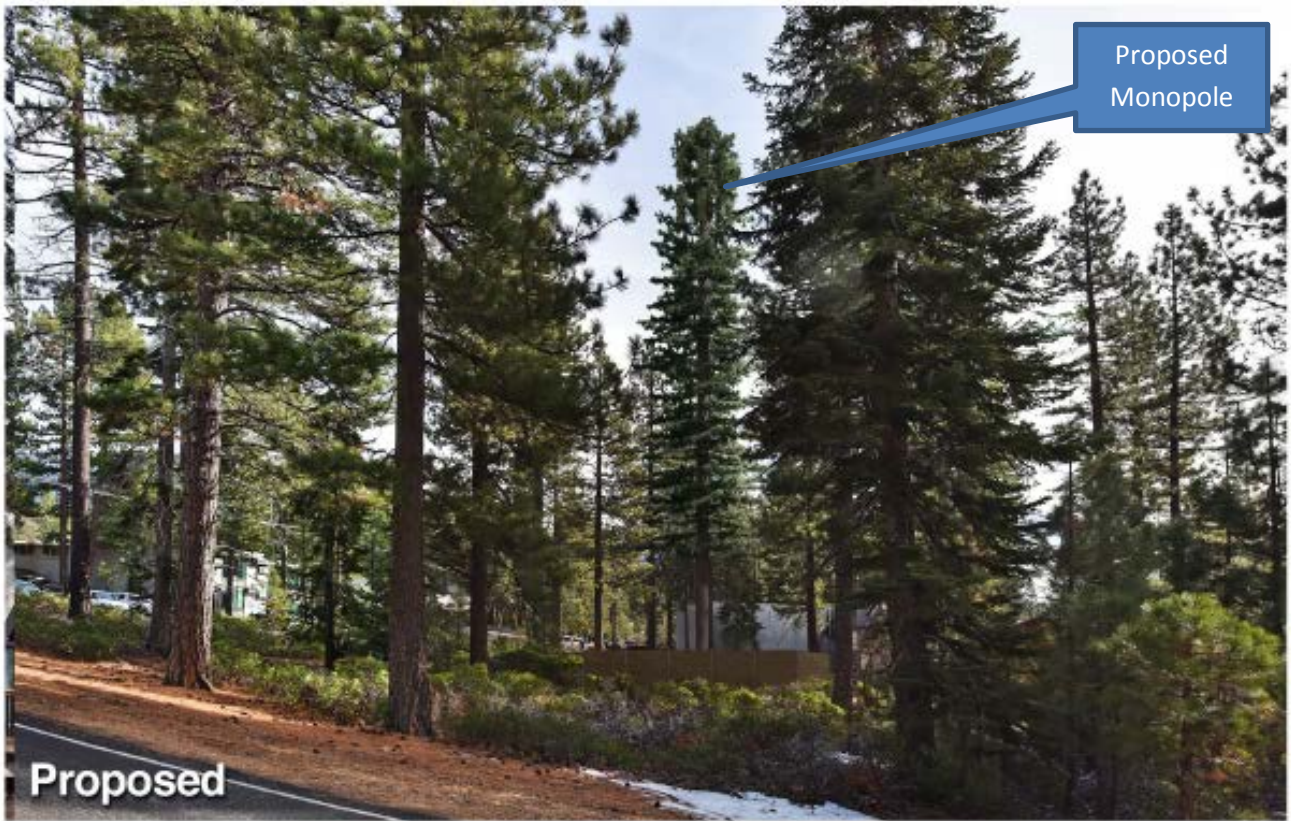
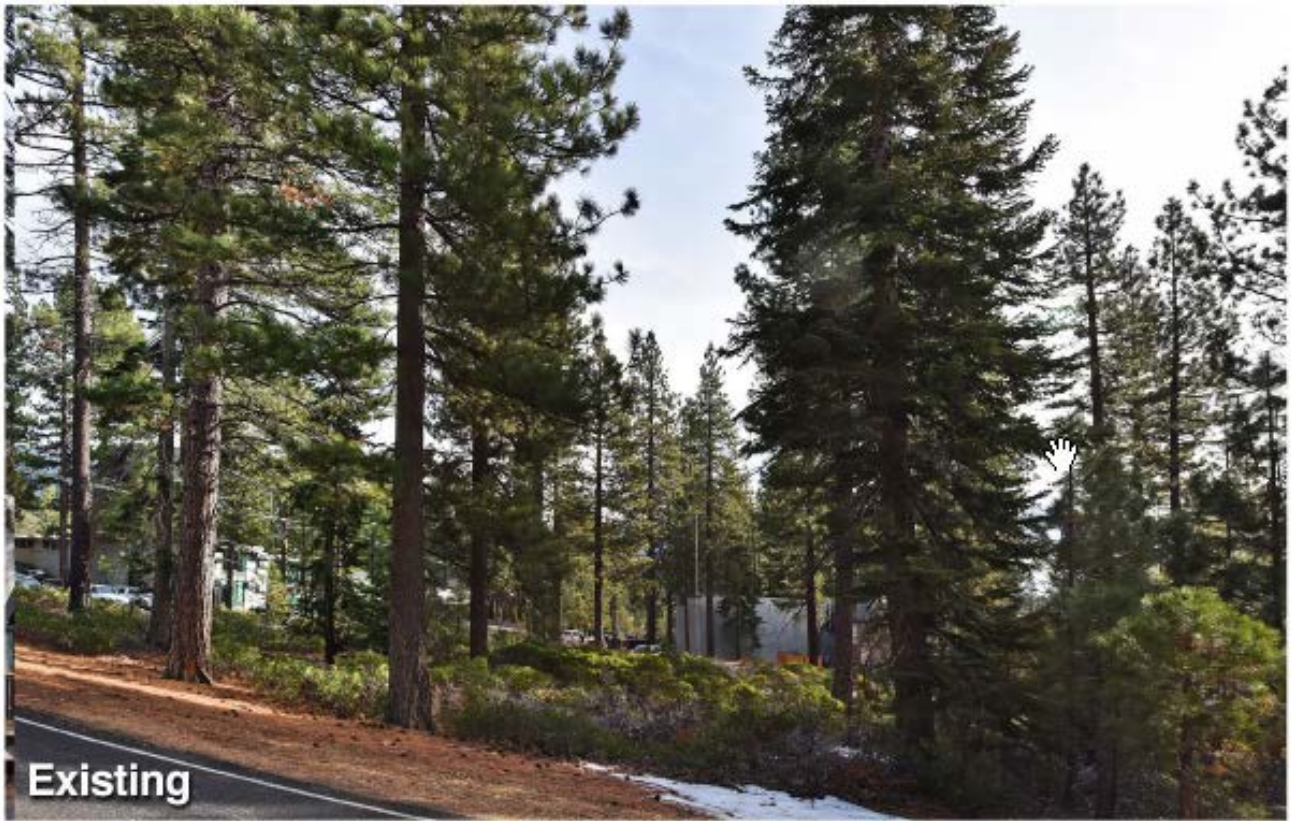


**Photo Simulations Locations**





View 1



View 2



View 3



**View 4**

## **Project Evaluation**

Incline Partners, LLC has requested a special use permit in order to place an unmanned wireless telecommunications monopole with all necessary appurtenances upon the subject property. The parcel 132-221-11 is vacant and south of the intersection of Village Blvd. and Incline Way within the Tahoe planning area. The proposed facility will contain a multi-carrier 117-foot communications monopole, designed as a “stealth” tree pole and as a collocation facility engineered to hold up to four carrier’s antenna arrays on the site. The monopine is proposed to be 112-feet tall with additional branches to extend the total height to 117-feet high. The applicant states that the Tahoe Regional Planning Agency (TRPA) recommends increasing the height and adding more branches to make the monopine look more tree-like. The total height being requested is 117-feet. The Development Code allows the tower to be 80-feet high per the regulatory zoning of General Commercial (GC), plus another 10 feet per WCC 110.324.50, when there is “significante gap coverage”. The height can be increased by 25% if the tower is stealth, which would increase the height by 12.5-feet for a height of 112.5-feet. The applicant is requesting a minor deviation, which allows an increase of 10% and will allow for an increase height from 112.5-feet to 117-feet. The monopole will hold up to four antennas located at various heights from 65-feet to 112-feet. Once the monopole is complete the antennas will be leased to various carriers.

The project area will encompass roughly 1,610 square-feet with the monopole and associated equipment that will be located in a 35-foot x 46-foot enclosure with 6-foot high cyclone fencing with wood-colored synthetic slats. The monopole is to be located in the northwest area of the 8,078 square-foot parcel. The equipment and cabinets will be located on raised platforms in the enclosed area. The enclosure is approximately 30-feet from Village Blvd. and the monopole will be approximately 50-feet from Village Blvd.

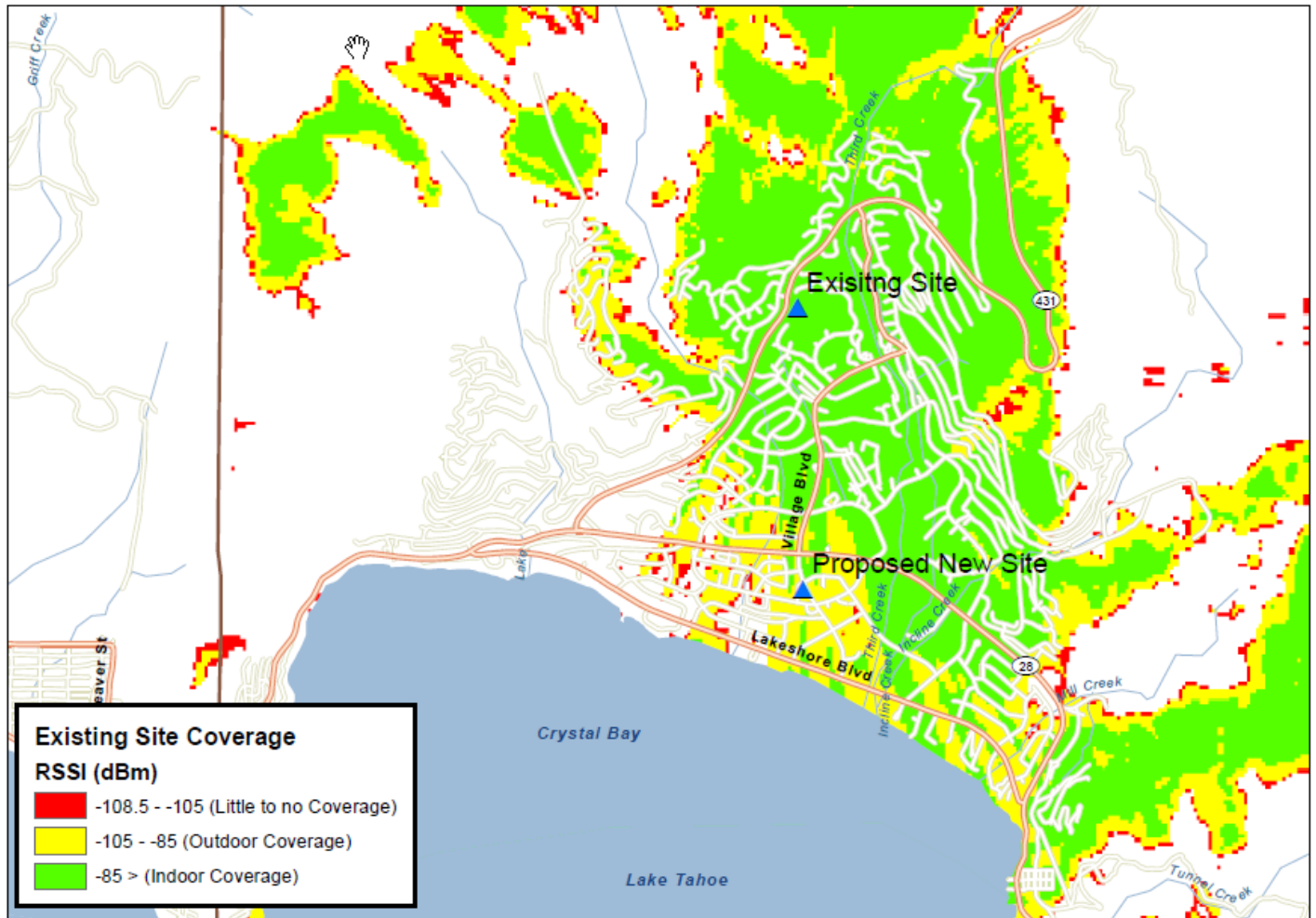
## **Analysis**

The applicant has indicated the reason for the new telecommunications tower is to offer additional capacity and provide improved wireless services for the area. The increase in services will range from all types of wireless cell service, 911 calls, GPS services, and in-building calling and data services. The in-building services are beneficial due to the fact that landline usage has declined in recent years as more of the population is using cell phones for voice and data telecommunications rather than traditional landline communication. The increase in wireless cellular service could be beneficial in emergency situations where landlines are not available. As more and more roads do not contain call boxes, mobile services often can be the only form of communication in an emergency situation, especially in areas outside of city limits. The applicant states that the facility will increase the wireless phone and data coverage in the area, as there is poor or no service currently along this main corridor in Incline Village. Currently, there are wireless towers located at the Hyatt Hotel, Diamond Peak Ski Resort and the Incline Village Executive Golf Course.

The parcel is in the Tahoe Area Plan and within the Incline Village Commercial Community Plan (IVCCP), where transmission and receiving facilities are allowed with a special use permit. The parcel is designated in the IVCCP Land Use Concept Map as office/commercial and per Washoe County Code has a Regulatory Zoning of Commercial (C). The surrounding parcels have the same designation and zoning. The parcels to the north and west are vacant, while commercial structures are located on the parcels to the south and east. The parcel where the monopole is proposed to be located is owned by the same property owner as the parcel to the south, where a dental office is located. There is a parking lot on the parcel that is used by the dental office. The parcel is adjacent to Village Blvd., which a main north/south roadway through Incline Village.

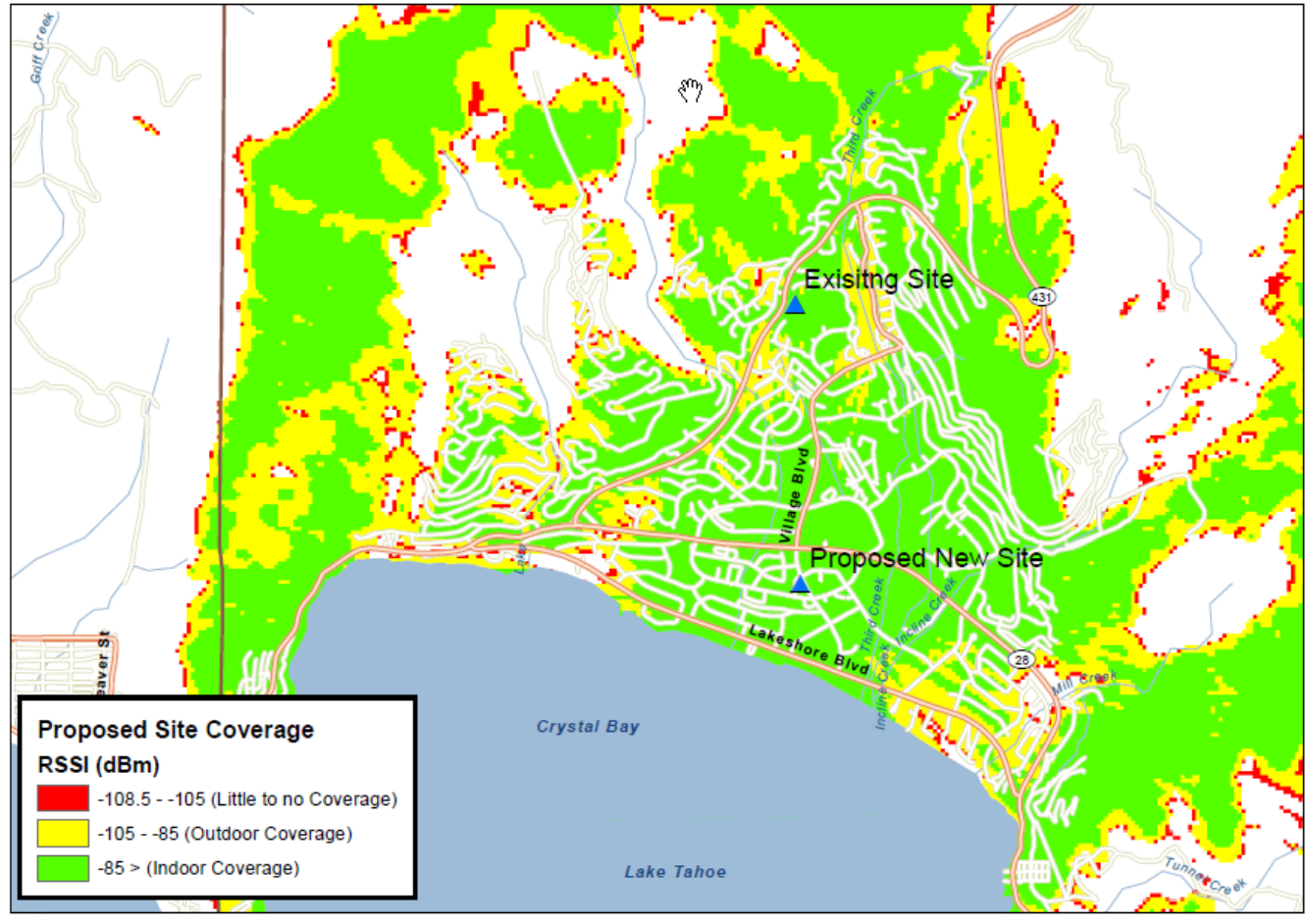
The applicant states that there are no alternative preferred cellular facilities (faced mounted antennas, rooftop mounted antennas or collocation) in the area. The applicant reviewed 13 parcels as possible sites for the monopole (See Exhibit E). The proposed site was selected as it best fit the project requirements of space, avoidance of scenic corridors, coverage requirement, setbacks, availability, and interested owners (see map below for existing and proposed coverage).

### Incline Village 700 MHz LTE Coverage



**Incline Village Existing Site Coverage Map**

### Incline Village 700 MHz LTE Coverage



**Incline Village Proposed Site Coverage Map**

Access/Parking:

No new access or parking spaces will be required, as the facility is an unmanned facility. Incline Partners, LLC anticipates using the existing access from Village Blvd. The site will be self-monitored and personnel will be alerted off-site of any equipment malfunction or security issues. There will be a standby diesel generator on-site that will operate in the event of an emergency outage. The applicant states that the generator will meet or exceed Washoe County noise regulations.

Signage/Lighting:

Signage will be as required by FAA/FCC or other jurisdictional entities. There will be no “advertisement signage.”

Landscaping:

The application requested that the landscaping requirement be waived, due to TRPA requesting that the parcel maintain a native state. However, after communicating with TRPA, the applicant has decided to install landscaping at the site per Washoe County standards with native vegetation to provide screening and a buffer between the enclosure and Village Blvd. The application states that one tree will be removed for the construction of the enclosure.

### Visual Impacts:

The request to add a telecommunications monopole is consistent with the standards of *Article 324 Telecommunications* of the Washoe County Development Code. The proposed telecommunications tower will be a monopine design in order to blend with the forest habitat of the subject site. The tower is taller than the trees on the site; the antennas need to exceed the height of the surrounding topography and trees to transmit and receive wireless signals and perform at an optimal level. However, the proposed facility will not be visible from Lake Tahoe, or identified scenic corridors, except Highway 28 where it will be minimally visible due to the tree canopy. Also, the applicant has decided to add native vegetation to the site to help screen the facility from surrounding parcels.

### Radio Frequency and Environmental Impacts:

Under federal law (47 U.S.C. 332 (c) (7) (B) (iv)), if the proposed telecommunications facility complies with Federal Communications Commission (FCC) regulations, this Board cannot regulate its placement, construction, and modification based on the potential environmental effects of radio frequency emissions. Under state law (NRS 707.575 (4)) the Board "shall not consider the environmental effects of radio frequency emissions" in rendering a decision of approving or denying this special use permit. The applicant has provided the required documents that the facility complies with the FCC regulations for radio frequency emissions (See Exhibit G – Hammett & Edison certifications).

### Incline Village/Crystal Citizen Advisory Board (IV/CB CAB)

The proposed project was sent to the Citizen Advisory Board for their review and comment. The CAB meeting was held on March 4, 2019 and the CAB made no recommendation. The CAB requested that the minutes and all the comments from the CAB members and the public be forwarded, see Exhibit D for the minutes of the CAB meeting. Some of the concerns and comments voiced at the meeting include:

- Wrong location, the tower should not be located in the center of town
- Health issues with cell towers and impacts to the quality of life
- The tower will be taller than the surrounding trees
- No more towers are needed
- Blight to the community and will visible on a main street
- Need to wait until the Tahoe Area Plan is approved
- Do need more capacity and need the tower

### Reviewing Agencies

The following agencies/individuals received a copy of the project application for review and evaluation.

- Washoe County Community Services Department
  - Planning and Building Division
  - Engineering and Capital Projects Division
- Washoe County Health District
  - Environmental Health Services Division
- North Lake Tahoe Fire Protection District
- Incline Village General Improvement District (IVGID)



The following is a brief **summary** received of each agency's comments and/or recommended conditions of approval and their contact information. The Conditions of Approval document is attached to this staff report and will be included with the Action Order, if approved.

- Washoe County Planning and Building Division addressed site and screening, and FCC licensure/radio frequency emissions requirements.  
**Contact: Julee Olander, 775.328.3627, jolander@washoecounty.us**
- Washoe County Engineering and Capital Projects Division addressed construction improvement plans and grading.  
**Contact: Leo Vesely, 775.328.2040, lvesely@washoecounty.us**

### Required Findings

#### Findings required by WCC Section 110.810.30 for a Special Use Permit:

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Tahoe Area Plan;  
*Staff Comment: Staff has reviewed the Master Plan and the Tahoe Area Plan and has not identified any provisions that are offended by the project.*
2. Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;  
*Staff Comment: There are adequate facilities and the proposed project is in compliance with Division Seven.*
3. Site Suitability. That the site is physically suitable a for a telecommunications facility (monopole) for the intensity of such a development;  
*Staff Comment: The parcel is vacant with numerous large trees on the property and site is physically suitable for a monopole. The surrounding properties are zoned Commercial (C) and there are commercial uses in the area.*
4. Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area.  
*Staff Comment: Based on the requirements of the FCC, the "Electromagnetic Frequency (RF) exposure level due to the proposed site is well below the maximum allowable by FCC Regulations. The site fully complies with FCC rules and regulations.*
5. Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.  
*Staff Comment: There is no military installation nearby.*

#### Findings required by Section 110.324.75, for a telecommunications facility:

6. That the communications facility meets all the standards of Sections 110.324.40 through 110.324.60 as determined by the Director of Community Development and/or his/her authorized representative;  
*Staff Comment: Staff has reviewed all of the standards and conclude that the standards have been met.*
7. That public input was considered during the public hearing review process; and  
*Staff Comment: The public comment was heard at the CAB meeting and during the Board of Adjustment public hearing. Under federal law (47 U.S.C. 332 (c) (7) (B) (iv), if the*

*proposed telecommunications facility complies with FCC regulations, this Board cannot regulate its placement, construction, and modification based on the potential environmental effects of radio frequency emissions. Under state law (NRS 707.575 (4) the Board "shall not consider the environmental effects of radio frequency emissions" in rendering a decision of approving or denying this special use permit.*

8. That the monopole or lattice tower will not unduly impact the adjacent neighborhoods or the vistas and ridgelines of the County.

*Staff Comment: Based on a review of the photographs and drawings in the Staff Report and Application, the proposed monopole will blend with existing natural, landscape of the subject parcel. Also, the applicant is installing native vegetation to further screen the wireless facility from surrounding parcels and roadways.*

### **Recommendation**

Those agencies which reviewed the application recommended conditions in support of approval of the project. Therefore, after a thorough analysis and review, Special Use Permit Case Number WSUP19-0001 is being recommended for approval with conditions. Staff offers the following motion for the Boards consideration.

### **Motion**

I move to adopt all of the eight findings listed in the staff report and based on those findings approve Special Use Permit Case Number WSUP19-0001 for Incline Partners, LLC, subject to the conditions contained in Exhibit A to the Staff Report. The Findings are adopted based on individual consideration of information contained in the Staff Report (including, but not limited to the staff comments regarding the findings) and all exhibits as well as testimony and exhibits presented at the public hearing. Counsel for the Board and the Board Secretary are hereby directed to prepare a written Action Order consistent with this motion.

### **Appeal Process**

Board of Adjustment action will be effective 10 calendar days after the written decision is filed with the Secretary to the Board of Adjustment and mailed to the applicant, unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Building Division within 10 calendar days from the date the written decision is filed with the Secretary to the Board of Adjustment and mailed to the applicant.

Applicant:                    Incline Partners, LLC  
                                      PO Box 3740  
                                      Incline Village, NV 89450  
                                      email: Jpetersen@surewest.net

Owner:                        KBS Ltd.  
                                      PO Box3020  
                                      Incline Village, NV 89450



# Conditions of Approval

Special Use Permit Case Number WSUP19-0001

The project approved under Special Use Permit Case Number WSUP19-0001 shall be carried out in accordance with the Conditions of Approval granted by the Board of Adjustment on April 4, 2019. Conditions of Approval are requirements placed on a permit or development by each reviewing agency. These Conditions of Approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable Codes.

**Unless otherwise specified**, all conditions related to the approval of this special use permit shall be met or financial assurance must be provided to satisfy the Conditions of Approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Building Division of the Washoe County Community Services Department.

Compliance with the Conditions of Approval related to this Special Use Permit is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the Special Use Permit may result in the initiation of revocation procedures.

Washoe County reserves the right to review and revise the Conditions of Approval related to this Special Use Permit should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, "may" is permissive and "shall" or "must" is mandatory.

Conditions of Approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., grading permits, building permits, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some "Conditions of Approval" are referred to as "Operational Conditions."

These conditions must be continually complied with for the life of the project or business.

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

**Washoe County Planning and Building Division**

1. The following conditions are requirements of the Planning and Building Division of the Washoe County Community Services Department, which shall be responsible for determining compliance with these conditions.

**Contact Name –Julee Olander, 775.328-3627, jolander@wahoecounty.us**

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit. The Planning and Building Division shall determine compliance with this condition.
- b. The applicant shall submit complete construction plans and building permits shall be issued within two years from the date of approval by Washoe County and the Tahoe Regional Planning Agency. The applicant shall complete construction within the time specified by the building permits. Compliance with this condition shall be determined by the Planning and Building Division.
- c. The applicant shall attach a copy of the Action Order approving this project to all administrative permit applications (including building permits) applied for as part of this special use permit.
- d. A note shall be placed on all construction drawings and grading plans stating:

NOTE

Should any cairn or grave of a Native American be discovered during site development, work shall temporarily be halted at the specific site and the Sheriff's Office as well as the State Historic Preservation Office of the Department of Conservation and Natural Resources shall be immediately notified per NRS 383.170.

- e. Prior to the issuance of a building permit, the applicant shall provide a certification by a professional that the facility complies with Federal Communications Commission (FCC) regulations for Radio Frequency Emissions (RFE).
- f. Prior to the issuance of a building permit the applicant shall record a statement of assurance that the wireless communications facility shall be removed if the use of the facility is discontinued for a period of twelve (12) consecutive months.
- g. The monopine pole tower shall not exceed 117 feet in maximum height, as approved under this special use permit WSUP19-0001.
- h. The applicant shall submit a landscaping design plan to the Planning and Building Division with the building permit using native vegetation to facilitate screening the wireless equipment from the public right-of-way.
- i. The telecommunications tower owner shall be responsible for maintenance of the tower structure, all branches, and related appurtenances and equipment for said site. If branches break, fade, or blow away, or are damaged in any other manner, whether due to natural, Act of God, or manmade causes, those said branches or other equipment shall be replaced within three (3) months per each occurrence.
- j. The monopine shall match the color of the surrounding evergreen trees and the wood-colored synthetic slats shall match the foliage and be non-reflective.
- k. The following **Operational Conditions** shall be required for the life of the project:

- i. This special use permit shall remain in effect until or unless it is revoked or is inactive for one year.
- ii. Failure to comply with the Conditions of Approval shall render this approval null and void. Compliance with this condition shall be determined by the Planning and Building Division.
- iii. The applicant and any successors shall direct any potential purchaser/operator of the site and/or the special use permit to meet with the Planning and Building Division staff to review Conditions of Approval prior to the final sale of the site and/or the special use permit. Any subsequent purchaser/operator of the site and/or the special use permit shall notify the Planning and Building Division of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.

### **Washoe County Building**

2. The following condition is a requirement of Washoe County Planning and Building Division, which shall be responsible for determining compliance with this condition.

**Contact Name –Leo Vesely, 775.328.2313, [ivesely@washoecounty.us](mailto:ivesely@washoecounty.us)**

- a. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.
- b. The applicant shall provide permanent easements for the lease area, access and utilities. A copy of the recorded easements shall be submitted to the Engineering Division prior to issuance of a building permit.
- c. All existing and proposed easements shall be shown on the site and/or grading plan.
- d. An occupancy permit, for work within the County right-of-way, shall be obtained prior to approval of a building permit.
- e. Due to IVGID Water and Sewer Utilities located within the property, the owner must contact IVGID prior to submitting for a Washoe County Building Permit.
- f. The owner shall be responsible for scheduling a field meeting with IVGID to determine an approved location for the proposed tower.

\*\*\* End of Conditions \*\*\*



# WASHOE COUNTY

## COMMUNITY SERVICES DEPARTMENT

### Engineering and Capital Projects

1001 EAST 9<sup>TH</sup> STREET  
RENO, NEVADA 89512  
PHONE (775) 328-3600  
FAX (775) 328.3699

Date: March 4, 2019

To: Julee Olander, Planner, Planning and Building Division

From: Leo Vesely, P.E., Engineering and Capital Projects Division

Re: Special Use Permit for Incline Village Monopole - WSUP19-0001  
APN 132-221-11

#### GENERAL PROJECT DISCUSSION

Washoe County Engineering and Capital Project staff has reviewed the above referenced application. The SUP is for the construction of a 112 foot communications monopole. The Engineering and Capital Projects Division recommends approval with the following comments and conditions of approval which supplement applicable County Code and are based upon our review of the application prepared by Incline Partners, LLC. The County Engineer shall determine compliance with all the following conditions of approval.

For questions related to sections below, please see the contact name provided.

#### GENERAL CONDITIONS

Contact Information: Leo Vesely, P.E. (775) 328-2041

1. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.
2. The applicant shall provide permanent easements for the lease area, access and utilities. A copy of the recorded easements shall be submitted to the Engineering Division prior to issuance of a building permit.
3. All existing and proposed easements shall be shown on the site and/or grading plan.
4. An occupancy permit, for work within the County right-of-way, shall be obtained prior to approval of a building permit.



INTEGRITY



EFFECTIVE  
COMMUNICATION



QUALITY  
PUBLIC SERVICE

Subject: Incline Village Monopole - WSUP19-0001  
Date: March 4, 2019  
Page: 2

**DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)**

Contact Information: Walter West, P.E. (775) 328-2310

There are no drainage related comments.

**TRAFFIC AND ROADWAY (COUNTY CODE 110.436)**

Contact Information: Mitchell Fink (775) 328-2050

There are no traffic related comments.

**UTILITIES (County Code 422 & Sewer Ordinance)**

Contact Information: Tim Simpson, P.E. (775) 954-4648

There are no utility related conditions of approval



Development Review Status Sheet

Date: 2-22-19

Attention: Julee Olander, Planner

RE: Special Use Permit Case Number WSUP19-0001
APN: 132-221-11
Service Address: Incline Way and Village Blvd west side of Village
Incline Village NV 89451
Owner: KBS LTD

Special Use Permit Case Number WSUP19-0001 (Incline Village Monopole) - For possible action, hearing, and discussion to approve a special use permit for the construction of a new wireless cellular facility consisting of a 112-foot high stealth monopine structure (aka cell phone tower disguised to resemble a pine tree) designed as a collocation facility. The monopole is proposed to be located on a vacant parcel, approximately 100 feet south of the intersection of Incline Way and Village Blvd. on the west side of Village Blvd. approximately 30 feet west of the easterly parcel line bordering Village Blvd.
• Applicant: Incline Partners, LLC
• Property Owner: KBS Ltd.
• Location: Approximately 100 feet south of the intersection of Incline Way and Village Blvd. on the west side of the Village Blvd.
• Assessor's Parcel Number: 132-221-11
• Parcel Size: 8,078 square feet
• Master Plan Category: Commercial (C)
• Regulatory Zone: General Commercial (GC)
• Area Plan: Tahoe
• Citizen Advisory Board: Incline Village/Crystal Bay
• Development Code: Authorized in Article 324 Communication Facilities; and Article 810, Special Use Permits
• Commission District: 1 - Commissioner Berkbigler
• Staff: Julee Olander, Planner
Washoe County Community Services Department
Planning and Building Division
• Phone: 775-328-3627

Comments: No Impact to the Incline Village General Improvement District.

Completed by: Tim Buxton, Chief Inspector
Phone: (775) 832-1246 Fax: (775) 832-1260

Incline Village General Improvement District, 1220 Sweetwater Road, Incline Village NV 89451

The contents of this transmission are intended only for the individual or entity to which it is addressed and may contain information that is privileged, confidential, and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. If you receive this communication in error, please notify us immediately by telephone and return the original to us at the above address via US Postal Service. We will reimburse you for your postage. Thank you.

Note: Send information to the case planner as prescribed on the memo from Dawn or the Washoe County Development. TLB



**From:** [Holly, Dan](#)  
**To:** [Olander, Julee](#)  
**Subject:** Special Use Permit Case Number WSUP19-0001 (Incline Village Monopole)  
**Date:** Friday, February 22, 2019 11:36:07 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

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Julie: I have reviewed the above referenced application on behalf of building and have no concerns. However, a building permit and inspections are required once the special use permit has been approved. Thank You,



**Dan Holly**  
**Plans Examiner Supervisor, Planning and Building Division | Community Services Department**

[dholly@washoecounty.us](mailto:dholly@washoecounty.us) | Office: (775) 328-2027  
1001 E. Ninth St., Bldg. A, Reno, NV 89512



# Washoe County Citizen Advisory Boards CAB Member Worksheet



Citizen Advisory Board: Incline Village / Crystal Bay

Meeting Date (if applicable): March 4, 2019

Topic or Project Name (include Case No. if applicable): Special Use Permit  
Incline Village Monopole

Please check the appropriate box:

My comments  were (or)  were not discussed during the meeting.

Identified issues and concerns:

The most important concern I have are the Health concern the Monopole Poses.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Suggested alternatives and/or recommendations:

There needs to be a Study to make sure there are no Health Risks involved.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Name Pete Todoroff Date: 02/22/2019  
(Please Print)

Signature: *Pete Todoroff*

This worksheet may be used as a tool to help you take notes during the public testimony and discussion on this topic/project. Your comments during the meeting will become part of the public record through the minutes and the CAB action memorandum. Your comments, and comments from other CAB members, will and shall not collectively constitute a position of the CAB as a whole.

If you would like this worksheet forwarded to your Commissioner, please include his/her name.

Commissioner's Name: Marsha Berkgigler

Use additional pages, if necessary.

Please mail, fax or email completed worksheets to: Washoe County Manager's Office  
Attention: CAB Program Coordinator  
Post Office Box 11130, Reno, NV 89520-0027  
Fax: 775.328.2491  
Email: [stone@washoecounty.us](mailto:stone@washoecounty.us)

## Olander, Julee

---

**From:** Bruce Powell <bruce@calou.com>  
**Sent:** Friday, March 15, 2019 10:17 AM  
**To:** Olander, Julee  
**Subject:** IV cell phone tower project

Julee Olander  
Planner|Community Services Department- Planning & Building Division  
1001 E. Ninth St., Bldg A., Reno, NV 89512  
Email: [jolander@washoecounty.us](mailto:jolander@washoecounty.us)

To Whom It May Concern:

This letter is in reference to the application by Incline Partners, LLC before the Tahoe Regional Planning Agency (“TRPA”) and Washoe County Planning Department to allow the construction of a 117 foot monopine within the commercial zone in Incline Village, Nevada (subject property: APN#: 132-221-11, vacant land next to 231 Village Boulevard).

The area surrounding the proposed monopine is underserved by the wireless industry. Improved cellular telephone coverage would add tremendously to the safety and welfare of the Incline Village population.

The tower location is in the commercial zone and the monopine will blend with the surrounding area. Accordingly I support the approval of this facility by Washoe County and TRPA.

Very truly yours,

Bruce Powell  
565 Valley Dr  
Incline Village NV 89451

Sent from my iPhone

RECEIVED  
OCT 02 2018  
TAHOE REGIONAL  
PLANNING AGENCY

September 26, 2018

TRPA  
P. O. Box 5310  
Stateline, NV 89449-5310

To Whom it May Concern:

I strongly agree with installing a cell tower adjacent to 231 Village Boulevard in Incline Village. I assume this tower will be available for Verizon to use to improve reception to its users in the area. Sometimes when I try to call from my unit at 875 Southwood--L'Ermitage #4--I don't have coverage or very poor coverage and have to walk a few blocks just to get a couple of bars. This is a matter of safety since I live by myself and have had trouble trying to call my children or call the doctor's office. So far, I have been able to walk to Village Blvd. to make a call but this is not acceptable. The problem seems to be getting worse.

Please grant permission for this tower. I am happy to discuss if you want to call me--hopefully I'll be somewhere with good reception.

Sincerely,



Ellen Whitesell  
650-862-4498

WSUP19-0001  
EXHIBIT C

RECEIVED

SEP 26 2018

TAHOE REGIONAL  
PLANNING AGENCY

September 21, 2018

TRPA

Attn: Bridget Cornell, Associate Planner, Current Planning Division  
PO Box 5310, Stateline, NV 89449

Ms. Cornell

For 20 years I and other residents at Incline Village have been plagued with miserable cell coverage here at home. Just recently I have made almost monthly visits to the Verizon Store to have them tweak the internal settings on our phones so that we can have, at best, mediocre use of our cell phones. This new cell tower will be 117 feet tall (I am excited about that cell coverage radius), but will have the appearance of a large pine tree which sits among other tall pine trees. There are several of these type cell towers along Interstate 80 already, and without having them pointed out, they are hardly noticeable. Even if this tower turned out to be a steel frame tower I would still not complain, because at last I would have usable cell phone coverage.

I will also point out that this tower will be less than a block from my residence. I see that as a plus as my cell phones will now have an almost uninterrupted line of sight to a cell tower.

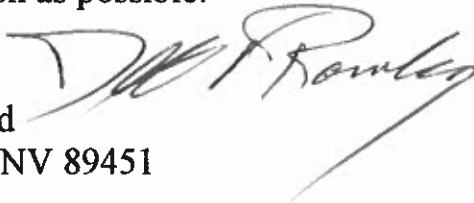
I urge you to do everything possible to see to it that this application will be approved, as soon as possible.

Thank you,

Dell Rowley

198 Village Blvd

Incline Village, NV 89451



WSUP19-0001  
EXHIBIT C

To:

Julee Olander  
Planner|Community Services Department- Planning & Building Division  
1001 E. Ninth St., Bldg A., Reno, NV 89512  
Email: jolander@washoecounty.us

And:

Bridget K. Cornell  
Current Planning  
Tahoe Regional Planning Agency  
PO Box 5310  
Stateline, NV 89449  
Email: bcornell@trpa.org

To Whom It May Concern:

This letter is in reference to the application by Incline Partners, LLC before the Tahoe Regional Planning Agency (“TRPA”) and Washoe County Planning Department to allow the construction of a 117 foot monopine within the commercial zone in Incline Village, Nevada (subject property: APN#: 132-221-11, vacant land next to 231 Village Boulevard).

The area surrounding the proposed monopine is underserved by the wireless industry. Improved cellular telephone coverage would add tremendously to the safety and welfare of the Incline Village population.

The tower location is in the commercial zone and the monopine will blend with the surrounding area. Accordingly I support the approval of this facility by Washoe County

and TRPA.

Very truly yours,

Steven P Fehr

Name

875 Southwood Blvd. Unit 15

Address

Incline Village NV 89451

Address

\_\_\_\_\_  
Signature

3/11/2019

Date

March 16, 2019

Julee Olander  
Planner | Community Services Department- Planning & Building Division  
1001 E. Ninth St., Bldg A., Reno, NV 89512  
Email: jolander@washoecounty.us

To Whom It May Concern:

This letter is in reference to the application by Incline Partners, LLC before the Tahoe Regional Planning Agency ("TRPA") and Washoe County Planning Department to allow the construction of a 117 foot monopine within the commercial zone in Incline Village, Nevada (subject property: APN#: 132-221-11, vacant land next to 231 Village Boulevard).

As a full time resident of Incline, I fully support the construction of a new tower in the proposed location. Though I live in the heart of Incline, my cell reception is inadequate and I believe that Incline Village deserves cell coverage commensurate with other towns in the Reno/Tahoe area. The area surrounding the proposed monopine is underserved by the wireless industry. Improved cellular telephone coverage would add tremendously to the safety and welfare of the Incline Village population.

The tower location is in the commercial zone and the monopine will blend with the surrounding area. Cellular service has become critical infrastructure to our society. Accordingly I support the approval of this facility by Washoe County and TRPA so that residents and businesses can have better wireless service.

Sincerely yours,



Kirk Keil  
PO Box 4086  
Incline Village, NV 9450

**WSUP19-0001**  
**EXHIBIT C**





## **Incline Village Crystal Bay Citizens Advisory Board**

DRAFT: Approval of these draft minutes, or any changes to the draft minutes, will be reflected in writing in the next meeting minutes and/or in the minutes of any future meeting where changes to these minutes are approved by the CAB.

Minutes of the Incline Village Crystal Bay Citizens Advisory Board meeting held at Incline Village General Improvement District, 893 Southwood Blvd, Incline Village, NV 89451 on March 4, 2019, 5:30 P.M.

**1. \*CALL TO ORDER/ PLEDGE OF ALLEGIANCE** – Pete Todoroff called the meeting to order at 5:30 P.M.

**2. \*ROLL CALL/DETERMINATION OF A QUORUM** - Pete Todoroff, Tom Cardinale, Gerry Eick, Gene Brockman, Kevin Lyons, Mike Sullivan, Judy Miller (arrived at 5:33). A quorum was determined.

### **3. \*PUBLIC COMMENT –**

Steve Dolan said he is here to discuss the second home rental topic. We are getting surrounded by changes that impact our town. Years ago, we were impacted by highway patrol monitoring roadside parking. Sand Harbor has a ton of potential parking; they could use State Land. Mr. Ellison has been authorized to expand CalNeva by 400 cubic feet. The meeting was held in Carson City where Commissioner Berkgigler was second in command. They authorized it with a bank of lawyers. It will be bring thousands of people when it opens and will impact the short term rentals. South Lake Tahoe has made short term rental illegal. The County has a conflict with offering short term because they collect a tax. The Commissioner wants to convert property into a parking lot. Keep an eye on it; we are being impacted from all sides.

Rhonda Tyser said she doesn't want short term rentals. We are tight-knit neighbors. We don't want a constant parade of strangers which makes us feel less safe. We don't want more traffic; we like our quality of life. We pay huge property taxes for the privilege to live in Incline Village. Long term rentals allow us to get to know them.

Sara Schmitz spoke about information she shared with Commissioner Berkgigler. Our community is unique. She said she reached out to Jackson Wyoming. They are isolated, but depend on fulltime residents. They changed zoning to allow short term rentals in commercially zoned areas. Here in Incline, you cannot run a business out of your home. Why are we permitting short term rentals which are businesses. She said she has provided language to Commissioner Berkgigler of the language they use.

Rich Thompson, Washoe County Roads, said they are trying to keep the roads open. He spoke about priority streets including the roads to the schools. Loaders go slow through the snow, just as cars do. We are part of the community; we are doing the best we can. Please ask people to move their cars during snow. Roads are 15 feet wide. During garbage days, keep the cans behind the snow poles.

Grant Meyer said he has been fulltime resident for 26 years. He said he is an owner 3 single family homes, but doesn't rent them out short term. We have personal property rights. He said he owns 3 private businesses. He said he is concerned with the County restricting personal property rights. We are concerned of the impact on small businesses.

Jack Dalton said spoke about snow removal on his cul-de-sac. He said his neighbor complained to Washoe County. He said he didn't want to use 311. He said the information on the website was old. After 2008 meltdown, the County cut the amount of people doing snow removal. He thought the snow removal years ago were satisfactory. He said he understands the storms and road closures.

**4. APPROVAL OF AGENDA FOR THE MEETING OF MARCH 4, 2018** – Kevin Lyons moved to approve the agenda. Judy Miller seconded the motion to approve the agenda for **NOVEMBER 5, 2018**. Motion carried unanimously.

**5. APPROVAL OF THE MINUTES FOR THE MEETING OF NOVEMBER 5, 2018** – Gerry Eick moved to approve the minutes of **NOVEMBER 5, 2018**. Tom Cardinale seconded the motion to approve the minutes. Motion carried unanimously.

**6.A. Special Use Permit Case Number WSUP19-0001 (Incline Village Monopole)** - Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request for a special use permit for the construction of a new wireless cellular facility consisting of a 112-foot high stealth monopine structure (aka cell phone tower disguised to resemble a pine tree) designed as a collocation facility. The monopole is proposed to be located on a vacant parcel, approximately 100 feet south of the intersection of Incline Way and Village Blvd. on the west side of the Village Blvd. approximately 30 feet west of the easterly parcel line bordering Village Blvd. (for Possible Action)

- **Applicant/Property Owner:** Incline Partners, LLC/KBS Ltd.
- **Location:** Approx. 100 feet south of the intersection of Incline Way and Village Blvd. on the west side of the Village Blvd.
- **Assessor's Parcel Number:** 132-221-11
- **Staff:** Julee Olander, Planner; 775-328-3627; [jolander@washoecounty.us](mailto:jolander@washoecounty.us)
- **Reviewing Body:** Tentatively scheduled for the Board of Adjustment on April 4, 2019

John Petersen, presenter, provided an overview. Mike Flynn, partner, not present at this meeting. Mr. Flynn has lived her for 20 years.

Mr. Petersen said there will 45 feet of bark up to where the limbs start. He said this is a culmination of 3 years working on this project. He said the General Commercial zoning area isn't that large. He said they spoke to 15 land owners to seek alternative sites. He said he produced an alternatives candidate list for potential locations. He said they filed in April 2018 with TRPA; file was completed in December, and began to working with the County. He said they have worked 9-months on design to make sure there was no visual impacts by adding more branches to look more natural. A wood-like fence slate is proposed to blend with existing area. TRPA doesn't want landscaping done. Hamet and Edison Engineering reviewed the exposure. The maximum exposure is 6% of allowable per FCC. A back-up generator will run during power outage; its within the Washoe County noise ordinances. There is poor coverage in this area. Alternative locations include the golf course, Hyatt, and Diamond Peak, but don't cover down to the water. This location will cover down to the water and up highway 28. Carriers want broadband coverage, but the current service isn't covering. It won't be visible from highway 28 or Tahoe Blvd.

Gene Brockman asked about the technology of the monopole. Mr. Petersen said 4G LGT. As time progresses, it will probably be new technologies, and will put up what is lawfully permitted. Mr. Brockman said the concern is radio radiation with radio frequency hazards. Mr. Petersen said the study shows maximum exposures and it was analyzed. It 6% of what the FCC exposure limit allows.

Mike Sullivan asked about the other current towers. Mr. Petersen said those are within the FCC. It's different for institutional workers and the public and the study covers that.

Pete Todoroff asked the proximity to the dentist office. Mr. Petersen referenced the study. He said its 45 feet to the property line, and across the parking lot. He said approximately 65-70 feet.

Gerry Eick thanked Mr. Petersen for the packet of information. He said the coverage map of the western half of the community wasn't being covered. It's implied there was no coverage. Mr. Petersen said it was intended to show poor coverage, not none. Gerry Eick asked about the photo simulation to scale. Mr. Petersen said they hire professionals to create these photo simulations to scale.

Kevin Lyons asked about the alternatives and coverage. Mr. Petersen said we want to cover more to the west, so the further west, the better. There weren't owners that would lease or the coverage wasn't ideal. There was a search ring, this is further east than we would like. He said carriers are interested with lease draft. He said once we get permitted, we will finish the leases with all four carriers.

Tom Cardinale asked why would put a tower in our town for people to the west. Mr. Petersen said it will cover to the edge of Crystal Bay. He said there is poor cover down by the water. Not everyone is one is covered by the Hyatt tower. This tower will have a larger footprint.

Judy Miller asked if he has been part of something like this before. Mr. Petersen said Incline Partners has done several towers in the area and southern California for 20 years. Tom Cardinale asked if he did the one on 267. Mr. Petersen said no.

Judy Miller said she researched the health risk. She read about amateur radio towers. She said she was a licensed technician of amateur radios. It could be a health risk. Mr. Petersen said he isn't familiar with HAMM radios. Judy Miller said there are different frequencies depending on your license. Mr. Petersen said there is risk of holding a cell phone near your head all day compared to this tower.

Mike Sullivan asked why don't we put the tower in the Boulder Bay Project where you need it. You will probably need more area coverage. If we supply west with power, put the pole on the west. Mr. Petersen said we are trying to cover the western side of Incline Village. The carriers wanted this area.

Mr. Petersen said he has two letters of support.

Public Comment:

Carol Black submitted a picture of a monopine that was 80 feet tall installed by the Galena Fire Station, which is being proposed being installed of our small town. She said she is new to the area. This is 1.5 times taller than the adjacent pine tree. The proposal doesn't meet the zoning requirements which require a special permit. It's a commercial development that has barely met the setbacks. It's a small land area in the middle of town with lots of traffic going by it. She spoke about health concerns. The regulations are old with risk and concerns that come out monthly. There are safety concerns with traffic and people walking by. These towers can fall over, start fires, and dangerous. The noise hasn't been addressed.

Richard Miner said you will find many studies about radiation health issues. He said he lives on the west side and has no cell phone issue. He asked the other locations – golf course, Hyatt, Diamond Peak. He said he saw a map about 12 other alternative locations for the tower. It's a no brainer if you can put a cell tower at Diamond Peak, and it can cover everything. There has to be better locations other than the heart of our town. He said the stealth monopine structure looks like a cell phone tower trying to be disguised as a monopine. Put it at Diamond Peak or lookout tower in Crystal Bay. Put it in the County maintenance yard which is by the west side. It can only go in commercial zoned area, but were the other alternative locations not commercially zoned. It's a big mistake to put it where it's proposed for visual and health risks.

John Eppolito said he has lived her for 20 years. He spoke about the cell tower and radio frequency exposure. Cell phone companies lobby congress to get exposures limits increased. If without lobbying, this exposure

wouldn't be allowed. He said they are attempting to prevent lawsuits on exposures. He said it's similar to lung exposure to cigarettes. The partner said the Hyatt was going to get rid of the tower. He wants to know why they are getting rid of the tower. He said we stopped the tower proposed at the high school. We have kids within ¼ mile of that tower for 3 years. He said he asked TRPA to notify the neighbors and all the kids at the middle school. TRPA said they don't have time to notify. It's going too fast. He said he is against it.

Beth Davidson said she lives in McCloud; she said she was notified by Steve Price, homeowner's association president. She said she lives within ¼ mile of this proposed tower. She said we live on an incline, so she isn't aware of the radiation impact. Perhaps it impacts the high school. There are health concerns. There is a big difference between 4G and 5G. We don't fully understand the emerging technology. They are lobbied by corporate interest. She said she would like to see the County put a severe restriction on the tower or cancel if determined by future information that it's scientifically bad to long term affects. Its health issues to neighbors; there are many full-time residents that are affected. McCloud is between this tower and the Hyatt. She said not as much radiation as high power power-lines. It may impact property values.

Joe Schultz, fulltime resident, speaking against this proposal. It's wrong for so many reasons. Visually terribly; it will be higher than other trees. The fence will be unsightly. The main road down to the lake will be used by many people who will see this tower. He said he is within walking distance of the tower. It's a health and visual issue. The site is almost within the Neighborhood District and not commercial. The area near Preston field would be better. He said he wants better cover but not at this cost.

Alec Flores, 25 year resident, young associates oppose this tower. No matter what is said by the organization proposing the tower, they can't state how natural it looks, it's not natural. He asked if you can you put a city in the forest. One of the two needs to go away.

Phil Jordan, 25 year resident off of Randall. He said he got a cell phone in late 90s - had to step outside to use the phone. The cell tower at the golf course helped. He said it's a capacity issue. He said his dad worked for communications and were exposed to radiation. Each year engineers try to improve the radiation; they are exposed everyday to these towers. The cell towers have worked pretty well. Please give that consideration and time.

Larry Black said he has radio frequency engineering and physician. The health risk bottom line is we have no idea. The regs are based on how hot they make your body. He said he doesn't know the heath risks, but ample evidence that there are risks; it depends on frequency. It can screw up your ability to make blood. There was a weapon developed with radiation for crowd control.

Pricilla Layhee said she moved from here Jacksonville for nature and exploration. She didn't want to be stuck in a room with health impacts. She said this cell tower is coming for us. She doesn't want the poor quality of life like she had in Jacksonville.

Sara Schmitz asked if anyone done a capacity study. We do have capacity issues in the summer. She asked have you conducted survey of capacity issues, expanding current towers, or something to be done to solve current capacity issue.

Steve Dolan said he worked with John Eppolito during the cell tower proposal at the high school. He said this is right in the heart of the community. He said he isn't up-to-date with his flip phone. He appreciated Mr. Black's statements about health impacts. Romans thought lead was the best thing, but it ruined their existence.

Margaret Martini said she also worked with John and Steve during cell tower review. The conclusion was a lot written against the cell towers because of health issues in the States and overseas. Looking at the pros are lining someone's pocket and better cell service for 4<sup>th</sup> of July weekend. We need to see what is at stake. The negative outweighs the positive. We were thankful to abolish the tower at our high school that would have impacted all of our schools. Consideration must be made for information available in favor or against.

Jack Dalton, Radiation Oncologist, ask are the Incline Partners. We have two people here. No one is defending the cell tower, maybe one person. We have 25 people here who don't want it. The board needs to consider one person.

Jill Minkle said there are numerous people in support on the Incline Village Facebook page. She said her husband did placement of cell towers who is in full support of this.

Wayne Ford said the timing is interesting. The next item on the agenda is Community Update by the County Planner. He said he suggested anything being proposed needs to go through community plan with uses. The future uses of residential and commercial in that area may be become multiple uses. In terms of a tower, there may be better and higher uses for that spot. It's right in the middle of the town. Put it on hold on this until the community plan is adopted. He said he isn't sure where it falls into the uses. It needs to be looked at.

Gene Brockman asked a question for Mr. Petersen about the picture of the monopine with antenna that was presented by a public member. He asked if that is being proposed. Mr. Petersen said we have more branches to hide the antennas for 4 carriers. Gene Brockman said he hopes everyone heard what Dr. Black said; we have radio frequencies all around us, some harmful and some not. It depends on radio frequency of wave length that destroys DNA in our cells. He said he doesn't know the levels of projected antenna; is it in the dangerous range. There is a lot of emotion involved but not sure on the facts. He supported what Wayne Ford said about the area plan update. We've waited 14 years. That plan will affect the zoning and land use allowed. Issues that relate to land use might benefit from waiting until that plan is approved.

Pete Todoroff said this tower being within 65 feet of doctor's office is not a good idea. He said they need to look to incorporate this at the CalNeva instead of this central location by the dental office. He said he hosts the community forum, and a woman said she was 50 feet from the cell tower. Contact Ellison about locating the cell tower at the CalNeva. Mr. Petersen said the CalNeva won't meet objectives.

Gerry Eick said ATT came, executed permits and looked to located it in the Washoe County Roads Yard. He asked if it's not a viable location. Mr. Petersen said he didn't know if that was a viable location or not, but ATT wants to be on this tower. Gerry Eick asked about re-licensing these locations if FCC had new findings. Mr. Petersen if new studies indicated they weren't in compliance, he said he would imagine they wouldn't be allowed. Gerry Eick said he is aware of surveys that have been done for capacity, including inside buildings with limitations. He understands issue of capacity; holiday weekends and credit card machines are overloaded. Everyone shares the same last mile of the wire; how will this change if they share the same trunk line. Mr. Petersen said it goes through the air.

Kevin Lyons asked about fiber and capacity. Mr. Petersen said he doesn't know. Kevin said he went to school with Bill Nay, the science guy. He spoke about UV, gamma, ionizing radiation impacts. He spoke about visual light. He said everyone has a cell phone in this room. There are concerns. FCC limit is the amount of energy to heat your skin. Kevin Lyons said Mr. Black said non-ionizing frequency changes the DNA expression and ability for DNA to express the plan, protein. Based on the dosage, it can be harmful. Further you go away from the tower, the impact goes down exponentially by a ¼. 65 feet is far. Using your phone on speaker phone is better than using it by your head.

Tom Cardinale said he hears the opposition and a few that support it. We covered the health concerns. He said he has a problem with esthetics. TRPA handed it off to Washoe County. TRPA had issues with our kayak racks. This is the center of town. We are going to see this monopine. He said you can see the top of the Hyatt when out on a sailboat. He said he isn't against the tower in a different location such as County property. Esthetics is a concern. He is sympathetic; we are the one's this tower is for. We should table this. He asked why is TRPA putting it on us.

Mike Sullivan said we have all lived here. He said what about two sites on both ends of town; get them out of the center of town. Perhaps only go 75 feet with only two carriers. If Hyatt loses their tower, take it down and set up one there. Also, put one in the maintenance area or further west. Mr. Petersen that will push it out to neighborhood zoning where they are restricted to 40 feet. Mike Sullivan asked about the lookout tower. Mr. Petersen spoke about the tower being surrounded by trees. Mike Sullivan said we should wait until the area plan is done.

Kevin Lyons said, in regards to the height, you have to be above the trees. He asked about other alternatives. Mr. Petersen said they looked at 13 other location per Washoe County code.

Gerry Eick said we need to remind ourselves that we are advisory. We have done our job by getting community feedback. We have diversity and opinions; there are opportunities to present the different perspectives. He said the County has rules, like them or not, is there reasonable to this. The rules allow a tower of 112 feet. We have been asked about the variance of 5 feet. The construction is to provide a stealth tower. The rules may change, but our point of reference is County requirements and FCC requirements. They have addressed this in the packet for what and where they are requesting. He said he understands what has been stated. For the record, our community knows we need capacity; he hasn't heard anyone say we don't want cell phones. The variance is over the height; there is reason to consider the extra 5 feet. This is coming from the agency who is concerned with visual corridors. He said he hopes the other agencies verified this tower with specifics if they were to grant this variance. Kevin Lyons thanked Gerry Eick.

Julee Olander said it's a Special Use Permit (SUP), not a variance. Code requires SUP for this type of tower. She has showed the needs for coverage. You are deciding on Special Use Permit and the significant gap. The SUP is for 112 feet and minor deviation of 5 feet because TRPA requested that. There are two separate things. Julee Olander said SUP looks at the coverage gap and need for coverage.

Gene Brockman asked Julee Olander about height. Julee said the tower can be 112 feet. It's a commercial zoning location so the height maximum is 80 feet; however, he gets another 10 feet for the significant gap. On top of that, he gets another percentage that adds up to a total of 112 ft. TRPA is asking for 5 feet. He could get another 11 feet because 10% is deviation by code so total of 121 ft could be requested.

**MOTION: Gerry Eick said due to diversity of everyone, he moved to forward individual comments to the County. Judy Miller seconded that motion to forward individual comments. Kevin Lyons agreed and added to forward public comment and letters. The motion passed unanimously.**

The board took a recess.

**8. \*WASHOE COUNTY COMMISSIONER UPDATE-** Washoe County Commissioner, Marsha Berkbigler was not in attendance. She can be reached at (775) 328-2005 or via email at [mberkbigler@washoecounty.us](mailto:mberkbigler@washoecounty.us).

**9. \*CHAIRMAN/BOARD MEMBER ITEMS-** This item is limited to announcements by CAB members. (This item is for information only and no action will be taken by the CAB).

Gene Brockman asked about parking as a whole. Gerry Eick said the Assistant County Manger has been assigned to review the parking and matters of enforcement. There is a new sheriff in town; you will see something happen.

**10. \* GENERAL PUBLIC COMMENT AND DISCUSSION THEREOF** – Limited to no more than three (3) minutes. Anyone may speak pertaining to any matter either on or off the agenda. The public are requested to submit a Request to Speak form to the Board Chairman. Comments are to be addressed to the Board as a whole.

There were no request for public comment.

**ADJOURNMENT** – meeting adjourned at 8:25 p.m.

Number of CAB members present: 6

Number of Public Present: 40

Presence of Elected Officials: 0

Number of staff present: 2

Submitted By: Misty Moga

Incline Partners LLC  
Proposed Incline Village New Monopine  
Alternative Sites Analysis and Map

1) Ms. Beatriz L. Lhuillier  
54 Almendral Ave.  
Atherton, CA 94027

879 Tanager St., Incline Village, NV

Reason Candidate Dropped: Owner has development plans for property

2) Serrett 2003 Family Trust  
6350 Meadowridge Drive  
Reno, NV 89519  
Attn: Theresa Serrett

APN 132-020-10 and 15 located near the corner of Village Boulevard and Tahoe Boulevard having seen it on Loopnet recently for sale.

Reason Candidate Dropped: Property in process of being sold. Adjacent to Hwy 28.

3) U.S. Bank Property  
923 Tahoe Boulevard, Incline Village, NV 89451

Reason Candidate Dropped: No interior equipment space available. Adjacent to Hwy 28.

4) Clearview Properties, LLC, a Nevada limited liability company  
230 Village Boulevard, Suite B, Incline Village, NV 89451 (Assessor's Parcel Number 132-232-14)

Interior and Exterior Space

Reason Candidate Dropped: Owner not interested in changing tenants. Property fully leased.

5) North Lake Tahoe Fire Protection District

875 Tanager Street. Main fire department complex Incline Village

Reason Candidate Dropped: No space available.

6) Skanson Family Trust  
898 Tanager Street, Incline Village, NV 89451

Reason Candidate Dropped: Owner not interested in leasing.

7) Plastiras Family Living Trust

853 Oriole Way, Incline Village, Nevada, 89451 (Assessor's Parcel Number 132-211-03)



Reason Candidate Dropped: Owner has development plans for property.

8) Allan & Mary Lou Rosenkranz

876 Oriole Way

Reason Candidate Dropped: Property fully leased as auto repair.

9) Zerang LLC

900 Incline Way

Reason Candidate Dropped: Property recently sold from US Government to private party with development plans for parcel

10) Nevada New-Tech Inc.

895 Incline Way & 249 Village Blvd.

Reason Candidates Dropped: Owner not interesting in leasing. Have future plans for properties.

11) Incline Tahoe Glass Co. Inc.

250 Village Blvd.

Reason Candidate Dropped: Owner not interested in leasing. Possible future sale plans.

12) Gately Enterprises USA LLC

317 Village Blvd.

Reason Candidate Dropped: Recently purchased property with plans to renovate for corporate use.

13) Davis A. M. Mercantile Co.

893 Tahoe Blvd.

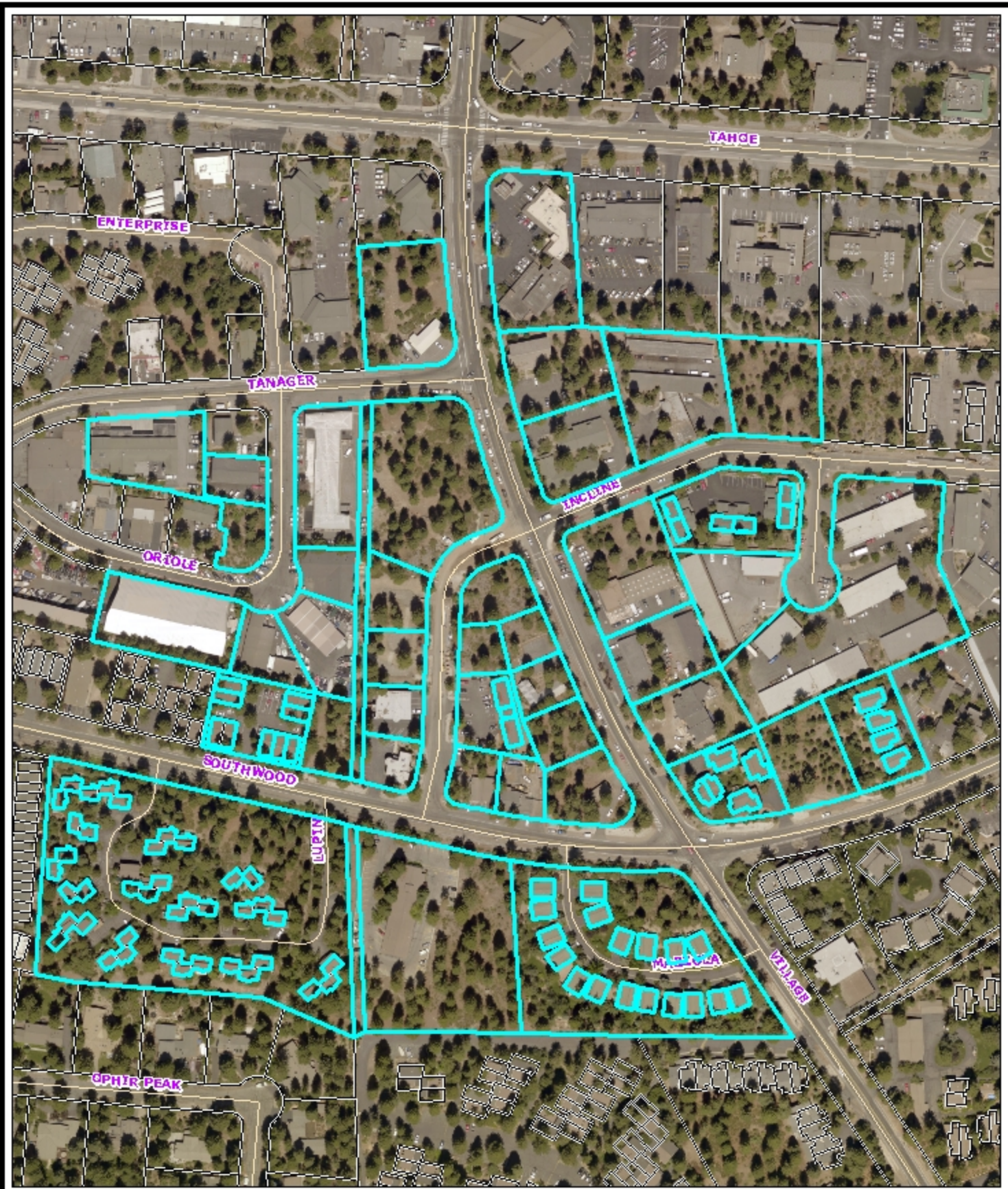
Reason Candidate Dropped: Property fully leased. Owner not interested. Adjacent to Hwy 28.



Map data ©2019 Google 200 ft

- 🕒 School of Social Work Building 1350 University Avenue,...
- 🕒 Ingraham Hall 1155 Observatory Drive, Madison, WI

# INCLINE PARTNERS ALTERNATIVE CANDIDATES



**WSUP19-0001 (Incline Village Monopole)**  
 Notice 79 property owners within 500 feet of site



0 250  
 Feet

Community Services  
 Department

**WASHOE COUNTY  
 NEVADA**  
(TAA)

1001 E. Winn St.  
 Reno, Nevada 89502

# Community Services Department

## Planning and Building

### SPECIAL USE PERMIT

(see page 7)

### SPECIAL USE PERMIT FOR GRADING

(see page 9)

### SPECIAL USE PERMIT FOR STABLES

(see page 12)

## APPLICATION



Community Services Department  
Planning and Building  
1001 E. Ninth St., Bldg. A  
Reno, NV 89512-2845

Telephone: 775.328.6100



Property Owner Affidavit

Applicant Name: Incline Partners LLC

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA )  
COUNTY OF WASHOE )

William S. Cherry  
(please print name)

being duly sworn, depose and say that I am the owner\* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Building.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 132-221-11

Printed Name William S. Cherry

Signed [Signature]

Address Po Box 3020

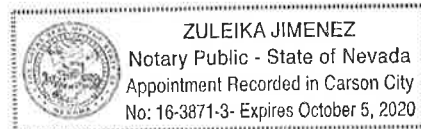
Incline Village NV 89450

Subscribed and sworn to before me this 16th day of February, 2019.

(Notary Stamp)

[Signature]  
Notary Public in and for said county and state

My commission expires: 10/05/2020



\*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

**Secretary Certificate**

The undersigned certifies that he is the Secretary of KBS, Ltd., a Nevada corporation ("Corporation"). The undersigned hereby also certifies that the undersigned is the current President, Secretary and Treasurer of the Corporation and that he is authorized to execute any and all documents on behalf of the Corporation.

IN WITNESS WHEREOF, the undersigned has executed this Secretary Certificate as of the 1<sup>st</sup> day of February, 2019.

  
\_\_\_\_\_  
William S. Cherry

**ALL PURPOSE ACKNOWLEDGEMENT**

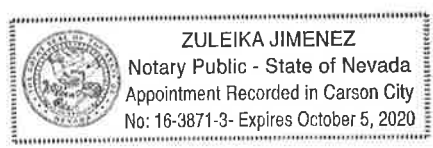
State of Nevada

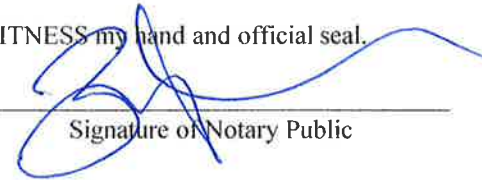
County of Washoe

On February 11<sup>th</sup>, 2019 before me, Zuleika Jimenez, Notary Public  
Date Name & Title of Officer (e.g. "Jane Doe, Notary Public")

personally appeared William S. Cherry  
Name(s) of Signer(s)

personally known to me -OR-  proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.  
  
\_\_\_\_\_  
Signature of Notary Public

Letter of Authorization

The below named representative, and its successors and assigns, are hereby appointed with the authority to act with all rights of the landowner, without further approval or consent of the landowner, in filing, obtaining and maintaining any and all required permits or other governmental authorizations necessary or appropriate for use of the leased premises located at the property listed below, in accordance with the terms and conditions of and as conveyed or transferred in the Communication Site Lease Agreement between KBS Ltd., a Nevada corporation and Incline Partners, L.L.C., a Nevada limited liability company dated October 20, 2017. The authority set forth in this Letter of Authorization shall expire only upon the expiration or earlier termination of the agreement listed above, and shall bind any future purchaser or transferee of the property listed below, without further approval or consent of the current or any future landowner of the property.

Property: COMMERCIAL SUB 1 LT 6 BLK B

Assessor's Parcel Number: 132-221-11

Authorized Representative:

Incline Partners, L.L.C., a Nevada limited liability company

Authorized By: KBS Ltd., a Nevada corporation

By: [Signature]  
William S. Cherry, President and Secretary

Date: 12-15-18

ALL PURPOSE ACKNOWLEDGEMENT

State of Nevada

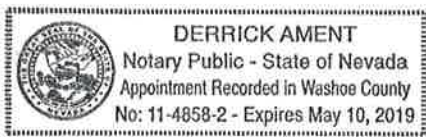
County of Washoe

On 12/15/18 before me, Derrick Ament, Notary Public  
Date Name & Title of Officer (e.g. "Jane Doe, Notary Public")

personally appeared William S. Cherry  
Name(s) of Signer(s)

personally known to me -OR-

proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal  
[Signature]  
Signature of Notary Public



**Special Use Permit Application  
Supplemental Information**  
(All required information may be separately attached)

1. What is the project being requested?

Attached

2. Provide a site plan with all existing and proposed structures (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.)

See Attached Drawings

3. What is the intended phasing schedule for the construction and completion of the project?

Construction start in Spring 2019 and will be completed within 2 to 3 months.

4. What physical characteristics of your location and/or premises are especially suited to deal with the impacts and the intensity of your proposed use?

Attached

5. What are the anticipated beneficial aspects or affects your project will have on adjacent properties and the community?

Attached

6. What are the anticipated negative impacts or affect your project will have on adjacent properties? How will you mitigate these impacts?

Attached

7. Provide specific information on landscaping, parking, type of signs and lighting, and all other code requirements pertinent to the type of use being purposed. Show and indicate these requirements on submitted drawings with the application.

Attached

8. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the special use permit request? (If so, please attach a copy.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

9. Utilities:

a. Sewer Service	n/a
b. Electrical Service	yes
c. Telephone Service	yes
d. LPG or Natural Gas Service	yes for backup generator
e. Solid Waste Disposal Service	n/a
f. Cable Television Service	n/a
g. Water Service	n/a

For most uses, Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County. Please indicate the type and quantity of water rights you have available should dedication be required.

h. Permit #	n/a	acre-feet per year	
i. Certificate #	n/a	acre-feet per year	
j. Surface Claim #	n/a	acre-feet per year	
k. Other #	n/a	acre-feet per year	

Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources).

n/a
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10. Community Services (provided and nearest facility):

a. Fire Station	North Lake Tahoe Fire Protection Dist; Tanager betw. Enterprise and Oriole
b. Health Care Facility	IV Comm Hosp, Alder Avenue
c. Elementary School	Incline Elem School; corner of Northwood and Village Blvd.
d. Middle School	Incline Middle School; corner of Southwood Blvd and Incline Way
e. High School	Incline HS; Village Blvd
f. Parks	Incline Middle School on Southwood shares a park
g. Library	IV Library 845 Alder
h. Citifare Bus Stop	located on Hwy 28 a few blocks north of proposed site

**Incline Partners LLC**  
**Incline Village Communications Site**  
**Special Use Permit Application**  
**Supplemental Information**

**Section 1:**

Incline Partners, LLC (“Incline Partners”) seeks a Special Use Permit from Washoe County Planning to allow the construction of a communication facility on a 8078 square foot parcel of land within the Washoe County General Commercial (“GC”) zone within Incline Village, Nevada. The proposed facility would contain a multi-carrier one hundred twelve (112) foot communications monopole designed as a “stealth” tree pole, and as a collocation facility, engineered to hold up to four (4) carrier’s antenna arrays on one (1) new site. This facility will greatly enhance wireless phone and data coverage within commercial and urban zoning areas of Incline Village. Currently there is poor to no wireless phone and/or data service or other emergency phone service along this main corridor in Incline Village centered near the intersection of Tahoe Boulevard (Highway 28) and Village Drive, particularly as you head south and west from that location.

As shown on the drawings included with this application, the facility will be located near the center of the subject property, approximately 30 feet west of the easterly parcel line bordering Village Drive.

Wireless Communication Facilities are addressed in Article 324 of the Washoe County Development Code. Section 110.324.50 governs the development standards and subsection (e)(1) governs “Monopole Antennas” and states that “Antennas shall be allowed with a special use permit in ...General Commercial.. zones. ... Antennas shall be limited to the building standard height for an allowed main structure plus up to ten (10) feet above that height.

Table 11.406.05.1 contains the Density/intensity Standards including allowed building heights and state that for the General Commercial zone the height is 80 feet. This would allow the height in the General Commercial zone of a Monopole Antenna to be 80 feet plus 10 feet, or a total of 90 feet.

Section 110.324.50 (e)(3) allows an additional 25 percent pole height if the monopole is a “stealth design” including a “tree or other proposed camouflaged design compatible with the surrounding area”.

125 percent of 90 feet brings the allowable height to 112.5 and accordingly the pole was originally designed to be 112 feet. The current height stands at 117 feet including the 112 foot monopole, plus additional branches extending the total height to 117 feet.

TRPA planners suggested the height increase in order to make the monopine more “tree-like” at the top.

In order to approve a height above 112 feet, we have been told by Washoe County Planning that a “minor deviation of standards” would allow a height increase up to 10 percent higher than the allowable height, which would justify a total height of 117 feet.

Just by way of comparison, the Verizon monopine located at the Incline Village Executive Golf Course is a total height of 126 feet.

The monopole proposed is described under Section 110.324.45(j) of the Code and requires that the applicant certify that there are no alternatives under categories (a), (b), and (c) of that section, which describes façade-mounted antennas, rooftop mounted antennas and collocations. Applicant certifies that none of these types of facilities are available anywhere in Incline Village which would cover the area proposed for wireless coverage by this proposal, particularly since TRPA regulations do not allow buildings in excess of 26 feet.

Section 110.324.50(e)(5) states that “To the extent possible, monopole mounted antennas shall be placed in a manner that either natural features, built features or a combination of both provide a complete background to the antenna and monopole as seen from the nearest roadway or occupied structure.”

Section 110.324.50(e)(7) states that “A monopole mounted antenna shall be of a color that blends with the background. Reflective materials are prohibited.”

Section 110.324.50(e)(8) states : “To the extent possible, a monopole shall be designed to replicate existing structures and natural features/vegetation in the immediate vicinity.”

The monopole has been designed as a “monopine” so that the natural forest will be the background, the color will be determined by TRPA to blend with the surrounding environment.

Section 110.324.50(e)(9) states: “Fencing shall be erected around the monopole. In lieu of fencing, the monopole shall be secured with a commercial anti-climb device. The installation of the anti-climb device or security fencing shall assure the facility is protected from climbing by unauthorized persons.”

The proposed fence around the tower compound will be six foot tall, cyclone fencing with barbed wire and wood-colored synthetic slats to match existing forest per recommendations from TRPA.

Section 110.324.50(h) states: Setbacks. All wireless communication facilities shall be erected in accordance with the setback requirements of the regulatory zone in which they are located (see Table 110.406.05.1, Standards). The setback standards for the GC zone

under Table 110.406.05.1 are 10 feet side, 10 feet front, and 10 feet rear and the tower compound was designed to accommodate these setbacks.

The new monopine will hold up to four (4) antenna mounts located at various heights between approximately 65 feet and 112 feet. Each antenna mount will allow for up to four (4) panel type antennas on each of three (3) separate sectors facing approximately 120° apart. Upon completion of leases with carriers, the actual mounting position and heights will be finalized and will be shown on building permit drawings. A 1610 square foot fenced area will be developed with up to four (4) equipment shelters or equipment cabinet configurations located on up to four (4) concrete pads or raised platforms, with service lights that are only used during routine maintenance or emergency situations.

Access to the project site will be from Village Drive utilizing a new access from Village Drive directly onto Parcel 11. There will be no other vehicular use of the access road. Per Fire Department requirements, there is no requirement for a turnaround for fire vehicles due to the proximity to Village Drive. The site will have a single UL2200 certified 48kw standby diesel generator and one UL142 certified 210 gallon diesel fuel tank located within the fenced compound.

Power and telephone to the facility will be dropped underground from the existing power pole located on Village Boulevard adjacent to Parcel 11 to the site.

#### **Section 4:**

The subject property is APN#: 132-221-11 and consists of 8078 square feet (0.185 acres) (hereinafter "Parcel 11"). The parcel is within the jurisdiction of the County of Washoe, Nevada and within the boundaries of the Tahoe Regional Planning Agency. The property is zoned general commercial under the Washoe County Zoning Ordinance. The property is also located within the Incline Village Commercial Community Plan Area.

The subject property currently has no electrical power, gas, telephone, cable television or sewer and no access to Village Drive other than through the adjacent Parcel 12.

Incline Partners has secured a long-term lease of the project premises from the current landowner, KBS Ltd., a Nevada corporation. KBS Ltd. also owns the adjacent property to the south, APN# 132-221-12 which presently contains a single structure built in 1966 currently operating as a dental office (hereinafter "Parcel 12"). Parcel 11 contains some asphalt parking spaces which are used by the dental tenant and its patients for parking during business hours. The remainder of Parcel 11 is vacant.

The immediately surrounding area to the north and east is zoned commercial, the area to the west and south is zoned office/commercial.

Incline Partners is locating this project within the general commercial zone in order to both provide adequate coverage in the Incline Village area and to locate the project as far as possible from residential uses to minimize the visual impact. The parcel has abundant

trees which will provide cover and screening for the monopine. Once built, the impact and intensity of the project will be low as the monopine is designed to replicate the existing tree coverage, and on-site traffic will be minimal, normally for routine maintenance or in case of emergency.

The heights of the existing trees in and around Parcel 11 are in excess of 85 feet tall and the land slopes upwards towards Highway 28. In order for a wireless carrier's antenna array to maximize coverage of the target areas in all directions, the antennas must sit higher than the existing tree lines to perform at optimal levels. Incline Partners has designed the site to accommodate up to four (4) carriers, and at the proposed height of 112 feet, the initial two carriers will largely avoid the tree line, the additional two carriers will have some degradation of signal due to tree foliage, but that is to be expected in this heavily wooded area.

Parcel 11 and the proposed facility is not visible from any of the identified Scenic Corridors or Scenic Recreation Areas in the vicinity with the exception of State Route 28, where the monopine will be minimally visible due to the tree canopy and distance from Route 28 to Parcel 11. The measure of designing a monopine to match existing forest will mitigate any scenic impact. (see attached photo simulations).

Upon completion of construction, maintenance of carrier equipment will be necessary, meaning the site will be visited once or twice a month by a service technician for each carrier for routine maintenance, unless there is an emergency. No additional parking spaces are needed at the project site for maintenance activities. The site is entirely self-monitored and alerts personnel to any equipment malfunction or breach of security.

Because the facility will be un-staffed, there will be no regular hours of operation and no impact to existing traffic patterns. No on-site water or sanitation services will be required as a part of this proposal. The standby diesel generator will operate in the event of an emergency power outage and scheduled testing and will meet or exceed the Washoe County noise regulations.

Incline Partners has completed an Alternative Sites Analysis and map. Incline Partners over the course of two years contacted the owners of thirteen (13) separate parcels within the area of the proposed facility. Parcel 11 is the sole property that met project requirements in terms of space, avoidance of scenic corridors, coverage requirements and setbacks, and whose owner was interested in leasing space for the proposed facility. In addition, due to building height restrictions within the TRPA jurisdiction, no collocation on a building is feasible.

The proposed Incline Partners communication facility requires electrical power and telephone which as discussed above will be run underground to the site. No nuisances will be generated by the proposed facility, nor will the facility injure the public health, safety, morals or general welfare of the community. The proposed cellular and wireless technology is licensed by the Federal Communications Commission and does not interfere with any other forms of communication devices whether public or private.

## **Section 5:**

This facility will greatly enhance wireless phone and data coverage within commercial and urban zoning areas of Incline Village. Currently there is poor to no wireless phone and/or data service or other emergency phone service along this main corridor in Incline Village centered near the intersection of Tahoe Boulevard (Highway 28) and Village Drive.

This project will also enhance the ability of emergency responders in the event of emergency. Cellular coverage maps show service gaps in the area and existing facilities are not meeting service needs associated with increased wireless data needs. This project will provide additional facilities to meet service needs in the area. The additional facilities will provide improved wireless communication service in emergencies to help protect public health, safety, and welfare.

(see attached coverage maps, both existing and with proposed site).

## **Section 6:**

Parcel 11 and the proposed facility is not visible from any of the identified Scenic Corridors or Scenic Recreation Areas with the exception of State Route 28, where the monopine will be minimally visible due to the tree canopy and distance from Route 28 to Parcel 11. The measure of designing a monopine to match existing forest will mitigate any scenic impact to neighboring properties. Visual simulations were prepared for the project which demonstrates the structures will be minimally visible from State Route 28 (attached). The cell tower will resemble a tree of similar height and appearance to adjacent conifer trees in the immediate vicinity. The monopine was modified to add faux bark to the bottom 40 feet of the pole and the branch pattern was varied per the request of TRPA to appear more realistic.

The tower will not contain lights or generate noise that could be visible or heard outside the immediate vicinity of the monopine. The monopine will resemble a tree of similar height and appearance to adjacent conifer trees in the immediate vicinity. Applicant will submit final color and material samples for the equipment shelters/cabinets, monopine and slatted fence which will ensure there will be no significant impacts to scenic quality. The project will provide important wireless communication service in emergencies to protect public health, safety, and welfare. The ground level equipment shelter will remain secured by a chain link fence with forest-colored slats to reduce the potential for public access. The monopine tower is designed to simulate the appearance of a pine tree and integrate with the natural environment and the equipment compound will be hidden from view behind a six foot tall cyclone fence with barbed wire and wood-colored synthetic slats to match existing forest.

Surrounding trees and mountainous topography cause signal degradation. Wireless antennas need to be located at a height above surrounding trees and topography to

transmit and receive wireless signals requiring greater maximum height than otherwise provided for in Chapter 37. The proposed stacked antenna configuration will ensure the antennas are located within the monopine's branches to achieve a more realistic tree appearance.

The project will not have an adverse impact on applicable air and water quality standards for the Region.

**Section 7:**

We request that the landscaping requirement be waived, the TRPA staff has insisted that the area be kept in a native state. There will be parking as shown on the attached plans which will only be used during infrequent site visits by carrier personnel. No lighting is proposed for the tower, the only signage will be in accordance with FAA and FCC requirements relating to RF exposure and ownership.

Attached to this Project Description are the following additional submittal requirements:

- 1) A vicinity map showing the proposed facility's location with the Incline Village Commercial Community Plan area.
- 2) Visual photo simulations showing the proposed structure as it would be seen from surrounding properties that may be visually impacted by the structure, including but not limited to surrounding rights-of-way.
- 3) Alternative Sites Analysis



Required Finding:

Section 110.324.60 Wireless Communication/Cellular Facilities Permitting Requirements.

(a) Information Required Prior to Issuance of Any Permit. In addition to the requirements of the Building and Safety Department, the following information must be provided to the Department of Community Development before any permit can be issued for the construction and installation of a wireless communication/cellular facility:

(1) Site plan.

(attached)

(2) If the wireless facility is not within the County's preferences identified in subsections (a) through (c) of Section 110.324.45 (facade mounted, rooftop mounted or collocation on existing facility), a justification as to why these were either not available or not chosen.

(stated above under Section 1)

(3) Map identifying alternate sites that were considered by the applicant, with a justification by a competent professional for the requested site.

(attached).

(4) Type of antenna and support structure.

(shown on attached drawings)

(5) Exact location of antenna and support structure.

(shown on attached drawings)

(6) Exact location of equipment shelter and/or cabinet.

(shown on attached drawings)

(7) Height of antenna and horizontal width of supporting mechanism for antenna system.

(shown on attached drawings).

(8) Whether antenna is being collocated.

(new facility designed for collocation)

(9) Whether antenna and equipment shelter/cabinet is being codeveloped.

(Incline Partners sole developer but soliciting subleases from all wireless carriers serving the area)

(10) Siting and screening of antenna(s) to minimize visual impact.

(discussed in Section 1, 2 and 4 above)

(11) Copy of the Federal Communications Commission (FCC) license or construction permit.

(Will obtain prior to construction)

(12) Color palette.

(to be determined in conjunction with TRPA preferences)

(13) Certification by a competent professional that the facility complies with Federal Communications Commission regulations for radio frequency emissions and plan for periodic recertification of compliance.

(RF Study included)

(14) In the case of a request to locate in the public right-of-way, a certification that the facility meets all applicable requirements of Nevada and Washoe County for use of public right-of-way and a copy of the encroachment permit and lease agreement.

(not applicable)

(15) A minimum of eight (8) panoramic, true color photographs. The photographs must display the north, south, east and west views of the site and views of the adjacent properties. The Director of Community Development shall determine the final choice of color for the structure from a color palette submitted by the applicant. The color chosen shall blend with the background and surroundings and best meet the intent of this subsection.

(TRPA has indicated they want to determine final colors)

(16) Landscape plans.

(Waiver requested as TRPA requests native state be maintained).

(17) Property owner's assurance shall be provided which includes a document signed and acknowledged by the property owner, accompanied by a recordation fee in the amount shown on the County Recorder's fee schedule, assuring the removal of the wireless facility should the facility's use be discontinued for twelve (12) months. The document shall include the property owner's permission, under such circumstances, for the County to enter onto the property and remove the facility, if feasible, with the cost thereof to constitute a lien against the property. If such removal is not feasible, the County may obtain a court order requiring the removal.

(to be submitted as a condition of approval).

Section 110.324.75 Special Use Permit Required: Findings.

Subsequent to review under Sections 110.324.40 through 110.324.70, monopole antennas and lattice towers shall require the issuance of a special use permit under the process enumerated in Article 810, Special Use Permits, subject to the findings enumerated below.

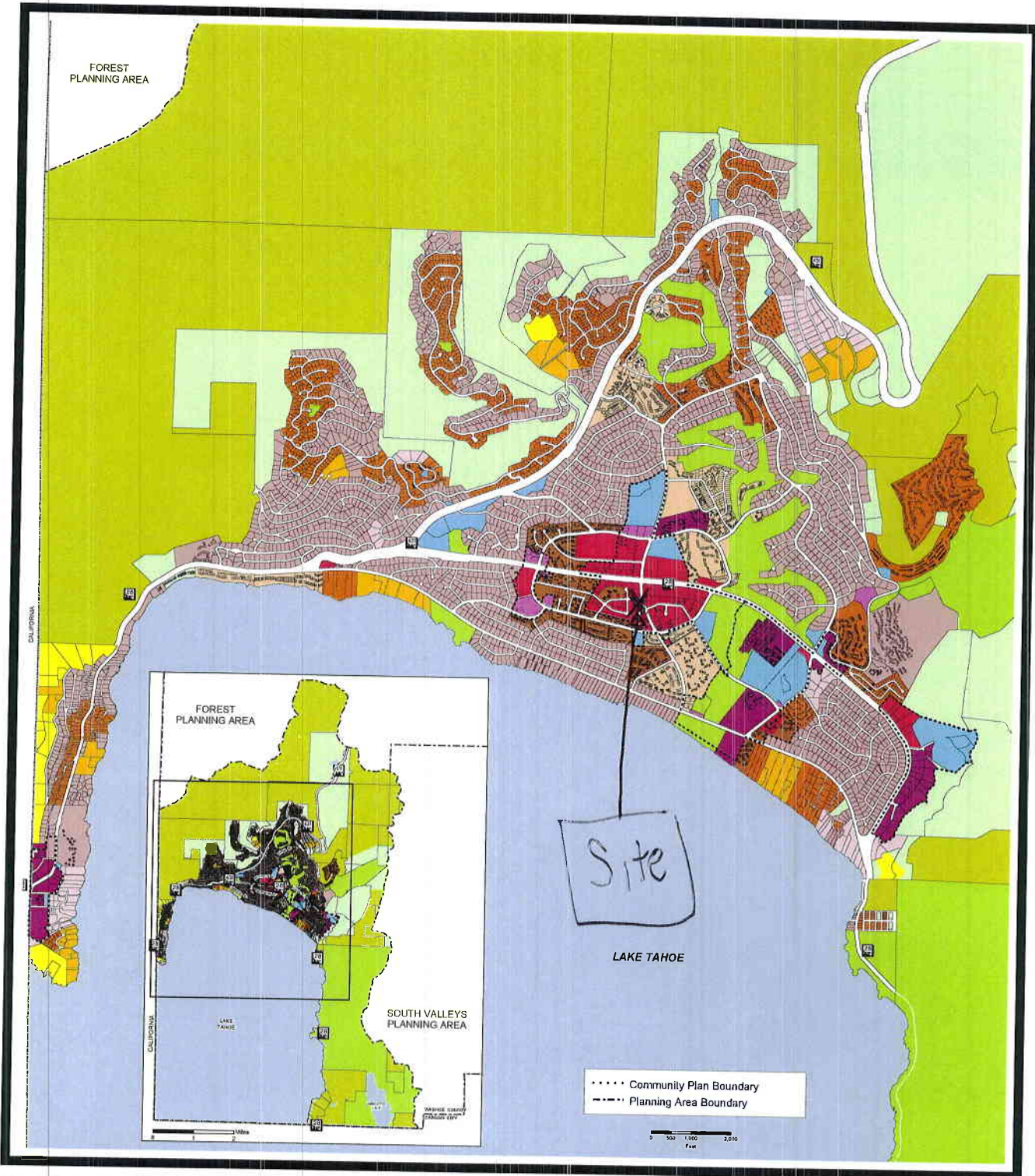
(a) That the communications facility meets all the standards of Sections 110.324.40 through 110.324.60 as determined by the Director of Community Development and/or his/her authorized representative;

(discussed above)

(b) That public input was considered during the public hearing review process; and

(c) That the monopole or lattice tower will not unduly impact the adjacent neighborhoods or the vistas and ridgelines of the County. [Added by Ord. 1242, provisions eff. 7/23/04, amended by Ord. 1378, provisions eff. 8/1/08.]

(as discussed above, impact has been mitigated)



## TAHOE REGULATORY ZONE MAP

	LOW DENSITY RURAL		HIGH DENSITY SUBURBAN		INDUSTRIAL
	MEDIUM DENSITY RURAL		LOW DENSITY URBAN		PUBLIC AND SEMI-PUBLIC FACILITIES
	HIGH DENSITY RURAL		MEDIUM DENSITY URBAN		PARKS AND RECREATION
	LOW DENSITY SUBURBAN		HIGH DENSITY URBAN		OPEN SPACE
	LOW DENSITY SUBURBAN 2		GENERAL COMMERCIAL		GENERAL RURAL
	MEDIUM DENSITY SUBURBAN		NEIGHBORHOOD COMMERCIAL/ OFFICE		GENERAL RURAL AGRICULTURAL
	MEDIUM DENSITY SUBURBAN 4		TOURIST COMMERCIAL		DRY LAKE/ WATER BODY

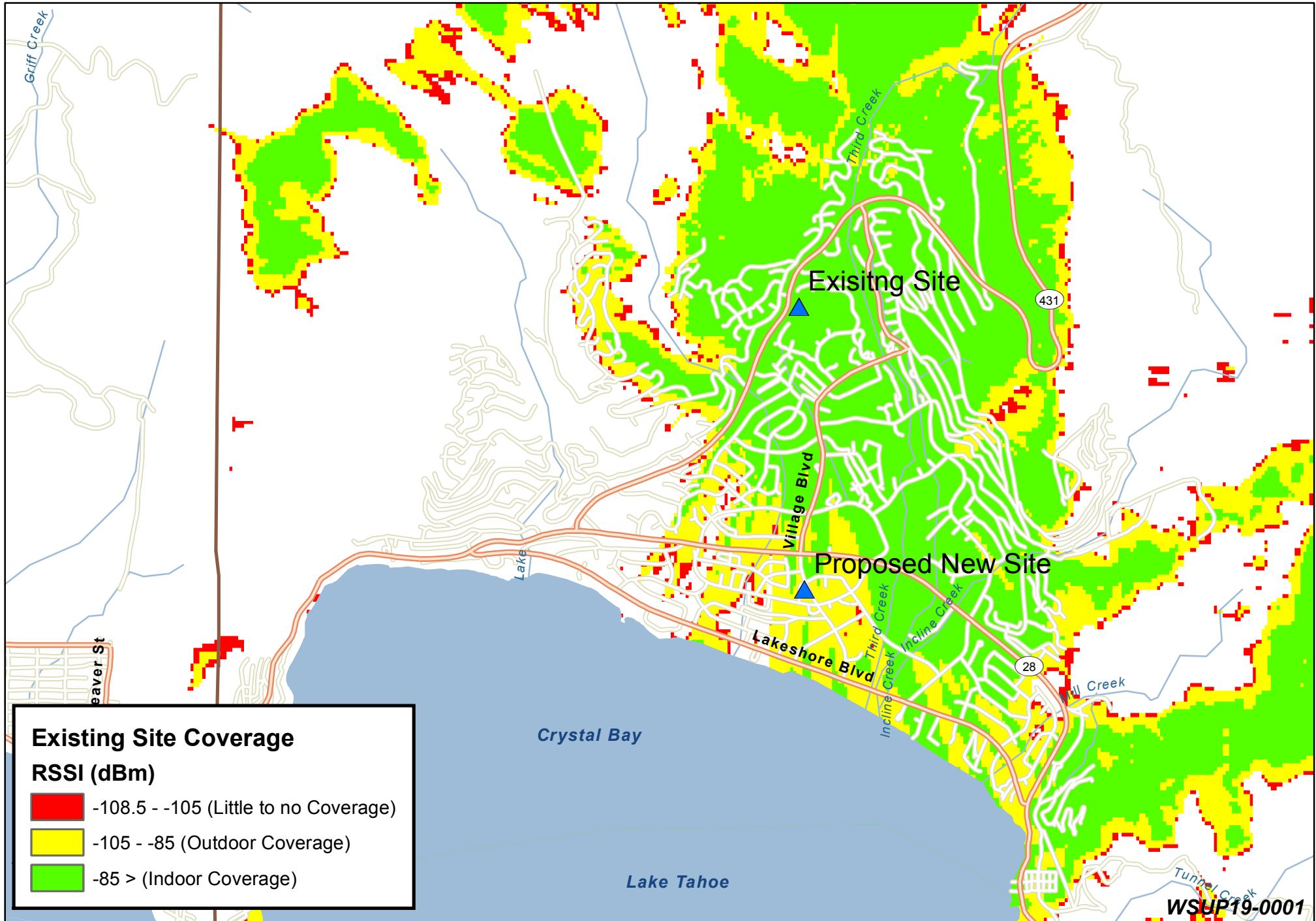
NOTE: THE SCALE AND CONFIGURATION OF ALL INFORMATION SHOWN HEREON ARE APPROXIMATE ONLY AND ARE NOT INTENDED AS A GUIDE FOR DESIGN OR SURVEY WORK. REPRODUCTION IS NOT PERMITTED WITHOUT PRIOR WRITTEN PERMISSION FROM THE WASHOE COUNTY PLANNING AND DEVELOPMENT DIVISION.

CERTIFICATION:  
THIS DOCUMENT HAS BEEN REVIEWED AND APPROVED AS AN ACCURATE REPRESENTATION OF THE ADOPTED ZONING MAPS OF WASHOE COUNTY, NEVADA, BY THE WASHOE COUNTY PLANNING AND DEVELOPMENT DIVISION.  
DATE: 5/8/2018 DIRECTOR: *[Signature]*

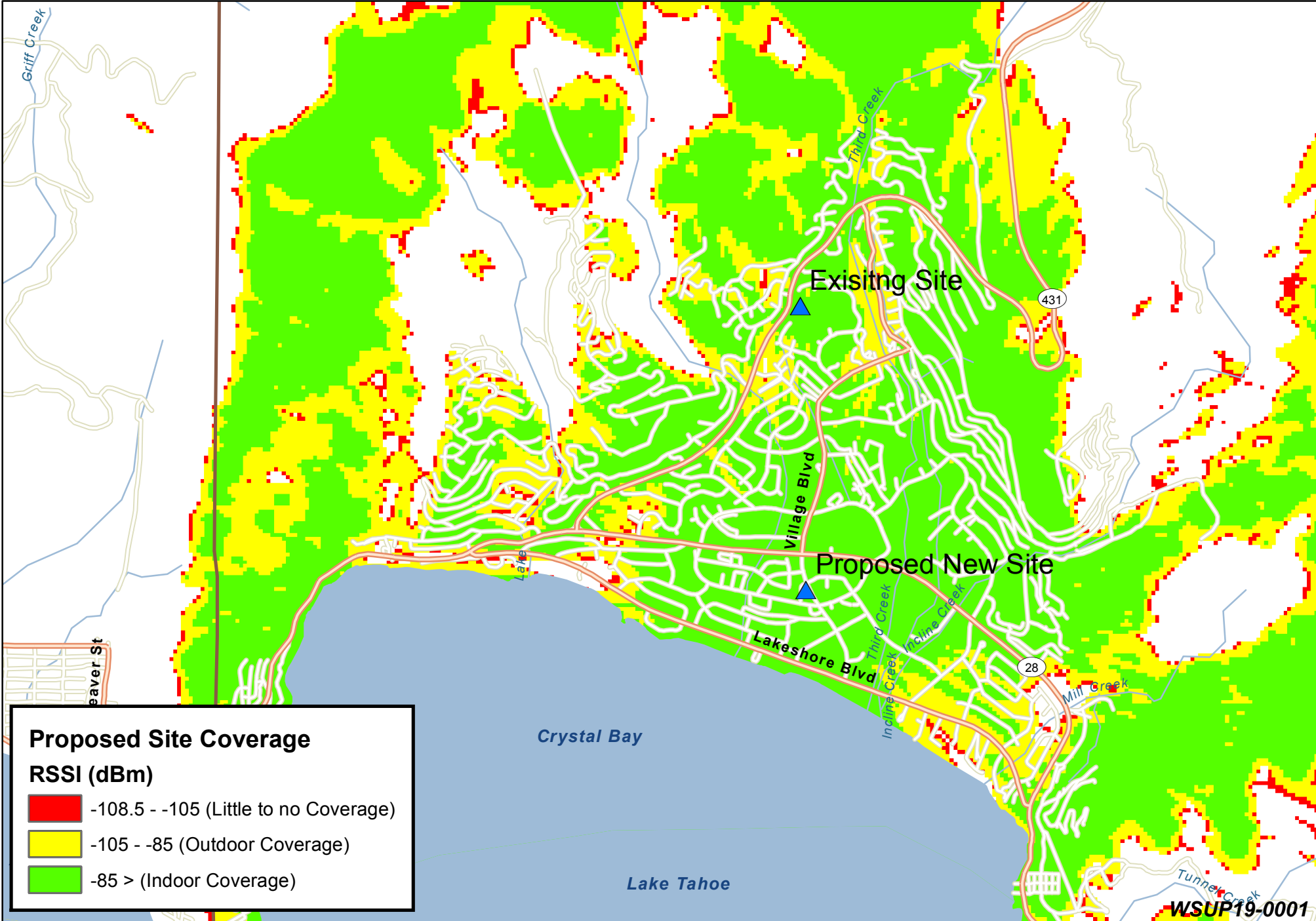
**Community Services  
Department**

**WASHOE COUNTY  
NEVADA**

# Incline Village 700 MHz LTE Coverage



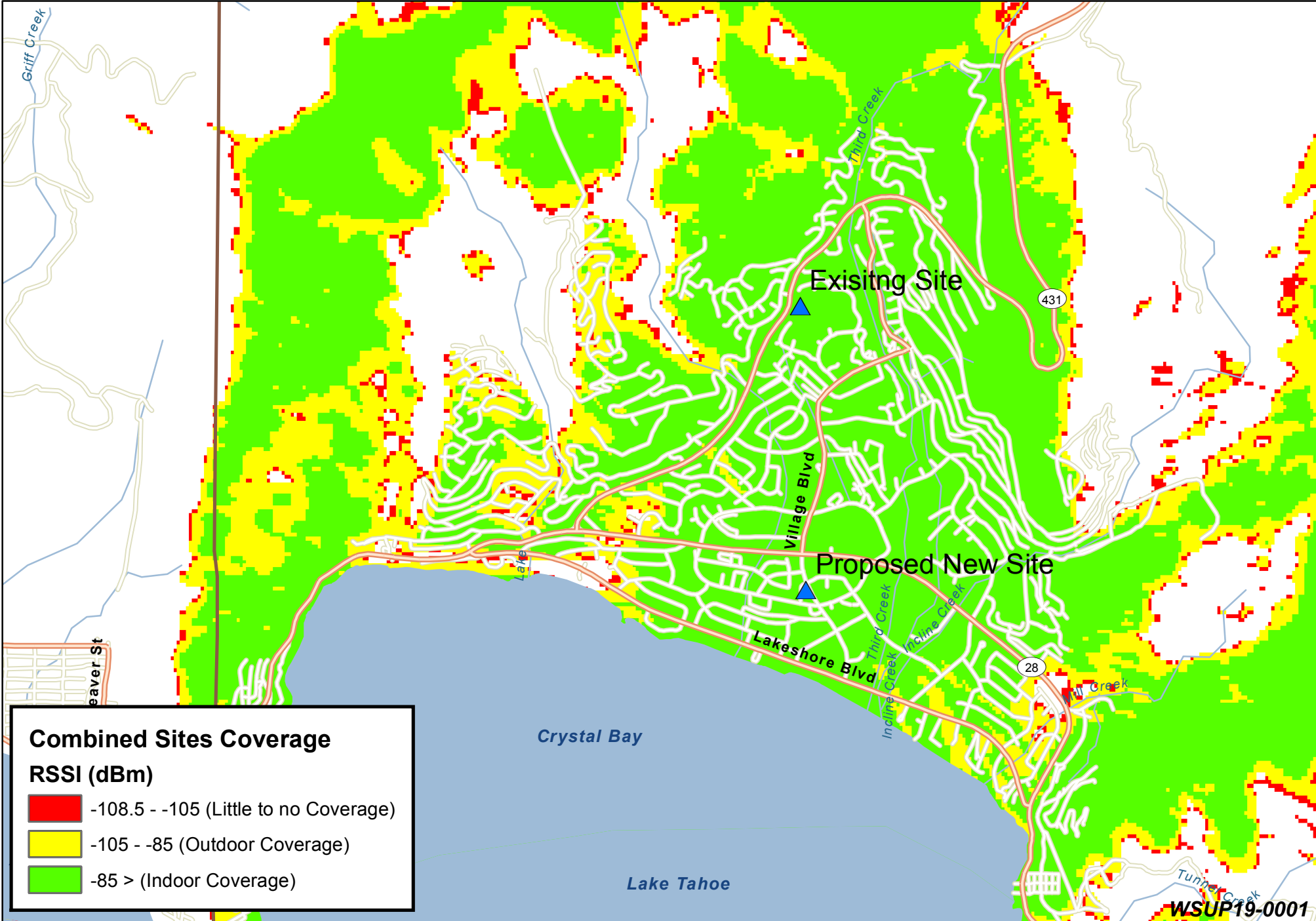
# Incline Village 700 MHz LTE Coverage



**Proposed Site Coverage**  
**RSSI (dBm)**

Red	-108.5 - -105 (Little to no Coverage)
Yellow	-105 - -85 (Outdoor Coverage)
Green	-85 > (Indoor Coverage)

# Incline Village 700 MHz LTE Coverage



**Incline Partners, LLC • Proposed Base Station (Site Name “Incline Village”)  
231 Village Boulevard • Incline Village, Nevada**

**Statement of Hammett & Edison, Inc., Consulting Engineers**

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of Incline Partners, LLC, to evaluate the base station (Site Name “Incline Village”) proposed to be located at 231 Village Boulevard in Incline Village, Nevada, for compliance with appropriate guidelines limiting human exposure to radio frequency (“RF”) electromagnetic fields.

**Executive Summary**

Incline Partners, LLC, proposes to install directional panel antennas on a tall pole, configured to resemble a tree, to be sited at 231 Village Boulevard in Incline Village. The proposed operation will comply with the FCC guidelines limiting public exposure to RF energy.

**Prevailing Exposure Standards**

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

Wireless Service	Frequency Band	Occupational Limit	Public Limit
Microwave (Point-to-Point)	5–80 GHz	5.00 mW/cm <sup>2</sup>	1.00 mW/cm <sup>2</sup>
WiFi (and unlicensed uses)	2–6	5.00	1.00
BRS (Broadband Radio)	2,600 MHz	5.00	1.00
WCS (Wireless Communication)	2,300	5.00	1.00
AWS (Advanced Wireless)	2,100	5.00	1.00
PCS (Personal Communication)	1,950	5.00	1.00
Cellular	870	2.90	0.58
SMR (Specialized Mobile Radio)	855	2.85	0.57
700 MHz	700	2.40	0.48
[most restrictive frequency range]	30–300	1.00	0.20

**General Facility Requirements**

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





**Incline Partners, LLC • Proposed Base Station (Site Name “Incline Village”)  
231 Village Boulevard • Incline Village, Nevada**

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

**Computer Modeling Method**

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

**Site and Facility Description**

Based upon information provided by Incline Partners, LLC, including construction drawings by Streamline Engineering and Design, Inc., dated March 9, 2018, it is proposed to install eighteen directional panel antennas for two wireless carriers on a 112-foot steel pole, configured to resemble a pine tree,\* to be sited on the undeveloped parcel located at 231 Village Boulevard in Incline Village. For the limited purposes of this study, it is assumed that AT&T Mobility and Verizon Wireless will operate from this site with the following transmitting facilities:

<u>Operator</u>	<u>Service</u>	<u>Maximum ERP</u>	<u>Antenna Model</u>	<u>Downtilt</u>	<u>Height</u>
AT&T	AWS	2,100 watts	Andrew SBNHH-1D65B	10°	107 ft
	PCS	5,300	Andrew SBNHH-1D65B	10	107
	Cellular	1,600	Andrew SBNHH-1D65B	14	107
	700 MHz	1,000	Andrew SBNHH-1D65B	14	107
Verizon	AWS	12,030	CommScope NHH-65B	8	97
	PCS	10,720	CommScope NHH-65B	8	97
	Cellular	5,500	CommScope NHH-65B	12	97
	700 MHz	5,370	CommScope NHH-65B	12	97

It is also assumed that the antennas for both carriers would be oriented in groups of three at about 120° spacing, to provide service in all directions. There are reported no other wireless telecommunications base stations at the site or nearby.

\* Foliage atop the pole will increase the overall height to 117 feet.

**Incline Partners, LLC • Proposed Base Station (Site Name “Incline Village”)  
231 Village Boulevard • Incline Village, Nevada**

**Study Results**

For a person anywhere at ground, the maximum RF exposure level due to the proposed operations is calculated to be 0.033 mW/cm<sup>2</sup>, which is 6.0% of the applicable public exposure limit. The maximum calculated level at the second-floor elevation of any nearby building<sup>†</sup> is 7.5% of the public exposure limit. It should be noted that these results include several “worst-case” assumptions and therefore are expected to overstate actual power density levels from the proposed operation.

**No Recommended Mitigation Measures**

Due to their mounting locations and height, the antennas would not be accessible to unauthorized persons, and so no mitigation measures are necessary to comply with the FCC public exposure guidelines. It is presumed that the wireless carriers will, as FCC licensees, take adequate steps to ensure that its employees or contractors receive appropriate training and comply with FCC occupational exposure guidelines whenever work is required near the antennas themselves.

**Conclusion**

Based on the information and analysis above, it is the undersigned’s professional opinion that operation of the base station proposed by Incline Partners, LLC, at 231 Village Boulevard in Incline Village, Nevada, will comply with the prevailing standards for limiting public exposure to radio frequency energy and, therefore, will not for this reason cause a significant impact on the environment. The highest calculated level in publicly accessible areas is much less than the prevailing standards allow for exposures of unlimited duration. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations.

**Authorship**

The undersigned author of this statement is a qualified Professional Engineer, holding California Registration Nos. E-13026 and M-20676, which expire on June 30, 2019. This work has been carried out under his direction, and all statements are true and correct of his own knowledge except, where noted, when data has been supplied by others, which data he believes to be correct.



*William F. Hammett*  
William F. Hammett, P.E.

707/996-5200

June 25, 2018

<sup>†</sup> Including the residences located at least 300 feet away, based on photographs from Google Maps.

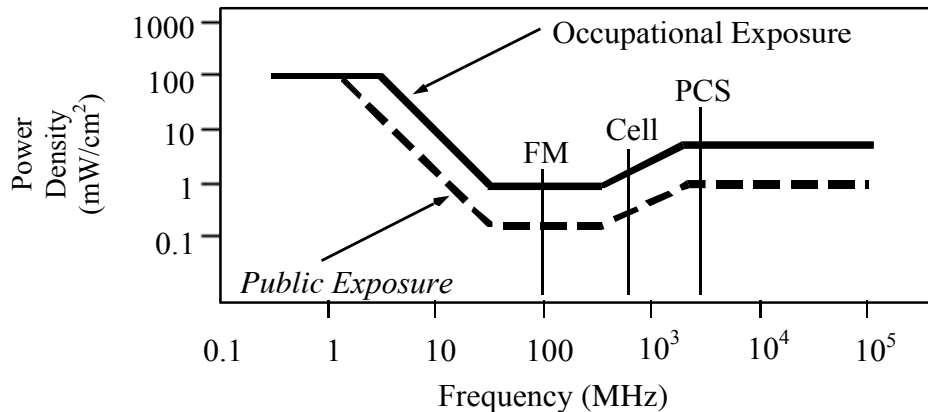


## FCC Radio Frequency Protection Guide

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

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

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



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



## RFR.CALC™ Calculation Methodology

### Assessment by Calculation of Compliance with FCC Exposure Guidelines

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

#### Near Field.

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

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

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

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

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

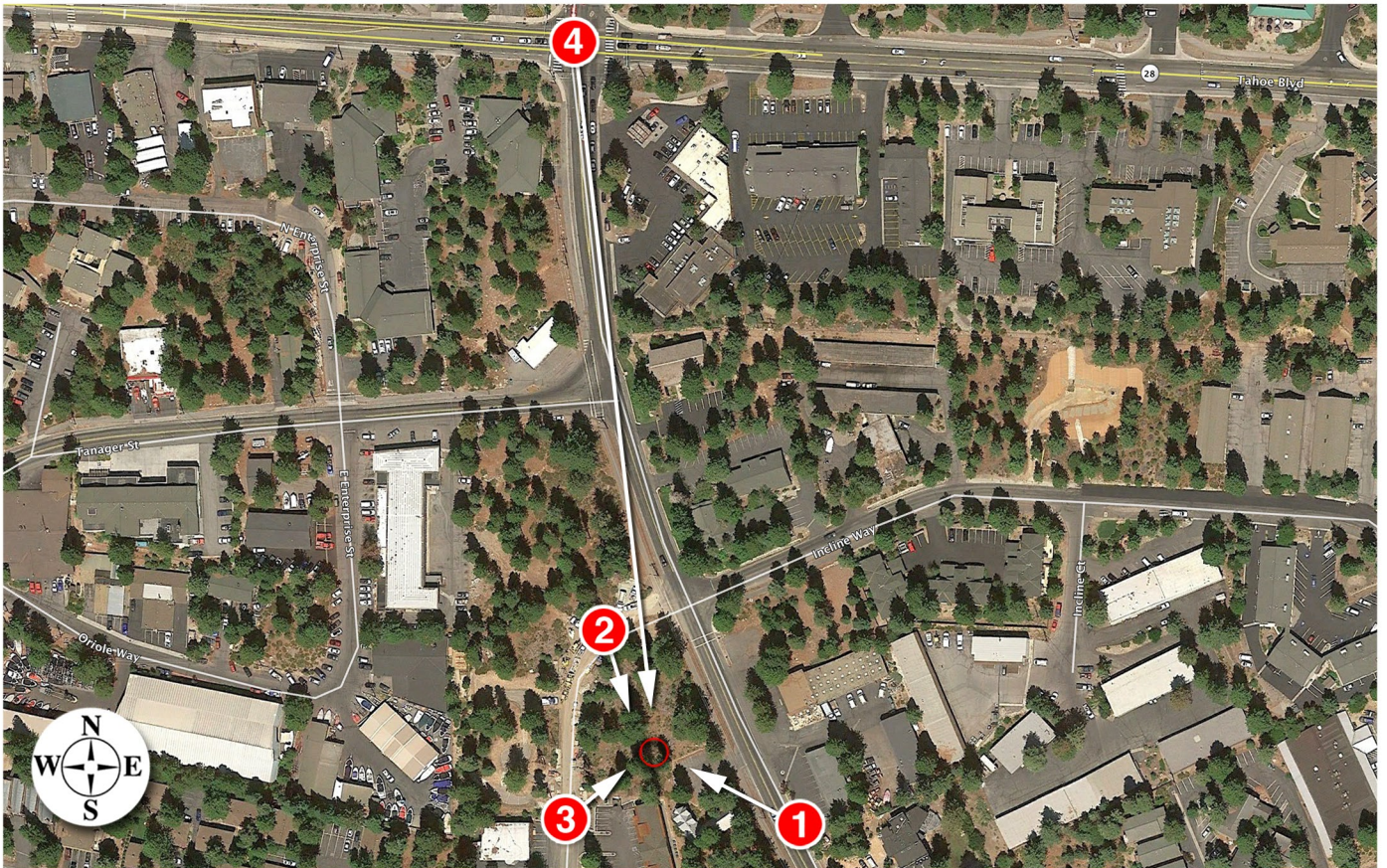
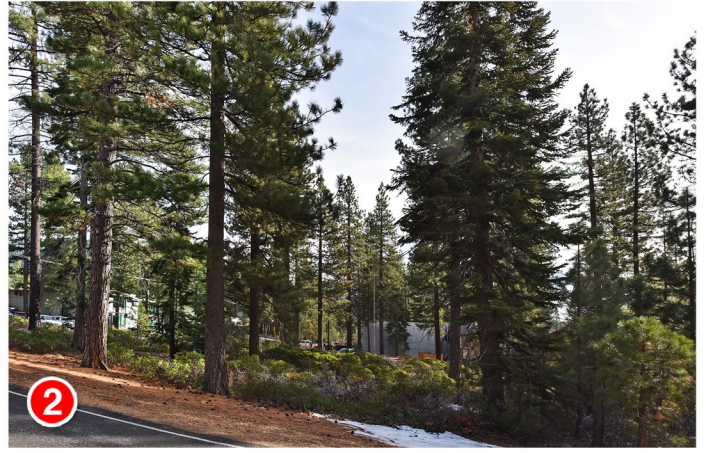
#### Far Field.

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

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

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

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





**Existing**



**Proposed**



**Existing**



**Proposed**



Existing



Proposed





Incline Partners LLC  
Proposed Incline Village New Monopine  
Alternative Sites Analysis and Map

1) Ms. Beatriz L. Lhuillier  
54 Almendral Ave.  
Atherton, CA 94027

879 Tanager St., Incline Village, NV

Reason Candidate Dropped: Owner has development plans for property

2) Serrett 2003 Family Trust  
6350 Meadowridge Drive  
Reno, NV 89519  
Attn: Theresa Serrett

APN 132-020-10 and 15 located near the corner of Village Boulevard and Tahoe Boulevard having seen it on Loopnet recently for sale.

Reason Candidate Dropped: Property in process of being sold. Adjacent to Hwy 28.

3) U.S. Bank Property  
923 Tahoe Boulevard, Incline Village, NV 89451

Reason Candidate Dropped: No interior equipment space available. Adjacent to Hwy 28.

4) Clearview Properties, LLC, a Nevada limited liability company  
230 Village Boulevard, Suite B, Incline Village, NV 89451 (Assessor's Parcel Number 132-232-14)

Interior and Exterior Space

Reason Candidate Dropped: Owner not interested in changing tenants. Property fully leased.

5) North Lake Tahoe Fire Protection District

875 Tanager Street. Main fire department complex Incline Village

Reason Candidate Dropped: No space available.

6) Skanson Family Trust  
898 Tanager Street, Incline Village, NV 89451

Reason Candidate Dropped: Owner not interested in leasing.

7) Plastiras Family Living Trust

853 Oriole Way, Incline Village, Nevada, 89451 (Assessor's Parcel Number 132-211-03)

Reason Candidate Dropped: Owner has development plans for property.

8) Allan & Mary Lou Rosenkranz

876 Oriole Way

Reason Candidate Dropped: Property fully leased as auto repair.

9) Zerang LLC

900 Incline Way

Reason Candidate Dropped: Property recently sold from US Government to private party with development plans for parcel

10) Nevada New-Tech Inc.

895 Incline Way & 249 Village Blvd.

Reason Candidates Dropped: Owner not interesting in leasing. Have future plans for properties.

11) Incline Tahoe Glass Co. Inc.

250 Village Blvd.

Reason Candidate Dropped: Owner not interested in leasing. Possible future sale plans.

12) Gately Enterprises USA LLC

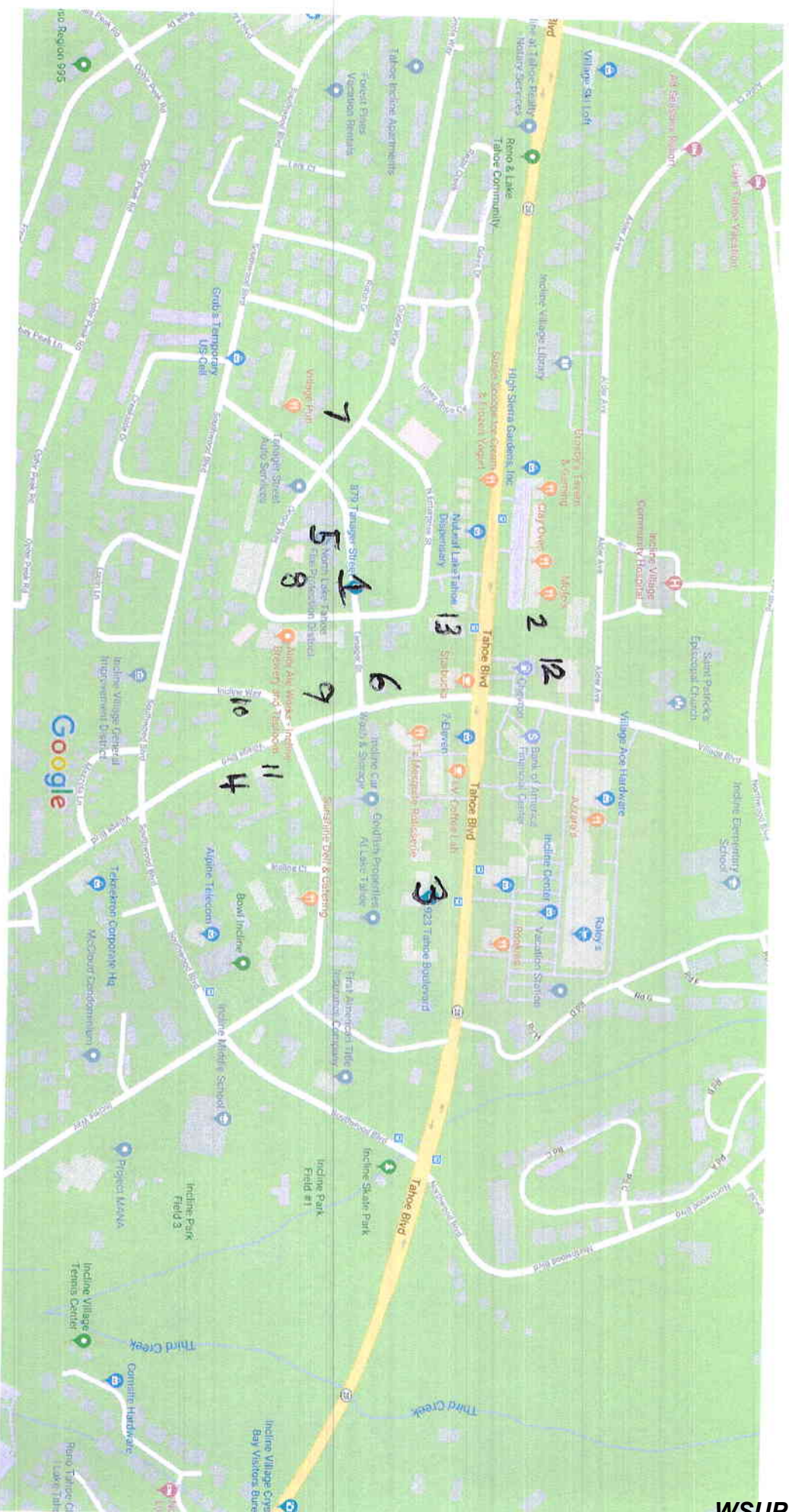
317 Village Blvd.

Reason Candidate Dropped: Recently purchased property with plans to renovate for corporate use.

13) Davis A. M. Mercantile Co.

893 Tahoe Blvd.

Reason Candidate Dropped: Property fully leased. Owner not interested. Adjacent to Hwy 28.



WSUP19-0001 EXHIBIT G

# INCLINE PARTNERS ALTERNATIVE CANDIDATES

School of Social Work Building 1350 University Avenue...

Ingraham Hall 1155 Observatory Drive, Madison, WI

# INCLINE PARTNERS, LLC

P O BOX 3740  
INCLINE VILLAGE, NV 89450

# INCLINE VILLAGE

**INCLINE VILLAGE**

231 VILLAGE BLVD  
INCLINE VILLAGE, NV 89451

**ISSUE STATUS**

Δ	DATE	DESCRIPTION	BY
	01/25/18	CD 90%	D.G.
	01/30/18	CLIENT REV	D.G.
	03/09/18	CLIENT REV	D.G.
	03/13/18	CLIENT REV	D.G.
	07/19/18	CLIENT REV	D.G.
	11/01/18	CLIENT REV	D.G.

DRAWN BY: D. GARCIA

CHECKED BY: L. HOUGHTBY

APPROVED BY: -

DATE: 11/01/18

**PROJECT DESCRIPTION**

- INCLINE PARTNERS PROPOSES TO:
- INSTALL (N) MULTI-CARRIER 46'-0"X35'-0" EQUIPMENT COMPOUND
  - INSTALL (N) 117'-0" TALL MONOPINE

**VICINITY MAP**



**CODE COMPLIANCE**

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

- 2012 INTERNATIONAL BUILDING CODE
- 2012 INTERNATIONAL RESIDENTIAL CODE
- 2012 INTERNATIONAL EXISTING BUILDING CODE
- 2012 INTERNATIONAL ENERGY CONSERVATION CODE
- 2012 INTERNATIONAL FUEL GAS CODE
- 2012 INTERNATIONAL GREEN CONSTRUCTION CODE
- 2012 INTERNATIONAL MECHANICAL CODE
- 2012 INTERNATIONAL WILDLAND URBAN INTERFACE CODE
- 2012 INTERNATIONAL SWIMMING POOL AND SPA CODE
- 2012 UNIFORM PLUMBING CODE
- 2012 UNIFORM MECHANICAL CODE
- 2011 NATIONAL ELECTRICAL CODE
- 2012 NORTHERN NEVADA ENERGY CODE AMENDMENTS BY THE NNICC
- 2012 NORTHERN NEVADA CODE AMENDMENTS BY THE NNICC

ALONG WITH ANY OTHER APPLICABLE LOCAL & STATE LAWS AND REGULATIONS.

**PROJECT INFORMATION**

SITE NAME:	INCLINE VILLAGE	JURISDICTION:	WASHOE COUNTY
COUNTY:	WASHOE	POWER:	NV ENERGY
APN:	132-221-11	TELEPHONE:	AT&T
PARCEL SIZE:	8,077 SQ FT		
SITE ADDRESS:	231 VILLAGE BLVD INCLINE VILLAGE, NV 89451		
CURRENT ZONING:	-		
PROPERTY OWNER:	KBS LTD		
APPLICANT:	INCLINE PARTNERS, LLC P.O. BOX 3740 INCLINE VILLAGE, NV 89450		
LEASING CONTACT:	ATTN: MICHAEL FLYNN INCLINE PARTNERS, LLC P.O. BOX 3740 INCLINE VILLAGE, NV 89450 (775) 230-4955 MOBILE		
ZONING CONTACT:	ATTN: MICHAEL FLYNN INCLINE PARTNERS, LLC P.O. BOX 3740 INCLINE VILLAGE, NV 89450 (775) 230-4955 MOBILE		
CONST. CONTACT:	ATTN: MICHAEL FLYNN INCLINE PARTNERS, LLC P.O. BOX 3740 INCLINE VILLAGE, NV 89450 (775) 230-4955 MOBILE		
LAT.	N -' -' -" NAD 83		
LONG.	W -' -' -" NAD 83		
AMSL:	±		

**DRIVING DIRECTIONS**

FROM: SACRAMENTO, CA 95814  
TO: 231 VILLAGE BLVD, INCLINE VILLAGE, NV 89451

HEAD EAST TOWARD 9TH ST 39 FT  
TURN RIGHT ONTO 9TH ST 256 FT  
TURN RIGHT ONTO I ST 0.3 MI  
TURN RIGHT TO MERGE ONTO I-5 N/STATE HWY 99 N TOWARD REDDING/YUBA CITY 0.3 MI  
MERGE ONTO I-5 N/STATE HWY 99 N 2.3 MI  
USE THE RIGHT 2 LANES TO TAKE EXIT 522 TO MERGE ONTO I-80 E TOWARD RENO 101 MI  
TAKE EXIT 188B FOR CA-89/CA-267 S TOWARD SIERRAVILLE/LAKE TAHOE 0.3 MI  
TURN RIGHT ONTO CA-267 S 11.6 MI  
TURN LEFT ONTO N LAKE BLVD 0.4 MI  
AT THE TRAFFIC CIRCLE, CONTINUE STRAIGHT TO STAY ON N LAKE BLVD 0.2 MI  
AT THE TRAFFIC CIRCLE, CONTINUE STRAIGHT TO STAY ON N LAKE BLVD ENTERING NEVADA 1.2 MI  
CONTINUE ONTO NV-28 E 2.8 MI  
AT THE TRAFFIC CIRCLE, TAKE THE 1ST EXIT ONTO TAHOE BLVD 1.1 MI  
TURN RIGHT ONTO VILLAGE BLVD DESTINATION WILL BE ON THE RIGHT 0.2 MI

END AT: 231 VILLAGE BLVD, INCLINE VILLAGE, NV 89451

ESTIMATED TIME: 2 HOURS 19 MINUTES ESTIMATED DISTANCE: 122 MILES

**SHEET INDEX**

SHEET	DESCRIPTION	REV
T-1	TITLE SHEET	-
C-1	TOPOGRAPHIC SURVEY	-
C-2	EROSION CONTROL PLAN	-
A-1	SITE PLAN	-
A-2	ELEVATIONS	-

**APPROVAL**

RF
LEASING
ZONING
CONSTRUCTION

PRELIMINARY:  
NOT FOR  
CONSTRUCTION

KEVIN R. SORENSEN  
S4469

INCLINE PARTNERS, LLC

P.O. BOX 3740  
INCLINE VILLAGE, NV 89450

SHEET TITLE:

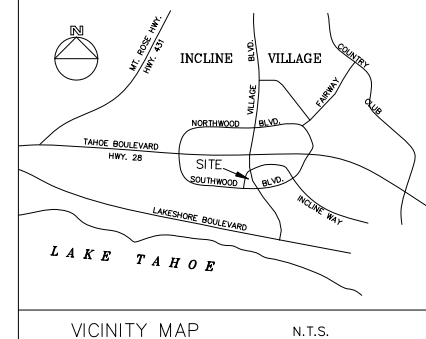
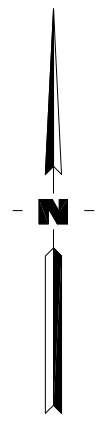
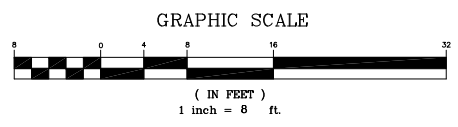
TITLE

SHEET NUMBER:

T-1

WSUP19-0001

EXHIBIT G



REVISIONS	BY

SITE PLAN  
 LOT 6 BLOCK "B" COMMERCIAL SUBDIVISION NO. 1, TRACT MAP. 942  
 APN 132-221-11 WASHOE COUNTY NEVADA  
 INCLINE VILLAGE, NV

- LEGEND**
- FOUND MONUMENT AS NOTED
  - NOTHING FOUND OR SET
  - 104.9 SPOT ELEVATION
  - ⊕ POWER POLE
  - P.U.E. PUBLIC UTILITY EASEMENT
  - A.E. ANCHOR EASEMENT
  - ⊙12" P TREE W/DRIPLINE, DIAMETER & TYPE  
P=PINE, F=FIR, C=CEDAR

**TITLE NOTES:**

THIS SURVEY IS BASED ON THE LEGAL DESCRIPTION FURNISHED IN A PRELIMINARY TITLE REPORT BY TICOR TITLE OF NEVADA, INC., ORDER NO. 01705558-CD, DATED OCTOBER 23, 2017.

THE FOLLOWING DOCUMENTS AFFECT THE PARCEL:

ITEM #11 REFERS TO EASEMENTS PER TRACT MAP. NO. 942. SHOWN HEREON.

ITEM #12 REFERS TO COVENANTS, CONDITIONS AND RESTRICTIONS ORIGINALLY RECORDED MARCH 2, 1965 AS BOOK 64, PAGE 243 AS DOC. 21602 AND MODIFIED THEREAFTER. SEE ALL DOCUMENTS FOR PARTICULARS.

ITEM #13 REFERS TO COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JUNE 14, 1967 IN BOOK 259, PAGE 336 AS DOC. NO. 89840, OFFICIAL RECORDS. SEE FULL DOCUMENT FOR PARTICULARS.

ITEM #14 REFERS TO AN EASEMENT FOR SEWER, WATER, DRAINAGE, RECREATION, SIDEWALK AND STREET LIGHTING PURPOSES, RECORDED NOVEMBER 6, 1967 BOOK 286, PAGE 104 AS DOC. NO. 101066. SEE FULL DOCUMENT FOR PARTICULARS.

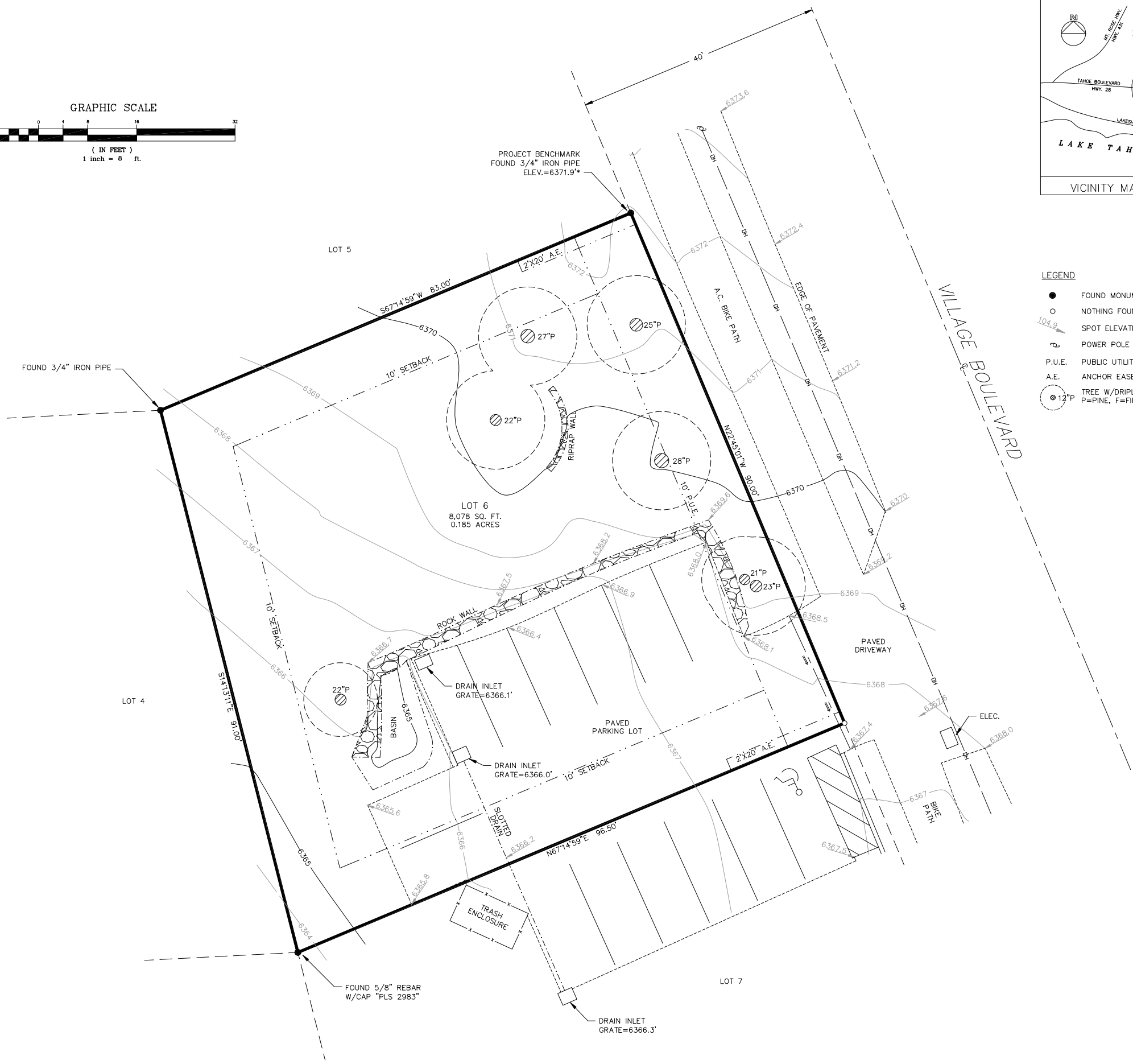
ITEM #15 REFERS TO AN EASEMENT FOR UTILITIES, DRAINAGE, PEDESTRIAN WALKWAYS AND TELEVISION CABLES, RECORDED APRIL 21, 1970 IN BOOK 457, PAGE 492 AS DOC. NO. 171926, OFFICIAL RECORDS. SEE FULL DOCUMENT FOR PARTICULARS.

ITEM #16 REFERS TO COVENANTS, CONDITIONS AND RESTRICTIONS (DEED RESTRICTION), RECORDED JUNE 11, 2007 AS DOC. NO. 3542460, OFFICIAL RECORDS. SEE FULL DOCUMENT FOR PARTICULARS.

ITEM #17 REFERS TO COVENANTS, CONDITIONS AND RESTRICTIONS (DEED RESTRICTION), RECORDED OCTOBER 27, 2009 AS DOC. NO. 3815643, OFFICIAL RECORDS. SEE FULL DOCUMENT FOR PARTICULARS.

**NOTES:**

1. BEFORE DRAWING PLANS, PROPERTY OWNERS OR THEIR REPRESENTATIVES MUST CHECK WITH ALL PERMITTING AGENCIES FOR SETBACKS, ASSOCIATION DESIGN AND CC&R REQUIREMENTS, OPEN SPACE REQUIREMENTS, HEIGHT RESTRICTIONS, ETC. INVESTIGATIONS AND/OR A SITE ASSESSMENT TO DETERMINE LEGALLY EXISTING COVERAGE AND LAND CAPABILITY THRESHOLDS SHOULD BE CONDUCTED PRIOR TO RELIANCE ON THIS PLAN. IT IS NOT INTENDED THAT THIS SURVEY RELIEVE THE PROJECT DESIGNER OF THE NECESSITY OF AN INVESTIGATIVE VISIT TO THE SITE. BEFORE CONSTRUCTION BEGINS, GRADES SHOULD BE CHECKED BY THE BUILDER.
2. TREES SMALLER THAN 6" IN DIAMETER HAVE NOT BEEN SHOWN.
3. THE VERTICAL DATUM OF THIS SURVEY IS BASED ON A TOPOGRAPHIC MAP BY KENNETH BARROW, DATED APRIL 28, 2005. THE CONTOUR INTERVAL IS 1 FOOT. THE ACCURACY OF THIS SURVEY IS ONE-HALF CONTOUR INTERVAL.
4. FIELD WORK FOR THIS SURVEY WAS ACCOMPLISHED ON 10/4/18.
5. ALL EASEMENTS OF RECORD PER THE SUBDIVISION TRACT MAP HAVE BEEN SHOWN. NO INVESTIGATION HAS BEEN MADE FOR EASEMENTS OF RECORD, ENCUMBRANCES, COVENANTS AND CONDITIONS OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH A CURRENT TITLE SEARCH MAY DISCLOSE, OTHER THAN THOSE SHOWN HEREON.
6. THIS MAP INDICATES THE LOCATION OF SURFACE UTILITIES DISCOVERED DURING THE COURSE OF THIS SURVEY. UTILITY COMPANIES SHOULD BE CONSULTED FOR LOCATION OF UNDERGROUND FACILITIES OR OTHER UTILITIES NOT SHOWN HEREON.
7. THE BOUNDARY LINES AND PROPERTY CORNERS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE TAKEN FROM RECORD DATA. A BOUNDARY SURVEY TO RE-MONUMENT MISSING PROPERTY CORNERS SHOULD BE DONE PRIOR TO RELIANCE ON THIS PLAN FOR CONSTRUCTION.
8. SUBJECT PARCEL IS ZONED GENERAL COMMERCIAL (GC) PER WASHOE COUNTY DEVELOPMENT CODE, TABLE 110.406.05.1. BUILDING SETBACKS FOR GC ARE 10' FRONT, REAR AND SIDES.



DATE
SCALE 1" = 8'
DRAWN
JOB
FILE
SHEET
1
OF 1 SHEETS

## BEST MANAGEMENT PRACTICES TABLE

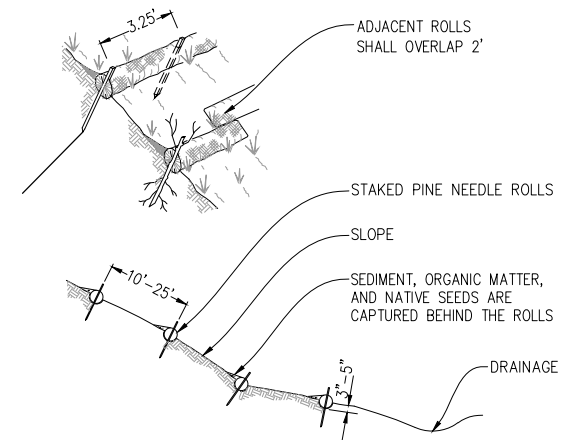
BEST MANAGEMENT PRACTICES	LOCATION	SCHEDULE IMPLEMENTATION	MAINTENANCE SCHEDULE
PRESERVING EXISTING VEGETATION	AROUND PERIMETER OF PROJECT SITE	CONTINUOUS UNTIL CONSTRUCTION IS COMPLETED	EDUCATE EMPLOYEES AND SUBCONTRACTORS REGARDING IMPORTANCE OF MAINTAINING EXISTING VEGETATION TO PREVENT EROSION AND FILTER OUT SEDIMENT IN RUNOFF FROM DISTURBED AREAS ON THE CONSTRUCTION SITE. INSPECT SITE PERIMETER MONTHLY TO VERIFY THE OUTSIDE VEGETATION IS NOT DISTURBED.
PROTECT GRADED AREAS AND SLOPES FROM WASHOUT AND EROSION	THROUGHOUT PROJECT SITE	CONTINUOUS	INSPECT GRADED AREAS AND SLOPES ON AT LEAST A MONTHLY BASIS TO CHECK FOR EROSION. GRADE TRIBUTARY AREAS OR INSTALL SAND DIKES AS NECESSARY TO PREVENT EROSION.
GRAVEL FILTER	ALONG FLOW LINES OF UNPAVED ROADWAYS WITHIN SITE	IN PLACE CONTINUOUSLY UNTIL ROADWAYS ARE PAVED	INSPECT AFTER EACH STORM. REMOVE ON-SITE SEDIMENT DEPOSITED BEHIND BERM OR BARRIER TO MAINTAIN EFFECTIVENESS.
BAG INLET FILTER	INLETS TO THE STORM DRAINAGE SYSTEM	CONTINUOUS UNTIL LANDSCAPING IS IN PLACE	INSPECT WEEKLY AND AFTER EACH STORM. REMOVE SEDIMENT AND DEBRIS BEFORE ACCUMULATION HAS REACHED ONE THIRD THE DEPTH OF THE BAG. REPAIR OR REPLACE INLET FILTER BAG AS SOON AS DAMAGE OCCURS.
PINE NEEDLE ROLLS	SEE NOTE 3 OF EROSION & CONTROL NOTES	CONTINUOUS	INSPECT AFTER EACH STORM. REMOVE SEDIMENT DEPOSITED BEHIND FIBER ROLLS WHENEVER NECESSARY TO MAINTAIN EFFECTIVENESS.
HYDROSEEDING	3:1 SLOPES	IN PLACE DURING BY SEPT. 15	INSPECT SLOPES ON AT LEAST A MONTHLY BASIS TO CHECK FOR EROSION. IF EROSION IS NOTED, SPREAD STRAW MULCH OVER AFFECTED AREAS.
STABILIZED CONSTRUCTION ENTRANCE	ENTRANCES TO SITE FROM PUBLIC ROADWAYS	CONTINUOUS, UNTIL ENTRANCES AND ON-SITE ROADWAYS ARE PAVED	INSPECT ON A MONTHLY BASIS AND AFTER EACH RAINFALL. ADD AGGREGATE BASE MATERIAL WHENEVER NECESSARY TO PREVENT SEDIMENT FROM BEING TRACKED INTO PUBLIC STREET.
WIND EROSION CONTROL PRACTICES	WHEREVER NECESSARY THROUGHOUT PROJECT SITE	CONTINUOUS UNTIL GRADING IS COMPLETED AND SOILS HAVE STABILIZED	INSPECT SITE DURING WINDY CONDITIONS TO IDENTIFY AREAS WHERE WIND AND EROSION IS OCCURRING AND ABATE EROSION AS NECESSARY.
GOOD HOUSEKEEPING MEASURES	THROUGHOUT PROJECT SITE	CONTINUOUS UNTIL CONSTRUCTION IS COMPLETED	INSPECT SITE ON AT LEAST A MONTHLY BASIS TO VERIFY GOOD HOUSEKEEPING PRACTICES ARE BEING IMPLEMENTED.
PROPER CONSTRUCTION MATERIAL STORAGE	DESIGNATED AREA	CONTINUOUS UNTIL CONSTRUCTION IS COMPLETED	INSPECT SITE ON AT LEAST A WEEKLY BASIS TO VERIFY THAT CONSTRUCTION MATERIALS ARE STORED IN A MANNER WHICH COULD NOT CAUSE STORM WATER POLLUTION.
PROPER CONSTRUCTION WASTE STORAGE AND DISPOSAL INCLUDING	DESIGNATED COLLECTION AREA AND CONTAINERS	CONTINUOUS UNTIL CONSTRUCTION IS COMPLETED	INSPECT SITE ON AT LEAST A WEEKLY BASIS TO ASSURE WASTE IS STORED PROPERLY AND DISPOSED OF AT LEGAL DISPOSAL SITE, DAILY.
CONCRETE SPILL CLEANUP PAINT & PAINTING SUPPLIES	MATERIAL HANDLING AREAS	IMMEDIATELY AT TIME OF SPILL	INSPECT MATERIAL HANDLING AREAS ON AT LEAST A MONTHLY BASIS TO VERIFY PROPER SPILL CLEANUP.
VEHICLE FUELING, MAINTENANCE & CLEANING	DESIGNATED AREA WITH SECONDARY CONTAINMENT	CONTINUOUS	KEEP AMPLE SUPPLIES OF SPILL CLEANUP MATERIALS ON SITE & INSPECT ON REGULAR SCHEDULE.
STREET AND STORM DRAINAGE FACILITY MAINTENANCE DEFINITIONS	STREETS AND STORM DRAINAGE FACILITIES	CONTINUOUS UNTIL CONSTRUCTION IS COMPLETED	MAINTAIN STORM DRAINAGE FACILITIES AND PAVED STREETS CLEAR OF SEDIMENT AND DEBRIS.

## EROSION AND SEDIMENT CONTROL NOTES

- THE CONTRACTOR SHALL FOLLOW TYPICAL GUIDELINES FOR GRADING, EROSION AND SEDIMENT CONTROL FOR THE MEASURES SHOWN OR STATED ON THESE PLANS.
- CONTRACTOR MUST ENSURE THAT THE CONSTRUCTION SITE IS PREPARED PRIOR TO THE ONSET OF ANY STORM. CONTRACTOR SHALL HAVE ALL EROSION AND SEDIMENT CONTROL MEASURES IN PLACE FOR THE WINTER MONTHS PRIOR TO OCTOBER 1.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED. CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF A REPRESENTATIVE OF THE DEPARTMENT OF UTILITIES.
- THIS PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS MAY BE MADE TO THE PLAN IN THE FIELD SUBJECT TO THE APPROVAL OF OR AT THE DIRECTION OF A REPRESENTATIVE OF THE DEPARTMENT OF UTILITIES.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED BEFORE AND AFTER ALL STORMS TO ENSURE MEASURES ARE FUNCTIONING PROPERLY.
- CONTRACTOR SHALL MAINTAIN A LOG AT THE SITE OF ALL INSPECTIONS OR MAINTENANCE OF BMPs, AS WELL AS, ANY CORRECTIVE CHANGES TO THE BMPs OR EROSION AND SEDIMENT CONTROL PLAN.
- IN AREAS WHERE SOIL IS EXPOSED, PROMPT REPLANTING WITH NATIVE COMPATIBLE, DROUGHT-RESISTANT VEGETATION SHALL BE PERFORMED. NO AREAS WILL BE LEFT EXPOSED OVER THE WINTER SEASON.
- THE CONTRACTOR SHALL INSTALL THE STABILIZED CONSTRUCTION ENTRANCE PRIOR TO COMMENCEMENT OF GRADING. LOCATION OF THE ENTRANCE MAY BE ADJUSTED BY THE CONTRACTOR TO FACILITATE GRADING OPERATIONS. ALL CONSTRUCTION TRAFFIC ENTERING THE PAVED ROAD MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCE. THE STABILIZED CONSTRUCTION ENTRANCE SHALL REMAIN IN PLACE UNTIL THE ROAD BASE ROCK COURSE IS COMPLETED.
- ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE SWEEPED AT THE END OF EACH WORKING DAY OR AS NECESSARY.
- CONTRACTOR SHALL PLACE GRAVEL BAGS AROUND ALL NEW DRAINAGE STRUCTURE OPENINGS IMMEDIATELY AFTER THE STRUCTURE OPENING IS CONSTRUCTED. THESE GRAVEL BAGS SHALL BE MAINTAINED AND REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETED.
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
- WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
- WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
- CONTRACTOR SHALL IMPLEMENT HOUSEKEEPING PRACTICES AS FOLLOWS:
  - SOLID WASTE MANAGEMENT:** CONTRACTOR SHALL PLACE ALL SOLID WASTE MATERIALS IN CONTRACTOR'S TRUCKS AND HAUL OFF SITE TO APPROVED SOLID WASTE RECEPTACLES AT CLOSE OF EACH BUSINESS DAY AND NO STORAGE OF SOLID WASTE ONSITE IS ALLOWED.
  - MATERIAL DELIVERY AND STORAGE:** PROVIDE A DESIGNATED MATERIAL STORAGE AREA WITH SECONDARY CONTAINMENT SUCH AS BERMING. STORE MATERIAL ON PALLETS AND PROVIDE COVERING FOR SOLUBLE MATERIALS. RELOCATE STORAGE AREA INTO BUILDING SHELL WHEN POSSIBLE. INSPECT AREA WEEKLY.
  - CONCRETE WASTE:** PROVIDE A DESIGNATED AREA FOR A TEMPORARY PIT TO BE USED FOR CONCRETE TRUCK WASH-OUT. DISPOSE OF HARDENED CONCRETE OFFSITE. AT NO TIME SHALL A CONCRETE TRUCK DUMP ITS WASTE AND CLEAN ITS TRUCK INTO THE LOCAL STORM DRAINS VIA CURB AND GUTTER. INSPECT DAILY TO CONTROL RUNOFF, AND WEEKLY FOR REMOVAL OF HARDENED CONCRETE.
  - PAINT AND PAINTING SUPPLIES:** PROVIDE INSTRUCTION TO EMPLOYEES AND SUBCONTRACTORS REGARDING REDUCTION OF POLLUTANTS INCLUDING MATERIAL STORAGE, USE, AND CLEAN UP. INSPECT SITE WEEKLY FOR EVIDENCE OF IMPROPER DISPOSAL.
  - VEHICLE FUELING, MAINTENANCE AND CLEANING:** PROVIDE A DESIGNATED FUELING AREA WITH SECONDARY CONTAINMENT SUCH AS BERMING. DO NOT ALLOW MOBILE FUELING OF EQUIPMENT. PROVIDE EQUIPMENT WITH DRIP PANS. RESTRICT ONSITE MAINTENANCE AND CLEANING OF EQUIPMENT TO A MINIMUM. INSPECT AREA WEEKLY.
  - HAZARDOUS WASTE MANAGEMENT:** PREVENT THE DISCHARGE OF POLLUTANTS FROM HAZARDOUS WASTES TO THE DRAINAGE SYSTEM THROUGH PROPER MATERIAL USE, WASTE DISPOSAL AND TRAINING OF EMPLOYEES. HAZARDOUS WASTE PRODUCTS COMMONLY FOUND ON-SITE INCLUDE BUT ARE NOT LIMITED TO PAINTS & SOLVENTS, PETROLEUM PRODUCTS, FERTILIZERS, HERBICIDES & PESTICIDES, SOIL STABILIZATION PRODUCTS, ASPHALT PRODUCTS AND CONCRETE CURING PRODUCTS.

## PINE NEEDLE ROLL NOTES

- REPAIR OR REPLACE SPLIT, TORN UNRAVELING OR SLUMPING PINE NEEDLE ROLLS.
- INSPECT PINE NEEDLE ROLLS WHEN RAIN IS FORECAST, FOLLOWING RAIN EVENTS, AT LEAST DAILY DURING PROLONGED RAINFALL, AND AT TWO-WEEK INTERVALS DURING THE NON-RAINY SEASON.
- SEDIMENT SHOULD BE REMOVED WHEN SEDIMENT ACCUMULATION REACHES ONE-HALF THE DESIGNATED SEDIMENT STORAGE DEPTH, USUALLY ONE-HALF THE DISTANCE BETWEEN THE TOP OF THE PINE NEEDLE ROLL AND THE ADJACENT GROUND SURFACE. SEDIMENT REMOVED DURING MAINTENANCE MAY BE INCORPORATED INTO THE EARTHWORK ON THE SITE OR DISPOSED AT AN APPROPRIATE LOCATION.
- FILTER BARRIER SHALL BE CONSTRUCTED LONG ENOUGH TO EXTEND ACROSS THE EXPECTED FLOW PATH AND AS APPROVED BY THE LANDSCAPE INSPECTOR.
- PINE NEEDLE ROLL (8"-12" DIAMETER) SHALL BE PLACED INTO THE KEY TRENCH AND STAKES ON BOTH SIDES OF THE ROLL WITHIN 6 FEET OF EACH END AND THEN EVERY 3' TO 4' WITH 1X2 23" STAKES. STAKES ARE TYPICALLY DRIVEN IN ON ALTERNATING SIDES OF THE ROLL. ADJACENT ROLLS SHALL OVERLAP 2'.
- CLEAR SUBGRADE SO THAT REMOVAL OF ALL LOCAL DEVIATIONS AND TO REMOVE LARGE STONES OR DEBRIS THAT WILL INHIBIT CLOSE CONTACT OF THE PINE NEEDLE ROLL WITH THE SUBGRADE.
- PRIOR TO ROLL INSTALLATION, CONTOUR A CONCAVE TRENCH (2 - 4) INCHES DEEP ALONG THE PROPOSED INSTALLATION ROUTE. THE PINE NEEDLE ROLL SHALL BE INSTALLED ALONG THE SIDE OF WALKS AND AROUND THE CATCH BASINS. THE BOTTOM EDGE OF THE PINE NEEDLE ROLL SHALL EXTEND TO AND ACROSS THE BOTTOM OF THE TRENCH. THE TRENCH SHALL BE BACKFILLED TO 4 INCHES ABOVE GROUND AND COMPACTED TO BURY AND SECURE THE BOTTOM OF THE PINE NEEDLE ROLL.
- CONTRACTOR SHALL MAKE INSPECTIONS WEEKLY DURING THE WET SEASON, MONTHLY DURING THE DRY SEASON AND IMMEDIATELY AFTER EACH RAINFALL TO DETERMINE IF REPAIRS AND SEDIMENT REMOVAL IS REQUIRED. SEDIMENT SHALL BE REMOVED BEFORE IT HAS REACHED ONE THIRD THE HEIGHT OF THE PINE NEEDLE ROLL.



3 PINE NEEDLE DETAIL  
NO SCALE

SEEDING MAY BE USED ONLY BETWEEN APRIL 1 AND JUNE 30, AND SEPTEMBER 1 AND OCTOBER 30.

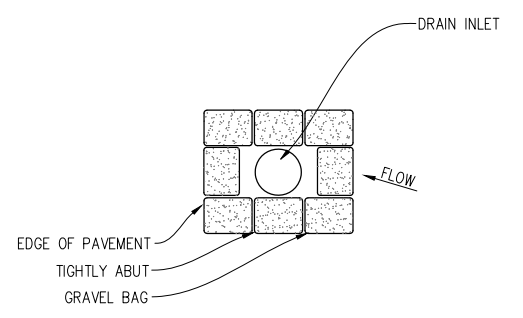
AREA STRIPPED AND THEN TEMPORARILY SEEDED, USING EITHER BONDED FIBER MATRICES OR HYDRO SEEDING TECHNIQUES



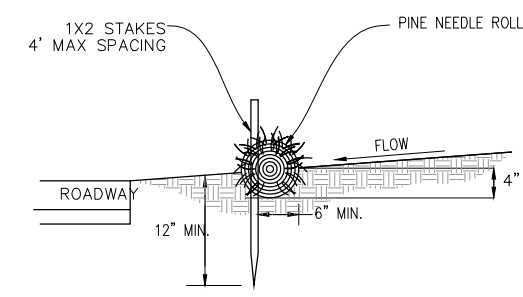
PINE NEEDLE MULCHING:  
1. PINE NEEDLE MULCH SHALL BE USED.

SEEDING MIXTURES		
SPECIES COMMON NAME	SPECIES BOTANICAL NAME	PLS AMOUNT PER ACRE
BLUE WILD RYE (STANISLAUS 5000 OR HIGH ELEVATION COLLECTION)	ELYMUS GLAUCUS (STAN 5000)	30
MOKELUMNE OR ELDORADO BROME (OR OTHER HIGH ELEVATION COLLECTION)	BROMUS CARINATUS (MOKELUMNE)	30
SQUIRREL TAIL HIGH ELEVATION COLLECTION	ELYMUS ELYMOIDES SSP. ELYMOIDES 9SIERRA)	40
ANTELOPE BITTERBRUSH (+5500 FT. SIERRA COLLECTION)	PURSHIA TRIDENTATA	5
MOUNTAIN SAGEBRUSH (+5500 FT. SIERRA COLLECTION)	ARTEMESIA TRIDENTATA	1
TOTAL PLS PER ACRE RATE		106

TO PROVIDE TEMPORARY SOIL STABILIZATION BY PLANTING GRASSES AND LEGUMES TO AREAS THAT WOULD REMAIN BARE FOR MORE THAN 7 DAYS WHERE PERMANENT COVER IS NOT NECESSARY OR APPROPRIATE.

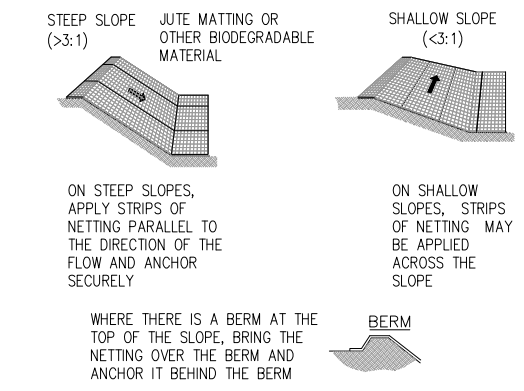


1 DRAIN INLET DETAIL  
NO SCALE



2 PINE NEEDLE ROLL DETAIL  
NO SCALE

## 4 TEMP SEEDING & MULCHING NO SCALE



TO PROVIDE IMMEDIATE PROTECTION TO EXPOSED SOILS DURING THE PERIOD OF SHORT CONSTRUCTION DELAYS

## 5 MATTING/ROLLED EROSION CONTROL PRODUCTS NO SCALE

## INCLINE VILLAGE

231 VILLAGE BLVD  
INCLINE VILLAGE, NV 89451

### ISSUE STATUS

DATE	DESCRIPTION	BY
01/25/18	CD 90%	D.G.
01/30/18	CLIENT REV	D.G.
03/09/18	CLIENT REV	D.G.
03/13/18	CLIENT REV	D.G.
07/19/18	CLIENT REV	D.G.
11/01/18	CLIENT REV	D.G.

DRAWN BY: D. GARCIA  
CHECKED BY: L. HOUGHTBY  
APPROVED BY: -  
DATE: 11/01/18

**Streamline Engineering and Design, Inc.**

8445 Sierra College Blvd, Suite E Granite Bay, CA 95746  
Contact: Larry Houghtby Phone: 916-275-4180  
E-Mail: larry@streamlineeng.com Fax: 916-660-1941

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## PRELIMINARY: NOT FOR CONSTRUCTION

KEVIN R. SORENSEN  
S4469

**INCLINE PARTNERS, LLC**

P.O. BOX 3740  
INCLINE VILLAGE, NV 89450

SHEET TITLE:  
EROSION CONTROL PLAN  
SHEET NUMBER:  
**C-2**





# INCLINE VILLAGE

231 VILLAGE BLVD  
INCLINE VILLAGE, NV 89451

## ISSUE STATUS

Δ	DATE	DESCRIPTION	BY
	01/25/18	CD 90%	D.G.
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DRAWN BY: D. GARCIA

CHECKED BY: L. HOUGHTBY

APPROVED BY: -

DATE: 11/01/18

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SHEET TITLE:

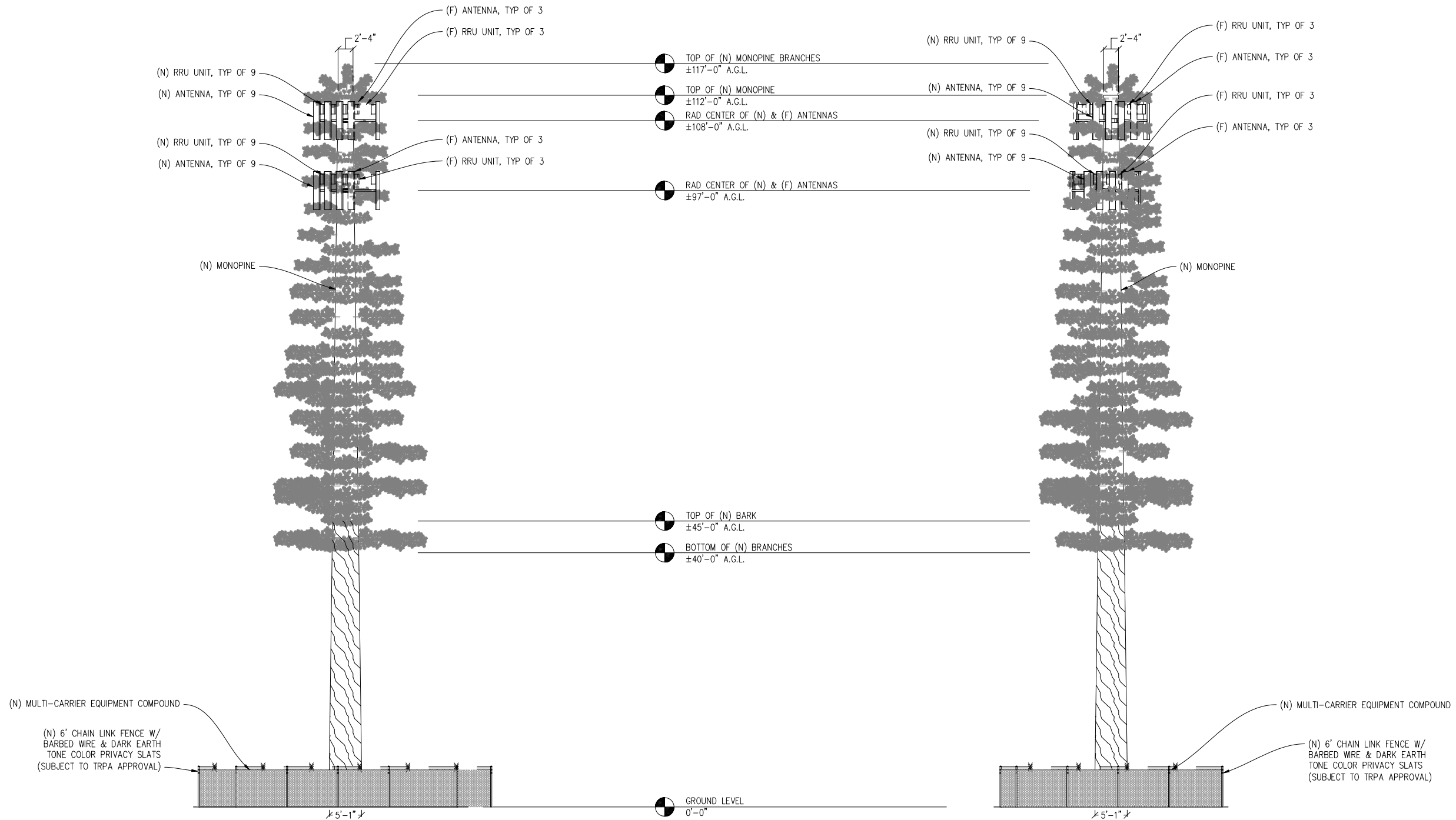
ELEVATIONS

SHEET NUMBER:

A-2

WSUP19-0001

EXHIBIT G



NORTH WEST ELEVATION

1/8"=1'-0"

NORTH EAST ELEVATION

1/8"=1'-0"