



Board of Adjustment Staff Report

Meeting Date: December 5, 2019

Agenda Item: 8A

SPECIAL USE PERMIT CASE NUMBER: WSUP19-0006 (Verizon Monopole)

BRIEF SUMMARY OF REQUEST: To approve a special use permit for the construction of a new wireless cellular facility consisting of a 45-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 to approve a special use permit for the construction of a new wireless cellular facility consisting of a 45-foot high stealth monopine structure (aka cell phone tower disguised to resemble a pine tree) designed as a collocation facility. The proposal also requests varying the landscaping requirements by not requiring any additional landscaping.

Applicant: Epic Wireless for Verizon Wireless

Property Owner: Tunnel Creek Properties LLC

Location: 1200 Tunnel Creek Rd.

APN: 130-311-17

Parcel Size: 3 acres

Master Plan: Commercial (C) & Suburban Residential (SR)

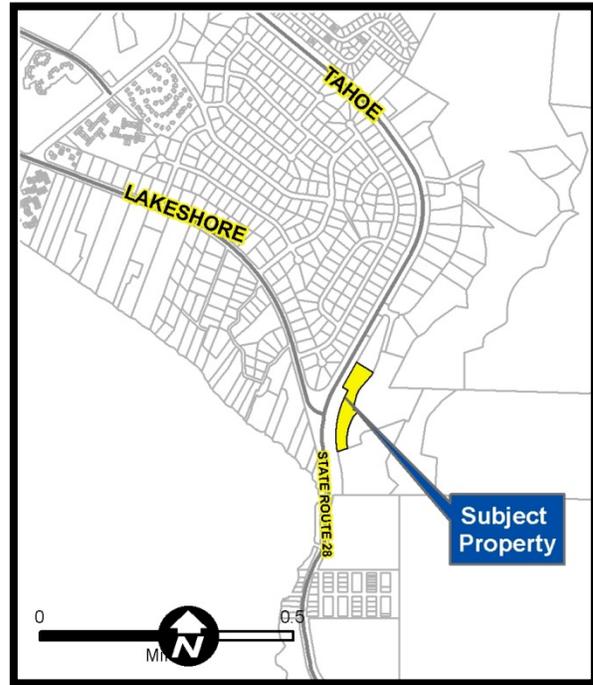
Regulatory Zone: Tourist Commercial (TC) & Low Density Suburban (LDS)

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 Berkgigler



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 WSUP19-0006 for Verizon Wireless, having made all five findings in accordance with Washoe County Code Section 110.810.30.

(Motion with Findings on Page 19)

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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.

Variances. 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.

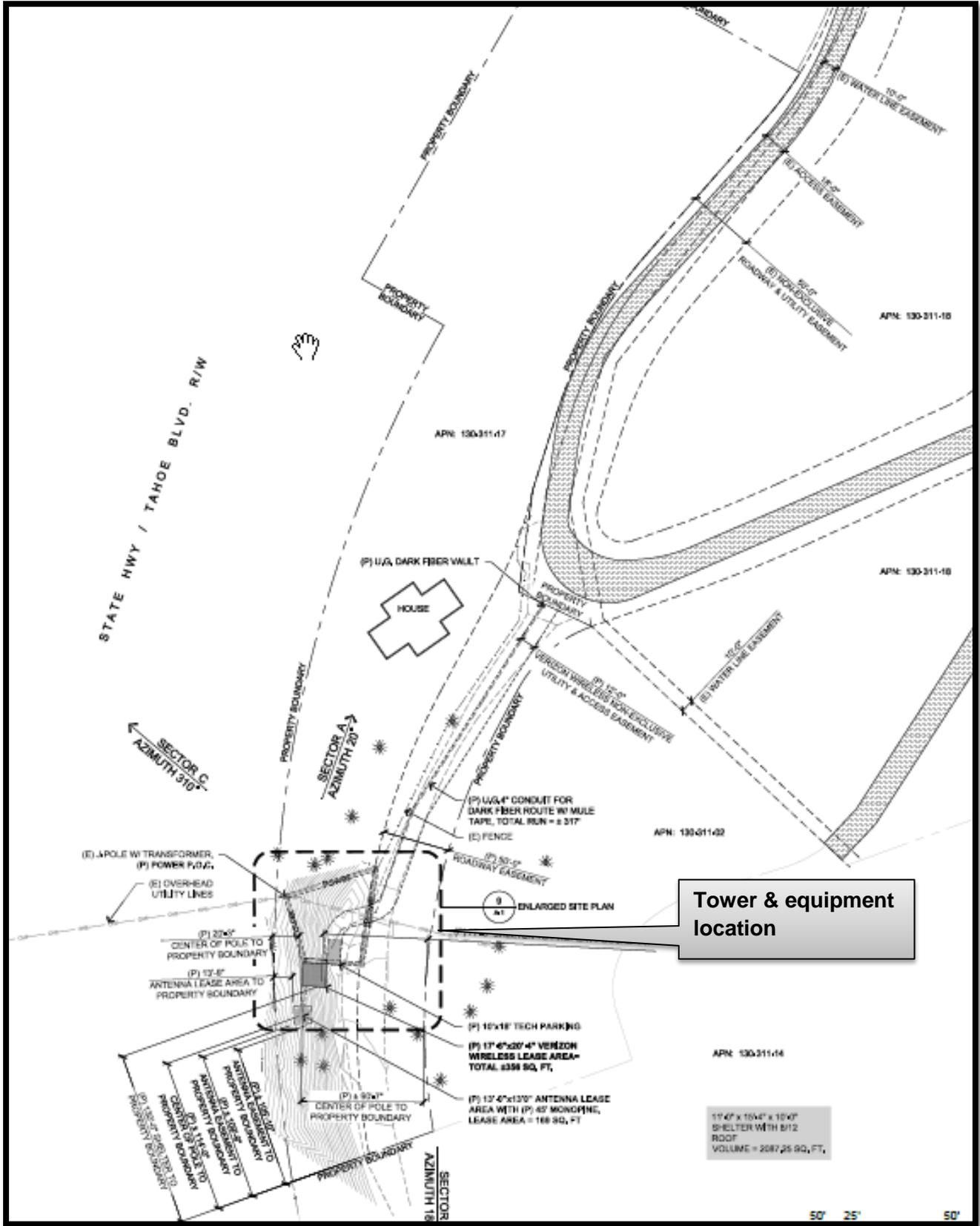
Special Communications Facility requirements. The proposed facility is a “communications facility” under Article 324 of the County Development Code which imposes specialized requirements and provides that when approving a special use permit, the Board must adopt the three additional findings listed in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

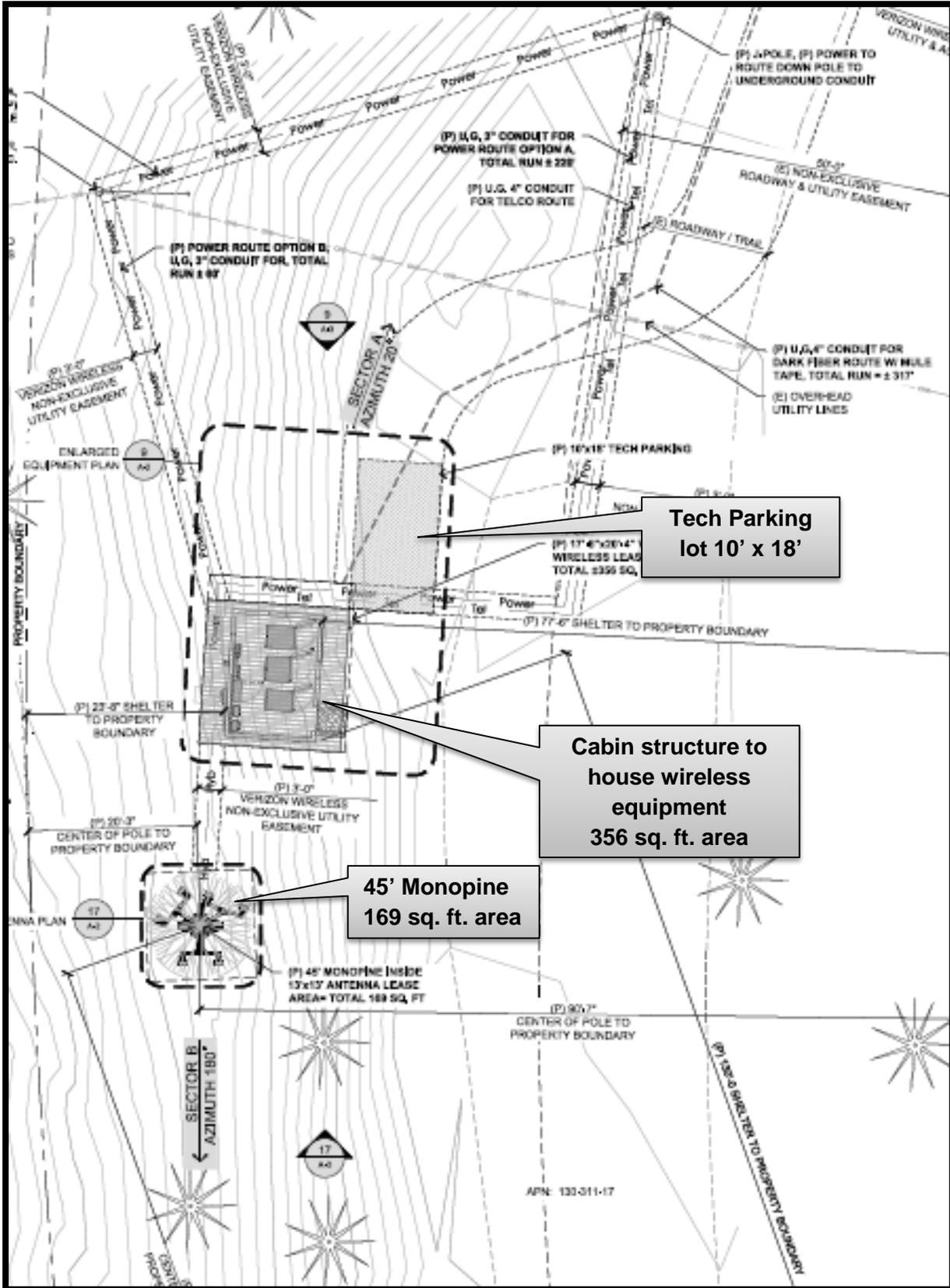
- We shall not unreasonably discriminate among providers of functionally equivalent services;
- We shall not prohibit or have the effect of prohibiting the provision of personal wireless services;
- We must act within a reasonable time on applications for permits (presumed to be 150 days under FCC “shot 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 Tourist Commercial (TC) & Low Density Suburban (LDS). The proposed monopole antenna requires a special use permit (SUP) per Washoe County Code (WCC) 110.324.50(e) and the Ponderosa Ranch Community Plan. Therefore, the applicant is seeking approval of this SUP from the Board of Adjustment.

Additionally, the SUP regulations allow variances to be granted in conjunction with the approval process per WCC Section 110.810.20(e). The applicant is seeking to vary the landscaping requirements. The Board of Adjustment will also be ruling on this request.



Overall Site Plan



Site Plan

Existing



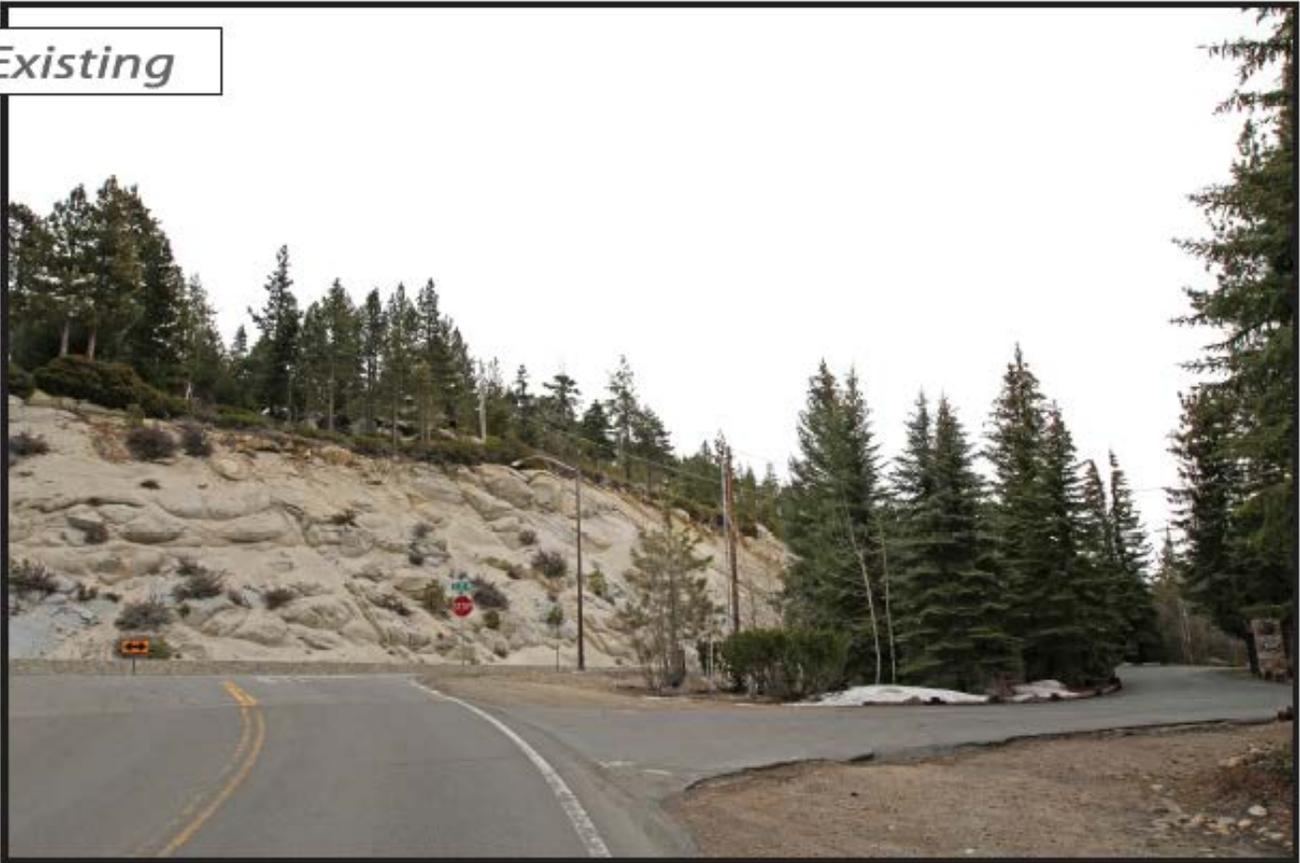
Proposed



View from Tunnel Creek Road- looking southwest

Photo Simulations

Existing



Proposed



View from Lakeshore Blvd. - looking southeast

Existing



Proposed



View from Tahoe Blvd. - looking northeast



View from Tahoe Blvd. - looking northeast



View from Tunnel Creek Rd. - looking southwest

Existing



Proposed



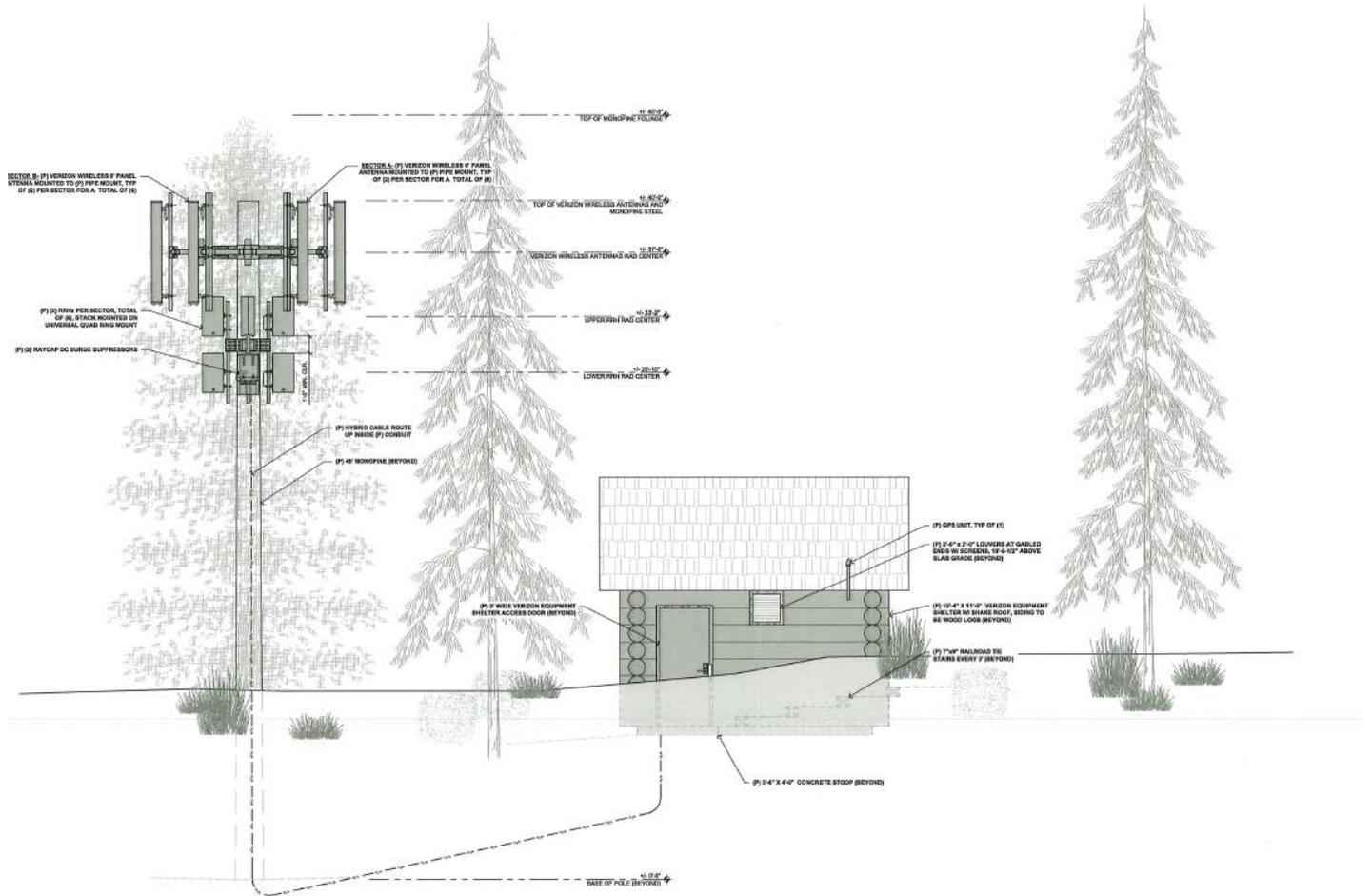
View from Tunnel Creek Rd. - looking north at site



View from Tunnel Creek Rd. - looking southwest



View from Tunnel Creek Rd. - looking southwest



Site Plan Elevation

Project Evaluation

Epic Wireless for Verizon Wireless has requested a special use permit in order to place an unmanned wireless telecommunications monopole with all necessary appurtenances upon the subject property at 1200 Tunnel Creek Road. The site is in the Tahoe Area Plan and within the Ponderosa Ranch Community Plan. The 40-foot tall monopole is topped with a 5 foot crown, with a total height of 45 feet. The monopole will be equipped with 6 antennas, which will be used only by Verizon. A building that is designed as a log cabin will house the wireless equipment. The area for the monopine is 169 sq. ft. and the cabin area is 356 sq. ft. with a total square footage of the facility is 525 sq. ft.

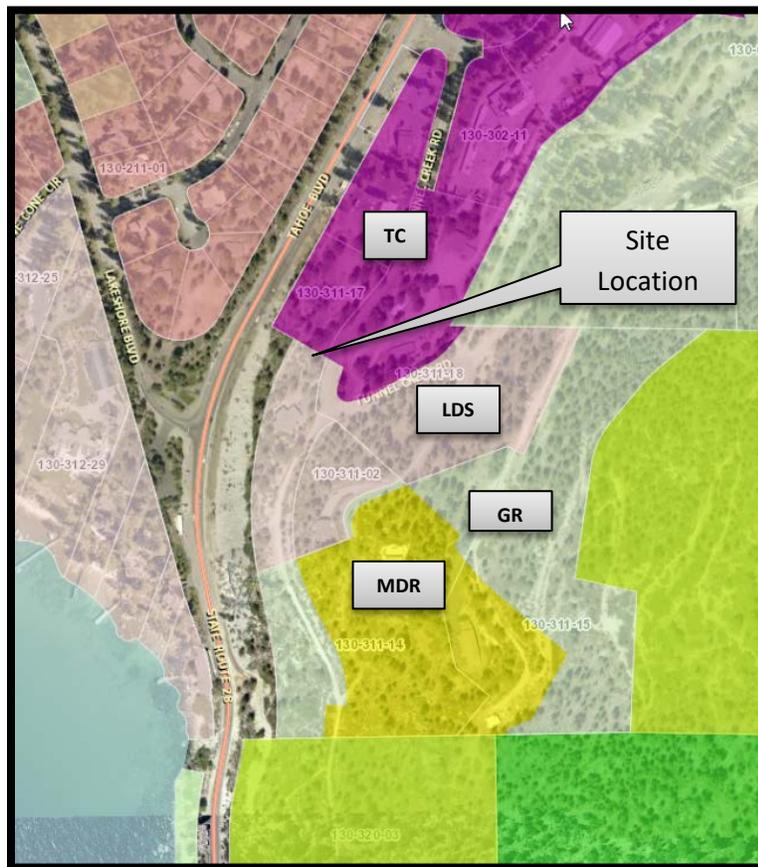
The applicant states that, “While Washoe County favors collocation, in deference to the uniqueness of Incline Village, Lake Tahoe, and the unparalleled view shed, Verizon proposes the lowest height required and the best match of its surroundings by using a monopine pole and faux cabin shelter. All antennas to be covered in monopine “socks” to better blend in.”

Existing Conditions

The proposed project site is approximately 3 acres and a 4,214 sq. ft. residence is located on the northern portion of the property. The wireless facility will be located south of the residence.

The subject site is 59% Low Density Suburban (LDS) regulatory zone on the southern portion of the parcel where the tower and equipment will be located and 41% Tourist Commercial (TC) regulatory zoning on the northern portion where the residence is located. The parcels to the southeast have a regulatory zoning of General Rural (GR) and Medium Density Rural (MDR). To the east the parcel is LDS and the parcels to the north are TC. The parcel fronts the public right-

of-way of Tahoe Blvd. to the west. The tower is proposed to be located on a steep embankment adjacent to and above Tahoe Blvd.

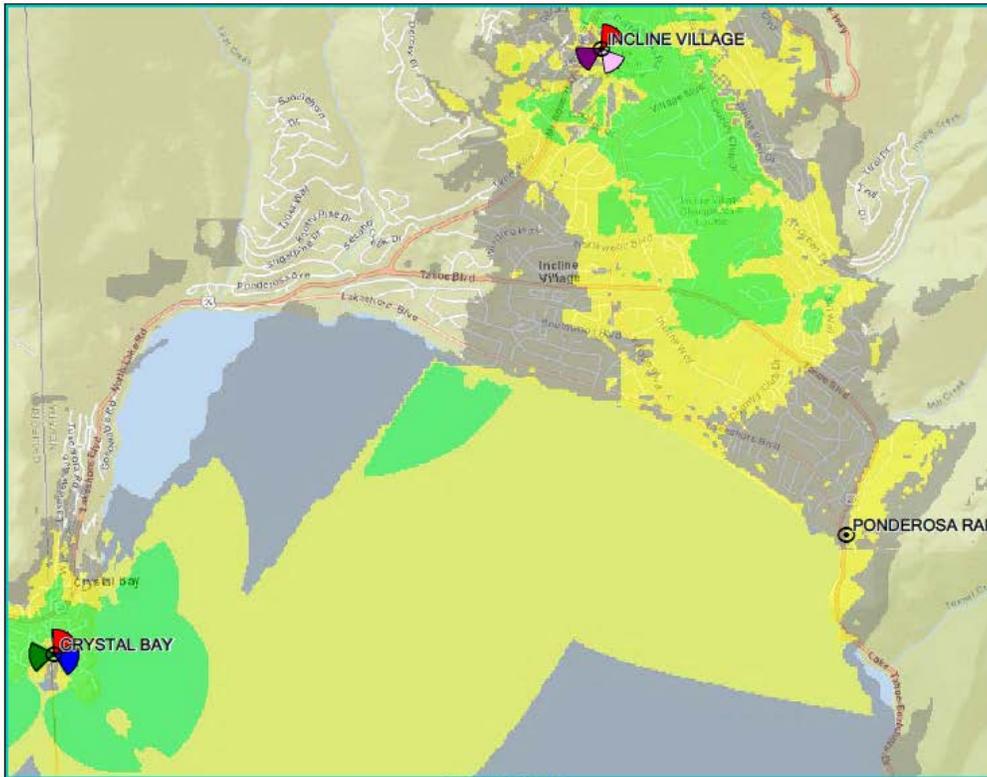


Analysis

The applicant has indicated the reason for the new telecommunications tower is to offer additional coverage and capacity to the area. The increase in services will range from all types of wireless cell service, especially 911 calls, GPS services, and in-building calling and data services. The applicant states that the services are beneficial due to the fact 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 parcel is in the Tahoe Area Plan and within the Ponderosa Ranch Community Plan, where transmission and receiving facilities are allowed with a special use permit. Washoe County Code (WCC) Section 110.324.50(e)(1) states, “Antennas may be allowed with approval of a special use permit in the Low Density Urban (LDU), Medium Density Urban (MDU), High Density Urban (HDU), Low Density Suburban (LDS), Medium Density Suburban (MDS), and High Density Suburban (HDS) regulatory zones when the antenna is proven by a technical review to be required to fill a “Significant Gap Coverage” as defined in Section 110.324.55. The applicant indicates that there is a significant gap in the southeast section of Incline Village. The applicant has provided the following coverage maps, showing the gap areas.

Before Coverage



LTE: AWS: RSRP - Existing Coverage
 Best Signal Level (dBm) ≥ -85
 Best Signal Level (dBm) ≥ -95
 Best Signal Level (dBm) ≥ -105

After Coverage



LTE: AWS: RSRP - After Coverage
 Best Signal Level (dBm) ≥ -85
 Best Signal Level (dBm) ≥ -95
 Best Signal Level (dBm) ≥ -105

Washoe County Code 110.324.55 states that significant gap shall include “white area” where no cellular service “from any carrier is available.” The applicant states that “federal law holds that

limiting coverage to just one carrier to the exclusion of other carriers (because coverage then exists) constitutes an effective Denial of Service. While Verizon does provide some service in the area, coverage and capacity will be significantly improved with additions to the site.” The applicant provided coverage maps that they say demonstrate the need in the area for Verizon (see above map).

Access/Parking:

Verizon anticipates using the existing access road leading to the property, which is unpaved. Only one (1) 10'x17' parking space will be necessary for the monthly maintenance employee parking, as the facility is an unmanned facility.

Signage/Lighting:

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

Landscaping:

The applicant has requested to remove the landscaping requirement because the facility is located in an undeveloped, rocky, sloped site and there is a lack of water for irrigation. There are some trees and native vegetation on the site and the tower will be constructed next to existing evergreen trees to blend into the landscaping. The faux log cabin is also intended to blend with the surrounding area.

Visual Impacts:

The request by Verizon Wireless to add a telecommunications monopole is consistent with the standards of *Article 324, Telecommunications* of the Washoe County Development Code. The proposed telecommunications tower with a monopine and the wireless equipment will be housed in a log cabin designed structure.

Radio Frequency and Environmental Impacts:

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.

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

This item was heard twice by the CAB on May 6, 2019 and again November 4, 2019, after the applicant changed the location of the tower and equipment slightly and updated the application. At the May 6th meeting the CAB made no recommendation and requested that the minutes and all the comments from the CAB members and the public be forwarded. At the November 4th meeting the CAB recommended staking the site to show the location of the tower and cabin and approved the application. The minutes from May 6th are included in Exhibit C and the November 4th meeting minutes were not available to be included in the staff report. The concerns and comments voiced at the meetings were similar and included:

- The location and blocking views
- The material use for the branches
- Health issues and the genitor use
- Need more cell service in the area

Reviewing Agencies

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

- 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)
- Regional Transportation Commission (RTC)
- Washoe-Storey Conservation District
- Nevada State Lands Office
- State of Nevada Department of Environmental Protection
- State of Nevada Department of Forestry
- State of Nevada Department of Parks
- State of Nevada Department of Wildlife
- State of Nevada Department of Transportation

The following agencies/departments provided comments and/or recommended conditions of approval in response to their evaluation of the project application (see Exhibit A and B):

- Washoe County Planning and Building Division addressed establishing the use on the site.
Contact: Julee Olander, 775.328.3627, jolander@washoecounty.us
- Washoe County Engineering and Capital Projects Division addressed requirements for possible grading and obtaining permits.
Contact: Leo Vesely, 775.328.2313, lvesely@washoecounty.us
- Washoe County Engineering and Capital Projects Division Traffic and Roadways had no comments.
Contact: Mitch Fink, 775.328.2050, mfink@washoecounty.us
- Washoe County Engineering and Capital Projects Division – Utilities had no comment.
Contact: Tim Simpson, P.E. 775.954.4648, tsimpson@washoecounty.us
- North Lake Tahoe Fire District addresses requirements for fire permits.
Contact: Jennifer Donohue, 775.831.0351 x8127, jdonohue@nltfd.net
- Washoe-Storey Conservation District had no comments
Contact: Tyler Shaffer, kevinjr_51@att.net
- Incline Village General Improvement District (IVGID) had no comments.
Contact: Tim Buxton, 775.832.1246, tim_buxton@ivgid.org
- Washoe Health District did not reply.
- Regional Transportation Commission did not reply
- Nevada State Lands Office did not reply
- State of Nevada Department of Environmental Protection did not reply
- State of Nevada Department of Forestry did not reply

- State of Nevada Department of Parks did not reply
- State of Nevada Department of Wildlife did not reply
- State of Nevada Department of Transportation did not reply

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, the Tahoe Area Plan and the Ponderosa Ranch Community Plan and the project is consistent with these plans.
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: This is an unmanned facility; the facilities that are need are adequate for the proposed project and 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: There are trees and vegetation on the property. The location of the tower and equipment is south of the residence. The site is on a hillside, however the applicant does not believe developing the site will meet the major grading thresholds, if it does a special use permit will be required to construct the tower and associated equipment.
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 two CAB meetings 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 of 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 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.

Recommendation

After a thorough analysis and review, Special Use Permit Case Number WSUP19-0006 is being recommended for approval with conditions. Staff offers the following motion for the Board’s consideration.

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 WSUP19-0006 for Verizon Wireless, having made all five findings in accordance with Washoe County Code Section 110.810.30.

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: Epic Wireless for Verizon Wireless
605 Coolidge, Ste. 100

Folsom, CA 98630

Email: buzz.lynn@epicwireless.net

Owner: Tunnel Creek Properties, LLC
930 Tahoe Blvd., Ste. 802, PMB322
Incline Village, NV 89451



Conditions of Approval

Special Use Permit Case Number WSUP19-0006

The project approved under Special Use Permit Case Number WSUP19-0006 shall be carried out in accordance with the conditions of approval granted by the Board of Adjustment on December 5, 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 attach a copy of the action order approving this project to all permits and applications (including building permits) applied for as part of this special use permit.
- b. 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.
- c. 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.
- 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 area will be fenced and the fencing will include slats and provide at least 75% visual screening. Slats shall be of a color to match the surrounding area. Fencing materials shall be non-reflective.
- h. The monopine pole tower shall not exceed 45 feet in maximum height, as approved under this special use permit WSUP19-0006.
- 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 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 Engineering and Capital Projects Division

2. The following conditions are requirements of the Engineering and Capital Projects Division, which shall be responsible for determining compliance with these conditions.

Contact: Leo Vesely, P.E., 775.328.2041, 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 documentation of easements for the lease area, access and utilities. A copy of the easements shall be submitted to the Engineering Division prior to the approval of a building permit.
- c. All existing and proposed easements shall be shown on the site and/or grading plan. The County Engineer shall determine compliance with this condition.
- d. Tunnel Creek Road is a presumed public road based on NRS 405.191 and NRS 405.195. All proposed improvements must be located outside of the existing road traveled way, ditches, slopes, etc., or the existing road traveled way, ditches, slopes, etc. must be relocated into an appropriate easement. The relocated roadway section shall be equivalent, in width, surface, etc. to the existing road.

North Lake Tahoe Fire District

3. The following conditions are requirements of the North Lake Tahoe Fire District, which shall be responsible for determining compliance with these conditions.

Contact: Jennifer Donohue, 775.831.0351 x8127, jdonohue@nlafd.net

- a. Provide and maintain access is in accordance with 2018 IFC Chapter 5.
- b. Provide and maintain defensible space in accordance with 2018 IWUIC, Chapter 6.
- c. Faux cabin construction shall meet construction requirements of IR1, noncombustible construction, pursuant to 2018 IWUIC, Chapter 5 and also see Section 602 (fire sprinkler requirement)

*** End of Conditions ***



WASHOE COUNTY

COMMUNITY SERVICES DEPARTMENT

Engineering and Capital Projects

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

Date: May 8, 2019

To: Julee Olander, Senior Planner

From: Leo Vesely, P.E., Licensed Engineer

Re: Special Use Permit Case **WSUP19-0006 – Verizon Monopole**
APN 130-311-17

GENERAL PROJECT DISCUSSION

Washoe County Engineering staff has reviewed the above referenced application. The Special Use Permit is for the construction of a 45 foot high monopine on the site. 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 site and the application prepared by Epic Wireless. The County Engineer shall determine compliance with 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 documentation of easements for the lease area, access and utilities. A copy of the easements shall be submitted to the Engineering Division prior to the approval of a building permit.
3. All existing and proposed easements shall be shown on the site and/or grading plan. The County Engineer shall determine compliance with this condition.
4. Tunnel Creek Road is a presumed public road based on NRS 405.191 and NRS 405.195. All proposed improvements must be located outside of the existing road traveled way, ditches, slopes, etc, or the existing road traveled way, ditches, slopes, etc must be relocated into an appropriate easement. The relocated roadway section shall be equivalent, in width, surface, etc. to the existing road.



INTEGRITY



EFFECTIVE
COMMUNICATION



QUALITY
PUBLIC SERVICE

Subject: **WSUP19-0006 – Verizon Monopole**
Date: May 8, 2019
Page: 2

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

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

1. No comments.

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

Contact Information: Mitch Fink, (775) 328-2050

1. No comments.

UTILITIES (County Code 422 & Sewer Ordinance)

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

1. No comments

From: [Jennifer Donohue](#)
To: [Olander, Julee](#)
Subject: WSUP19-0006
Date: Monday, November 04, 2019 7:49:14 AM
Attachments: [image011.jpg](#)
[image012.jpg](#)
[image013.jpg](#)
[image014.jpg](#)
[image015.jpg](#)

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Greetings.

NLTFPD comments for WSUP19-0006 are:

1. Provide & maintain access is in accordance with 2018 IFC Chapter 5
2. Provide & maintain defensible space in accordance with 2018 IWUIC, Chapter 6
3. Faux cabin construction shall meet construction requirements of IR1, noncombustible construction, pursuant to 2018 IWUIC, Chapter 5 and also see Section 602 (fire sprinkler requirement)

Regards,
Jen



Jennifer Donohue
Interim Fire Marshal

Office: [775.831.0351](tel:775.831.0351) x8127 | Cell: [775.434.4555](tel:775.434.4555)

Email: jdonohue@nltpd.net

[866 Oriole Way | Incline Village | NV 89451](#)



Date	10-22-19
Attention	Julee Olander
Re	Special Use Permit Case #WSUP19-0006
APN	130-311-17
Service Address	1200 Tunnel Creek Rpad
Owner	Tunnel Creek Properties LLC

Special Use Permit Case Number WSUP19-0006 (Verizon 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 45-foot-high stealth monopine structure (aka cell phone tower disguised to resemble a pine tree) designed as a collocation facility and a small cabin structure to house the wireless equipment. The monopole is proposed to be located on the southern portion of the 3 acre parcel at 1200 Tunnel Creek Road.

- Applicant: Epic Wireless for Verizon Wireless
- Property Owner: Tunnel Creek Properties, LLC
- Location: 1200 Tunnel Creek Road
- Assessor's Parcel Number: 130-311-17
- Parcel Size: 3 acres
- Master Plan Categories: Commercial (C) & Suburban Residential (SR)
- Regulatory Zones: Tourist Commercial (TC) & Low Density Suburban (LDS)

- 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 Berkgigler
- Staff: Julee Olander, Planner
Washoe County Community Services Department
Planning and Building Division

- Phone: 775-328-3627
- E-mail: jolander@washoecounty.us

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



Washoe-Storey Conservation District

Bret Tyler Chairmen
Jim Shaffer Treasurer
Cathy Canfield Storey app
Jean Herman Washoe app

1365 Corporate Blvd.
Reno NV 89502
775 857-8500 ext. 131
nevadaconservation.com

October 31, 2019

Washoe County Community Services Department

C/O Julee Olander, Planner

1001 E Ninth Street, Bldg A

Reno, NV 89512

Re: WSUP19-0006 Verizon Monopole

Dear Julee,

In reviewing the construction of a wireless cellular facility, the Conservation District has no comments.

Thank you for providing us the opportunity to review the project that may have impacts on our natural resources.

Sincerely,

Tyler-Shaffer



WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

P.O. Box 11130
Reno, Nevada 89520-0027
Phone: (775) 328-3600
Fax: (775) 328-3699

April 26, 2019

TO: Julee Olander, Planner, CSD, Planning & Development Division
FROM: Vahid Behmaram, Water Management Planner Coordinator, CSD
SUBJECT: Special Use Permit Case Number WSUP19-0006 (Verizon Monopole)

Project description:

The applicant is proposing to approve a special use permit for the construction of a new wireless cellular facility consisting of a 45-foot-high stealth monopine structure (aka cell phone tower disguised to resemble a pine tree) designed as a collocation facility and a small cabin structure to house the wireless equipment. The monopole is proposed to be located on the southern portion of the 3 acre parcel at 1200 Tunnel Creek Road.

The Community Services Department (CSD) recommends approval of this project with the following Water Rights conditions:

There are no conditions of approval. If landscaping associated with this proposed project will be required, then a will serve letter or an acknowledgment letter from IVGID will be required.

**Washoe County Citizen Advisory Boards
CAB Member Worksheet**



Citizen Advisory Board: IV/CB COMMUNITY FORUM _____

Meeting Date (if applicable): 05/06/ 2019 _____

Topic or Project Name (include Case No. if applicable): _____
WSUP19-0006

Please check the appropriate box:

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

Identified issues and concerns:

First concern is the Architect is not licensed in the State of Nevada.
No Photos of how or where the Pole is being installed. I believe there are 8 Photos required for this Special Use Permit.
I am unable to approve this Cell Tower because the Maps are not Clear to the location of the Cell Tower in relation to Highway 28 which is a Scenic Highway.

Suggested alternatives and/or recommendations:

Must comply with Nevada State Laws and have Photos to show Where the Cell Tower is going to be installed and must know from Maps how far it is from Scenic Highway and if it will be seen from Scenic Highway.

Name Pete Todoroff **Date:** 04/22/2019
Pete
(Please Print)

**Washoe County Development Code
(Chapter 110 of the Washoe County Code)
Definition of Applications**

Type of Application	Definition	Chapter/Article
Parcel Maps; and Second or Subsequent Parcel Maps	A parcel map is required for all minor subdivisions of four or fewer lots or common-interest units. If the application is subdividing a lot or lots created within five years from the creation of the original lot, a public notice card shall be sent to advisory boards indicating the review criteria and date and time of meeting.	110.606
Tentative Subdivisions	A tentative subdivision application is required for all proposed subdivisions of five or more lots and all common-interest units consisting of five or more units.	110.608
Variances	Standards within the Development Code may be varied (e.g. such as building height, setback requirements, landscape modifiers, etc.). Different standards apply in different land use designations. Typical requests are for lots with unique physical conditions that create a hardship (i.e. shape, topography, wetlands, public easements, etc.).	110.804
Use Permits	Civic, residential, commercial and industrial uses on a property may require a use permit. The type of use permit, if required, is noted on the <i>Table of Uses</i> in the <i>Development Code (110.302.05)</i> . Administrative Permits are approved by the Hearing Examiner and usually involve relatively small impacts from a use. A Special	110.808 and 110.810

	Use Permit may be required for a proposed project when the intensity or size of the project, traffic generation, noise, impact on public facilities or compatibility with surrounding uses or other impacts must be evaluated.	
Development Agreements	Allows for any person having a legal or equitable interest in land to enter into an agreement with Washoe County concerning the development of that land.	110.814
Development Code Amendment	Provides a method for amending the Development Code.	110.818
Master Plan Amendment	Provides a method for amending the Master Plan (e.g. changes of land use).	110.820
Regulatory Zone Amendment	Provides a method for amending regulatory zone boundaries (i.e. zone changes).	110.821



Washoe County Citizen Advisory Boards CAB Member Worksheet

Citizen Advisory Board: **IVCB**

Meeting Date (if applicable): **May 6, 2019**

Topic or Project Name (include Case No. if applicable): **Special Use Permit WSUP19-0006**

Washoe County Planner Julie Olander

Please check the appropriate box:

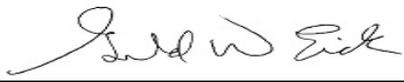
My comments were (or) were not discussed during the meeting.

Identified issues and concerns:

The CAB did not vote on this permit as a whole, rather we designated each to make their own comments given the diversity of public opinion. It is very clear and well known that Incline Village and Crystal Bay need more cell service capacity. However there are at least three proposed solutions in various stages of progress. This permit being one of them. It seems like a good part of the solution. Unfortunately the administrative flaws in the application package reduce the acceptance of the permit. I hope that before they are denied proper consideration, the applicant be are allowed to complete missing items. The proposal has sufficient merit that it deserves to be approved for meeting requirements and needs, and not lost due to an oversight in its assembly.

Suggested alternatives and/or recommendations: See above.

Name **Gerald W. Eick, CAB Member** _____ Date: **5/7/2019**
(Please Print)

Signature: 

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. ****Due to Nevada Open Meeting Law considerations, please do not communicate with your fellow CAB members on items outside of the agendized discussions held at your regular CAB meetings.****

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

Commissioner's Name: _____

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: cab@washoecounty.us

Washoe County Development Code
(Chapter 110 of the Washoe County Code)
Definition of Applications

Type of Application	Definition	Chapter/Article
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Regulatory Zone Amendment	Provides a method for amending regulatory zone boundaries (i.e. zone changes).	110.821



Washoe County Citizen Advisory Boards CAB Member Worksheet

Citizen Advisory Board: Incline Village / Crystal Bay _____

Meeting Date (if applicable): 11/04/2019 _____

Topic or Project Name (include Case No. if applicable): WSUP19-0006 _____

Washoe County Planner _____ JULIE OLANDER _____

Please check the appropriate box:

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

Identified issues and concerns:

It appears to be OK. I just wonder if the Neighbors have been advised and is it to close To the Trail. I would like to ask the Applicant more questions and hear from the Neighbors.

Suggested alternatives and/or recommendations:

Name Pete Todoroff _____ Date: 10/28/2019 _____

(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. ****Due to Nevada Open Meeting Law considerations, please do not communicate with your fellow CAB members on items outside of the agendized discussions held at your regular CAB meetings.****

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

Commissioner's Name: Marsha Berkbigler _____

Use additional pages, if necessary.

Revised Feb 2019

Please mail, fax or email completed worksheets to: Washoe County CSD - Planning
Agency Review Response
1001 East 9th Street, Reno, NV 89512
Email: cab@washoecounty.us

Washoe County Development Code
(Chapter 110 of the Washoe County Code)
Definition of Applications

Type of Application	Definition	Chapter/Article
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Regulatory Zone Amendment	Provides a method for amending regulatory zone boundaries (i.e. zone changes).	110.821

Washoe County Development Application
Verizon Wireless Cell Site
1200 Tunnel Creek Rd.
Incline Village, NV

Incline Village CAB Meeting
May 6, 2019

1. Applicant has not submitted a complete application. Washoe County Code requires panoramic photos, an alternative sites analysis, and a certification that collocations and building mounted antennas are not available. I also do not see the signature of the parcel owner on the Property Owner Affidavit. Where are these?

Last month the Washoe County Board of Adjustment approved a new tower site in the commercial district of Incline Village. Why is there no mention of this as a possible collocation for Verizon?

Application states 40 foot monopine with centerline of antennas at 33 feet. Waterford Consultants LLC in their RF report submitted by Verizon used 45 foot monopine height and 37 foot centerline. This is inaccurate.

Section 110.324.45 requires applicant to certify that alternatives including Façade Mounted Antenna, Rooftop Antenna, and Collocations are not available.

Section 110.324.60 Wireless Communication /Cellular Facilities Permitting Requirements. Information Required: includes: (a)(2) justification as to why Façade Mounted Antenna, Rooftop Antenna, and Collocations are not available, (a)(3) Map identifying alternate sites that were considered by the applicant with a justification by a competent professional for the requested site (a)(15) minimum of eight (8) panoramic, true color photographs

2. The proposed site is inappropriate for this area. It sits next to a very popular hiking and mountain biking trail traveled by thousands of locals and visitors each summer and which leads directly into Lake Tahoe State Park. The Code requires that monopoles 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. The nearest occupied structure, a residence, is approximately 100 feet from the cell site and directly uphill from the proposed tower. My family's homes are the next closest houses, approximately 300 feet directly uphill from the tower. The proposed tower is directly above Highway 28 atop a massive earth and rock wall, which Tahoe Regional Planning Agency (TRPA) lists as a scenic corridor.

Given this site will be visible from Lake Tahoe and a scenic corridor (Hwy 28), has TRPA reviewed these plans and provided comments on this site?

Section 110.324.50(e)(5) states "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".

3. Because the portion of the subject parcel with the tower is zoned residential (Low Density Suburban (LDS)) the applicant is required to prove there is a "Significant Gap" in coverage, which is defined as a "white area" where no cellular service from any carrier is available. With existing sites on both the Hyatt Regency and Diamond Peak, how is this possible?

Section 110.324.50(e)(1) states "Antennas may be allowed with approval of a Special Use Permit in the ... Low Density Suburban (LSD) ... regulatory zone when the antenna is proven by a technical review to be required to fill a "significant Gap Coverage" as defined in Section 110.324.55."

Section 110.324.55 Significant Gap Coverage defines a “Significant Gap” as a “white area” where no cellular service from any carrier is available”.

4. The proposed site does not meet the setbacks in the Washoe County Code. The rear and front setbacks for parcels zoned Low Density Suburban are 30 feet front and 30 feet rear. The Code also states that, where an access easement runs through the parcel, the required yard setback is measured from the easement edge closest to the proposed structure. The proposed tower is 20 feet from the property boundary with Highway 28, and the equipment compound is less than one foot from the access easement, Tunnel Creek Road.

The proposed equipment building is shown on the survey to be within the existing road/trail. This the road used by US Forest Service to access public lands south of the subject parcel. Have they commented on the reduced width of the road should this site be built as proposed?

Section 110.324.50(h) Setbacks. States “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).

Table 110.406.05.1, Standards Part Three: Yard and Setback Dimensions states setbacks for LDS are 30 feet (front), 12 feet (side) and 30 feet (back).

Section 110.406.05 General. States in part “All required yard setbacks are measured from the property line with the following exception: when an access easement traverses a portion of a property and has a total width of twenty (20) feet or more, or is maintained by the County, the required yard setback is measured from the easement edge closest to the proposed structure.”

5. In summary, this tower is not appropriate for this site. The Applicant states in its application that “this project has been carefully designed to comply with applicable standards for Washoe County”, yet the application is riddled with incorrect or incomplete information and does not comply

with the County Code for the many reasons above stated. I will be looking at this faux tree from my deck, and it will be visible from Lake Tahoe and Highway 28, a scenic corridor. A Special Use Permit requires that a monopole “will not unduly impact the adjacent neighborhoods or the vistas and ridgelines of the County”. A fake monopine on a hillside with no vegetation will stick out like a sore thumb. I reviewed various trail websites one of which lists Tunnel Creek Trail as the Number 2 trail out of 113 trails in Toiyabe National Forest and most talk about what unbelievable views are offered along this trail, which connects to the Flume Trail. One publication states that the Tunnel Creek to Marlette Lake hike, via the Flume Trail, is the most popular trail on the east shore of Lake Tahoe. These sites should be placed in commercial areas where they belong.

Section 110.324.75 Special Use Permit Required: Findings. (c) That the monopole or lattice tower will not unduly impact the adjacent neighborhoods or the vistas and ridgelines of the County.

Blogs, Apps and Websites:

www.robinpenning.wordpress.com Tunnel Creek offers unbelievable views as you ascend trails hovering above some of the most spectacular and scenic shores of Lake Tahoe above Highway 28, Hidden Beach and Sand Harbor State Park off in the distance. ... The Tunnel Creek Trail also connects with the world famous Flume Trail, which eventually connects with the [Tahoe Rim Trail](#), making this trail a multipurpose access point to many Lake Tahoe adventures!

www.gotahoenorth.com Lake Tahoe’s beauty is no secret, but many people have no idea where to enjoy it from above. Enter the Tunnel Creek Trail: home to the most beautiful panoramic view of Lake Tahoe, and a cheeky Monkey Rock.

www.alltrails.com Ranked #2 out of 113 trails in Toiyabe National Forest. 295 reviews of Tunnel Creek Trail, average rating 4.5 out of 5 stars.

www.jmpeltier.com The Tunnel Creek to Marlette Lake hike, via the Flume Trail, is the most popular trail on the east shore of Lake Tahoe. The views and terrain are breathtaking. This is one of my favorite Lake Tahoe hikes, mostly because the trailhead is within walking distance of my home, and also because the views are amazing.

www.trailrunproject.com (REI sponsored) From the Marlette Flume Trail, get ready for a nice downhill as the next three miles feature a 1,500-foot descent on the Tunnel Creek Road. This dirt jeep road will still give you great views of Lake Tahoe before ending at Tunnel Creek Station. If you decide to run this trail in the other direction, be ready for a steady climb, but you'll be rewarded with views of Lake Tahoe that make it well worth the effort! #2 ranked trail in Carson City.

www.trailforks.com Great views over Lake Tahoe to be had on Tunnel Creek road. I rode it in June 2016 at large sections of it are very sandy, so slow to descend and a drag to climb. The hardpack sections are fast and fun, if mostly smooth and not at all technical.

David Geddes
Incline Village, NV



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 May 6, 2019, 5:30 P.M.

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

6.F. Special Use Permit Case Number WSUP19-0006 (Verizon Monopole) - Request for community feedback, discussion and possible action to forward and Citizen Advisory Board comments to Washoe County staff on a request for the construction of a new wireless cellular facility consisting of a 45-foot-high stealth monopine structure (aka cell phone tower disguised to resemble a pine tree) designed as a collocation facility and a small cabin structure to house the wireless equipment. The monopole is proposed to be located on the southern portion of the 3 acre parcel at 1200 Tunnel Creek Road. **(for Possible Action)**

- **Applicant/Property Owner:** Epic Wireless for Verizon Wireless/ Tunnel Creek Properties, LLC.
- **Location:** 1200 Tunnel Creek Road, Incline Village
- **Assessor's Parcel Number:** 130-311-17
- **Staff:** Julie Olander, Planner; 775-328-3627; jolander@washoecounty.us
- **Reviewing Body:** Tentatively scheduled for the Board of Adjustment on June 6, 2019

Buzz Lynn, representative for Verizon, provided a brief update.

He said there is lack of coverage in the area near the old Ponderosa Ranch. He said they are applying for 45 foot monopine tree on Tunnel Creek. The goal is to make the monopole as stealthy as possible with screening. He said the Olson's requested to make the shelter camouflaged. The objective is to provide better service and better service for first responder.

Judy Miller stated that she noticed it wasn't co-locating with multiple providers. Buzz Lynn said this there will not be any co-locating.

Buzz said photos will be provided from the lake for TRPA. The tree will be in a small grove to serve as camouflage.

Gene Brockman said application excludes a generator. He asked what is the provision for backup. Buzz said it will be battery back-up with 48-72 hours for enough back-up support. Service will not be interrupted.

Pete Todoroff asked why the application wasn't stamped by a state licensed engineer. Buzz said it's for review not for construction. Buzz said he can get a state license engineer to approve it.

Gerry Eick asked about possibility of future providers on this monopole. Julie Olander said the type of tower with height can only support 4-6 antennas. Verizon will take all 4-6 antennas. If another carrier wants to be located on the tower, it would need to go through another SUP for a larger tower. Gerry said proposed height is camouflaged, but if it exceeds that, it would stand out significantly.

David Geddes, neighboring property owner, and representing the neighbor Joyce Boch, said the application isn't complete. Panoramic photos weren't included. No alternative site analysis was included. There has been a monopole approved up the street that would satisfy the coverage. A signature is required which wasn't included. LDS has higher standard for coverage. The antennas at the Hyatt and Diamond Peak satisfy coverage.

It's visual pollution. Tunnel Creek road is highly trafficked trail in our area. 400 people a day use that road. The shared use bike path will be added soon which will increase foot traffic. The first thing they will see is this monopole. He said we spent a lot of time beautifying this area.

Wayne Ford said he agreed with Mr. Geddes. The panoramic photos were not included. He said there are codes on what planning requires in the application. He said there were only 4 pictures, not 8. If the 8 were included, the public would be able to see - keep them visually informed. NRS applies. He said the location is wonderful. Mr. Borges does nice work, but needs to apply for a NV architecture license. It would keep him out of trouble at the board.

Sara Schmitz said the generator is battery powered, but batteries in our forest are a potential fire hazard. She wanted clarification on fire safety for batteries. She said Wayne Ford examined the Mountain Golf Course cell tower, and it was shedding plastic needles. She wants to know how often the tree is maintained.

Jackie Chandler wanted to know who is responsible for the exit strategy for when the tower isn't useful anymore. She wants to know if it's in the contract.

Craig Olson, owner of the property, said he has dealt with cell towers. He wants them hidden and camouflaged. Tunnel Creek is well traveled. The contract includes the responsible party to remove the tower.

MOTION: Gerry Eick moved to submit individual worksheets for CAB Board members. Judy Miller seconded the motion to submit individual cab worksheets. Motion carried unanimously.

7. *WASHOE COUNTY COMMISSIONER UPDATE- Commissioner Berkbigler was not in attendance can be reached at (775) 328-2005 or via email at mberkbigler@washoecounty.us.

8. *CHAIRMAN/BOARD MEMBER ITEMS-

Gerry Eick said he will not attend the June meeting. This is the last meeting of his term. He has been on this CAB since 2008. He said he has seen a lot of changes in processes. The CAB plays a role in the community development, and we can be advocates for the community. He said he appreciated his service on this board. Members thanked Gerry for his service.

ADJOURNMENT – meeting adjourned at 6:31 p.m.

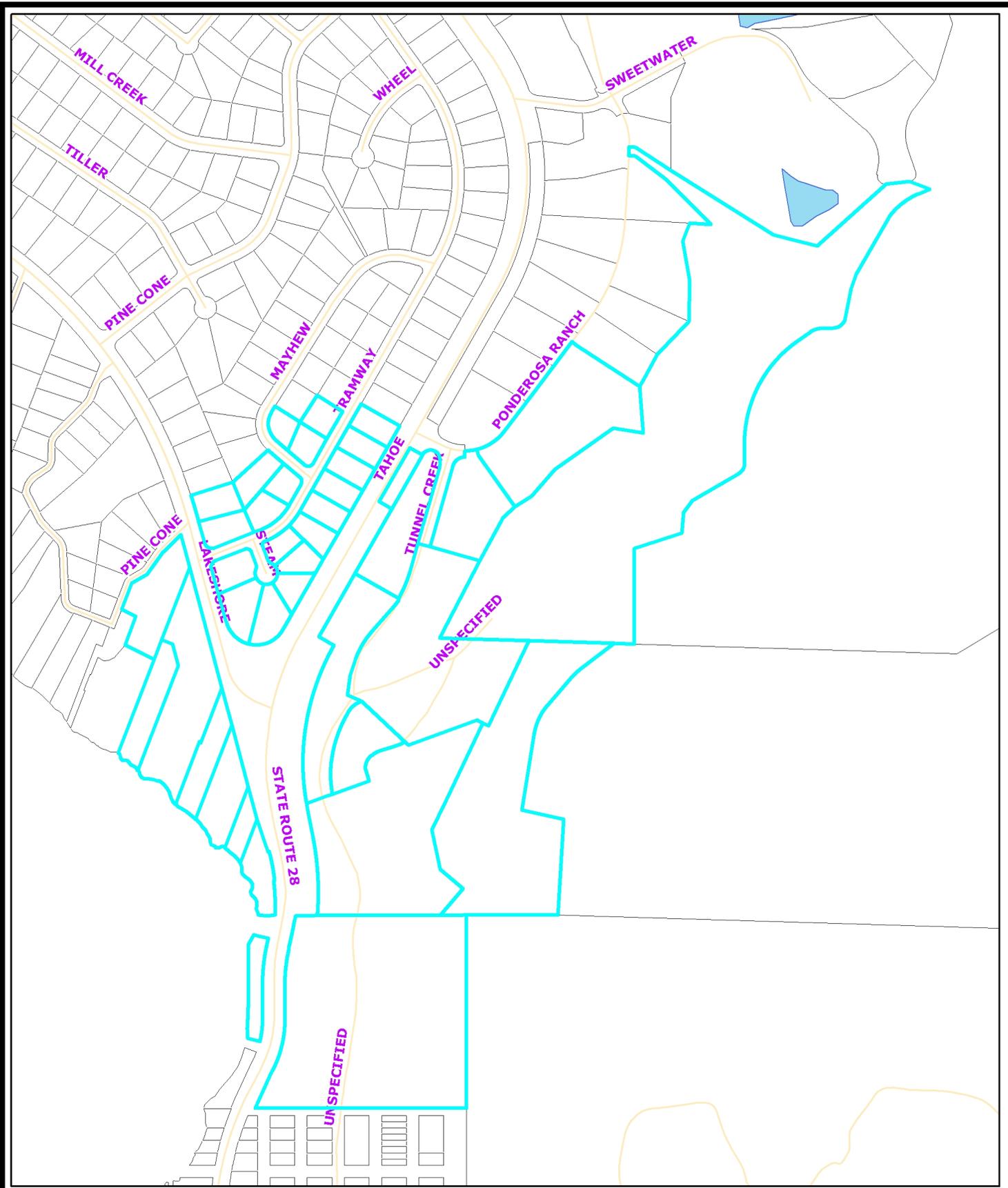
Number of CAB members present: 5

Number of Public Present: 22

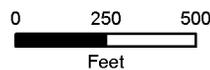
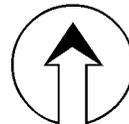
Presence of Elected Officials: 0

Number of staff present: 2

Submitted By: Misty Moga



WSUP19-0006 (Verizon Monopole)
 Noticing Map- 600 feet from site



Community Services
 Department



1001 E Ninth St
 Reno, Nevada 89502

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

Project Information		Staff Assigned Case No.: _____	
Project Name: 1200 Tunnel Creek Rd. - Verizon			
Project Description: 40' stealth monopine with 37' rad-center using 6 antennas, topped with a 5' crown for a total of 45'. Shelter designed as rustic log cabin in the woods. Total area of antenna and ground space is 525 square feet			
Project Address: 1200 Tunnel Creek Rd., Incline Village, NV 89451			
Project Area (acres or square feet): 525 s.f.			
Project Location (with point of reference to major cross streets AND area locator): Tunnel Creek Rd. bluff above the Hwy 28 and Lakeshore bend.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
130-311-17	3.0		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Tunnel Creek Properties, LLC		Name: Epic Wireless on behalf of Verizon Wireless	
Address: 930 Tahoe Blvd., Ste 802, PMB 322		Address: 605 Coolidge, Ste. 100	
Incline Village, NV Zip: 89451		Folsom, CA Zip: 98630	
Phone: Fax:		Phone: 775-852-5367 Fax:	
Email:		Email: buzz.lynn@epicwireless.net	
Cell: Other:		Cell: 775-852-5367 Other:	
Contact Person: Craig Olson		Contact Person: Buzz Lynn	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Epic Wireless on behalf of Verizon Wireless		Name: NA	
Address: 605 Coolidge, Ste. 100		Address:	
Folsom, CA Zip: 95630		Zip:	
Phone: 775-852-5367 Fax:		Phone: Fax:	
Email: buzz.lynn@epicwireless.net		Email:	
Cell: 775-852-5367 Other:		Cell: Other:	
Contact Person: Buzz Lynn		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: Epic Wireless on behalf of Verizon Wireless, Buzz Lynn

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)

I, Buzz Lynn, Epic Wireless
(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): 130-311-17

Printed Name Kayla Shattuck

Signed Kayla Shattuck

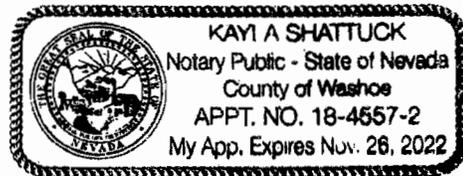
Address 59 Damon Ave French Park
Ste B Reno, NV 89521

Subscribed and sworn to before me this
15 day of April, 2019.

Washoe County, State of Nevada
Notary Public in and for said county and state

My commission expires: 11/26/2022

(Notary Stamp)



*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

Special Use Permit Application Supplemental Information

(All required information may be separately attached)

1. What is the project being requested?

Wireless communications facility consisting of 40' monopine with antennas at 33', and a faux log cabin for housing ground equipment. No generator is requested.

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.)

Site plan is provided on the plan set

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

Total construction time is 6-8 weeks

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?

Proposed monopine structure and faux rustic cabin equipment enclosure to blend with existing Ponderosa Ranch surroundings and remain below ridgeline views.

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

Increased cell service coverage and capacity for the community.

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

No anticipated negative effects.

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.

NA

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	NA
b. Electrical Service	NVE
c. Telephone Service	Verizon
d. LPG or Natural Gas Service	NA
e. Solid Waste Disposal Service	Waste Management
f. Cable Television Service	NA
g. Water Service	NA

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 #	NA	acre-feet per year	
i. Certificate #	NA	acre-feet per year	
j. Surface Claim #	NA	acre-feet per year	
k. Other #	NA	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).

NA

10. Community Services (provided and nearest facility):

a. Fire Station	NLTFPD Station 11 - 875 Tanager St., Incline Village, NV89451
b. Health Care Facility	NA
c. Elementary School	NA
d. Middle School	NA
e. High School	NA
f. Parks	NA
g. Library	NA
h. Citifare Bus Stop	NA

PROJECT SUPPORT STATEMENT
DEVELOPMENT APPLICATION FOR VERIZON SITE

APN 130-311-17

1200 TUNNEL CREEK RD, INCLINE VILLAGE, NV89451

INTRODUCTION

Verizon Wireless is seeking to improve communications service in the southeast part of Incline Village in an effort to improve coverage and capacity generally around the Ponderosa Ranch area, as part of Verizon's larger Lake Tahoe Initiative. Additionally, this network development will increase public safety within these areas and bring wireless service to areas that currently have poor capacity service.

This new tower will help alleviate an area of poor coverage within this service area, which causes reoccurring lost calls, ineffective service, and slow data speeds. To remedy these problems, Verizon proposes a new tower to be constructed at 1200 Tunnel Creek Rd. at the top of a steep embankment immediately above State Route 28 and Lakeshore Blvd.

The location of the equipment and antennas is designed to comply with Washoe County wireless design guidelines, and those of TRPA, where application will also be made. While Washoe County favors co-location, in deference to the uniqueness of Incline Village, Lake Tahoe, and the unparalleled view shed, Verizon proposes the lowest height required and the best match of its surroundings by using a monopine pole and faux cabin shelter. All antennas to be covered in monopine "socks" to better blend in.

This unmanned facility will provide service to area travelers, residents and businesses 24 hours a day, 7 days a week. This site will also serve as a back up to the existing landline service in the area and will provide improved mobile communications, essential to modern day commerce and recreation.

SAFETY BENEFITS OF IMPROVED WIRELESS SERVICE

Mobile phone use has become an extremely important system for public safety. Along roads and highways without public call boxes, mobile phones are often the only means for emergency roadside communication. Motorists with disabled vehicles (or worse) can use their phone to call in and request appropriate assistance. With good cellular coverage along important roadways, emergency response is just a phone call away. Furthermore, as a back up system to traditional landline phone service, mobile phones have proven to be extremely important during natural disasters and other catastrophes.

Verizon has taken the responsibility for back-up service very seriously. As such, Verizon has incurred increased expense to install a standby diesel generator at this facility to insure quality communication for the surrounding community regardless of any disaster or catastrophe.

CONVENIENCE BENEFITS OF IMPROVED WIRELESS SERVICE

Modern day life has become increasingly dependent on instant communications. Whether it is a parent calling their child, spouse calling a spouse, or general contractor ordering materials to the jobsite, wireless phone service is no longer just a convenience. It has become a way of life and a way of business.

COMPLIANCE WITH COUNTY DEVELOPMENT STANDARDS

This project has been carefully designed to comply with applicable standards for Washoe County. Verizon Wireless is proposing a new 45' monopine design and faux log cabin shelter that better blends with the existing surroundings.

COMPLIANCE WITH FCC STANDARDS

This project will not interfere with any TV, radio, telephone, satellite, or any other signals. Any interference would be against the Federal Law and would be a violation Verizon Wireless' FCC License. In addition, this project will conform to all FCC standards.

TECHNOLOGY AND CONSUMER SERVICES THE CARRIER WILL PROVIDE ITS CUSTOMERS

Verizon offers its customers multiple services such as, voice calls, text messaging, mobile email, picture/video messaging, mobile web, navigation, broadband access. Wireless service enhances public safety and emergency communications in the community. In rural areas such as the subject location, cellular phone service can cover much larger geographic areas than traditional landline phone service.

LIGHTING

Unless tower lighting is required by the FAA the only lighting on the facility will be a shielded motion sensor light by the door on the equipment shelter for servicing the equipment.

NOISE

The shelter has been specifically designed to eliminate air-condition outside the shelter than can contribute to higher noise levels. The faux log cabin will provide an additional layer of noise suppression surrounding cabinets with built-in AC. Also, Verizon will further reduce noise by eliminating a generator from the project.

HAZARDOUS MATERIAL

A Hazardous Material Business Plan will also be submitted upon project completion, and stored on site after construction

ENVIRONMENTAL SETTING

Verizon Wireless is proposing a new monopine and faux log cabin equipment shelter that blends with the existing surroundings.

CONSTRUCTION SCHEDULE

The construction of the facility will be in compliance with all local rules and regulations. The typical duration is two months. The crew size will range from two to ten individuals.

PROJECT : Ponderosa Ranch

1200 TUNNEL CREEK ROAD
INCLINE VILLAGE, NV 89451

LOCATION NO: 445739



PREPARED FOR
verizon
295 Parkshore Drive
Folsom, California 95630

Vendor:
EPIC
WIRELESS GROUP LLC
Connecting a Wireless World
605 Cambridge Dr, Suite 100
Folsom, CA, 95630

Project Address:
1200 Tunnel Creek Road
Incline Village, NV 89451

Architect:
Borges
ARCHITECTURAL GROUP
borgesarch.com
1478 STONE POINT DRIVE, SUITE 350
ROSEVILLE CA 95661
916 782 7200 TEL
916 773 8061 FAX

PROJECT NO: 14002-103
LOCATION NO: 445739
DRAWN BY: A.P.E.
CHECKED BY: M.I.D.

Ponderosa
Ranch
445739

REV	DATE	DESCRIPTION
E	12/06/18	100% ZD Rev 3
D	11/07/18	100% ZD Rev 2
C	10/01/18	100% ZD Rev 1
B	05/25/18	100% ZD Submittal
A	05/16/18	90% ZD Submittal

Licensee:

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Issued For:
12/06/18
100% ZD Rev 3

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
A-0

SHEET INDEX

REV	TITLE SHEET
E	A-0 TITLE SHEET
E	C-1 OVERALL SITE PLAN
E	C-2 OVERALL SITE PLAN
E	A-1 OVERALL & ENLARGED SITE PLANS
E	A-2 ENLARGED EQUIPMENT & ANTENNA PLANS
E	A-3.1 ELEVATIONS
E	A-3.2 ELEVATIONS

PROJECT TEAM

Construction Mgr.:
EPIC WIRELESS GROUP, INC.
605 COOLIDGE DRIVE, SUITE 100
FOLSOM, CA 95630
contact: BRETT EWING
email: brett.ewing@epicwireless.net
ph: (916) 844-9234

Agent for Applicant, Planning and Zoning Mgr.:
BUZZ LYNN
email: buzz.lynn@epicwireless.net
cell: (775) 652-5367

DESIGN PROFESSIONAL:
BORGES ARCHITECTURAL GROUP, INC.
1478 STONE POINT DRIVE, SUITE 350
ROSEVILLE, CA 95661
contact: MATHEW DOUGHERTY
email: telecomgroup@borgesarch.com
ph: (916) 782-7200

Structural Engineer:
NORM SCHEEL STRUCTURAL ENGINEER
5022 SUNRISE BLVD
FAIR OAKS, CA 95628
contact: NORM SCHEEL
email: norm@nsse.com
ph: (916) 536-9685

Survey:
Cell Engineering
1226 High Street
Auburn, CA 95603-5015
contact: NEIL ROHDE
email: nrohde@cschell.net
ph: (530) 885-0426

RF Engineer:
VERIZON WIRELESS
295 PARKSHORE DRIVE
FOLSOM, CA 95630
email: ericson.malana@verizonwireless.com
ph: (925) 788-1863

PROJECT INFORMATION

Property Information:
Site Name: PONDEROSA RANCH
Site Number: 445739
Site Address: 1200 TUNNEL CREEK ROAD
INCLINE VILLAGE, NV 89451

Property Owner:
TUNNEL CREEK PROPERTIES, LLC.
590 TAHOE BLVD #602
INCLINE VILLAGE, NV 89451
contact: CRAIG OLSON
email: craigolson61@gmail.com
ph: (775) 750-5520

Tower Owner:
VERIZON WIRELESS
295 PARKSHORE DRIVE
FOLSOM, CA 95630

Power Agency:
NV ENERGY
295 EDISON WAY
RENO, NV 89502
ph: (800) 743-5000

A.P.N. Number: 130-311-17
Current Use: ----
Jurisdiction: WASHOE COUNTY

VICINITY MAP



SPECIAL INSPECTIONS

POST INSTALLED EXPANSION ANCHORS

PROJECT DESCRIPTION

NEW SITE BUILD UNMANNED TELECOMMUNICATIONS FACILITY.
(P) VERIZON WIRELESS 17'-6"X20'-4" SQ. FT. EQUIPMENT LEASE AREA & 13'X13' ANTENNA LEASE AREA FOR A TOTAL OF 525 SQ FT CONTAINING THE FOLLOWING:
1. INSTALL POWER / TELCO / FIBER TO SITE LOCATION
2. INSTALL 15-4X11'-0" PRE-MANUFACTURED SHELTER
3. INSTALL 45' MONOPINE
4. INSTALL (4) SURGE SUPPRESSORS MOUNTED (2) AT ANTENNA PLAN (2) EQUIPMENT SHELTER
5. INSTALL (6) PANEL ANTENNAS PER SECTOR, TOTAL OF (6)
6. INSTALL (2) HYBRID TRUNK CABLES
7. INSTALL (1) GPS UNIT
8. INSTALL (2) RRHS PER SECTOR FOR A TOTAL OF (6)
9. INSTALL 200 AMP POWER METER, CIEMA CABINET & SERVICE LIGHT W/ SHUT OFF TIMER ON OUTSIDE OF (P) EQUIPMENT SHELTER

CODE COMPLIANCE

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

- 2012 INTERNATIONAL BUILDING CODE W/ AMENDMENTS
- 2012 INTERNATIONAL MECHANICAL CODE W/ AMENDMENTS
- 2012 INTERNATIONAL PLUMBING CODE W/ AMENDMENTS
- 2006 ICC ELECTRICAL CODE - ADMIN PROVISIONS
- 2011 NATIONAL ELECTRICAL CODE
- 2009 INTERNATIONAL ENERGY CONSERVATION CODE
- 2012 INTERNATIONAL FIRE CODE W/ AMENDMENTS
- ANSI/EIA-TIA-222-G
- 2012 NFPA 101, LIFE SAFETY CODE
- 2013 NFPA 72, NATIONAL FIRE ALARM CODE
- 2012 NFPA 70, NATIONAL ELECTRICAL CODE
- LOCAL BUILDING CODE
- CITY/COUNTY ORDINANCES
- ANY APPLICABLE LOCAL AND STATE LAWS AND REGULATIONS

VERIZON SIGNATURE BLOCK

DISCIPLINE:	SIGNATURE:	DATE:
SITE ACQUISITION:		
CONSTRUCTION:		
RF:		
MICROWAVE:		
TELCO:		
EQUIPMENT:		
PROJECT ADMINISTRATOR:		
WO ADMINISTRATOR:		

GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWINGS

THESE DRAWINGS ARE FORMATTED TO BE FULL SIZE AT 24" X 36". CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOBSITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR MATERIAL ORDERS OR BE RESPONSIBLE FOR THE SAME.

DIGALERT
800-227-2600
Call 2 Full Working Days in Advance

DEPT	APPROVED	DATE
A&C		
RF		
INT		
EC\N		
OPS		
EF\OUT		

GEIL ENGINEERING
 ENGINEERING • SURVEYING • PLANNING
 1222 HIGH STREET
 AUBURN, CALIFORNIA 95603
 Phone: (530) 888-0426
 Fax: (530) 888-1308



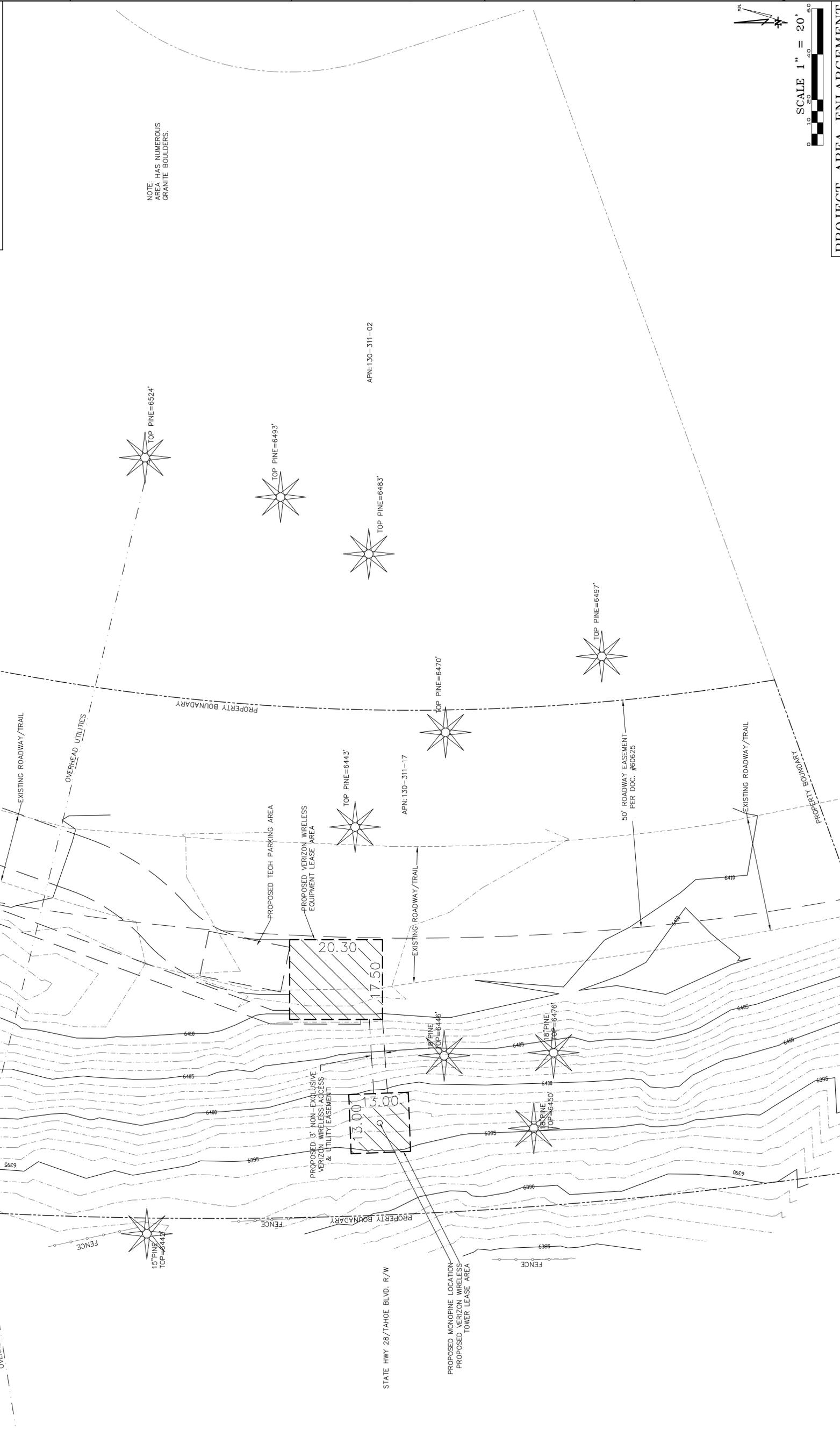
PONDEROSA RANCH
 1200 TUNNEL CREEK ROAD
 INCLINE VILLAGE, NV 89451
 PLOT PLAN AND
 SITE TOPOGRAPHY

Sheet

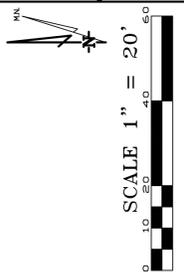
C-2

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AND NOTES SHALL BE CONSIDERED TO BE THE SOLE PROPERTY OF GEIL ENGINEERING AND THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE AND CARRIER FOR WHICH THEY ARE PREPARED. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED EXCEPT BY WRITTEN PERMISSION FROM GEIL ENGINEERING. TITLE TO THESE PLANS AND/OR SPECIFICATIONS SHALL REMAIN WITH GEIL ENGINEERING WITHOUT PREJUDICE AND VISUAL CONTACT WITH THEM SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

BOUNDARY SHOWN IS BASED ON MONUMENTATION FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY. MONUMENTATION IS NOT TO BE DELETED OR MOVED. PROPERTY LINES AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE MONUMENTATION FOUND DURING THE FIELD SURVEY. NO EASEMENTS WERE RESEARCHED OR PLOTTED. PROPERTY LINES AND LINES OF TITLE WERE NOT INVESTIGATED NOR SURVEYED. NO PROPERTY MONUMENTS WERE SET.



NOTE:
 AREA HAS NUMEROUS
 GRANITE BOULDERS.



PROJECT AREA ENLARGEMENT

PREPARED FOR
verizon
295 Parkshore Drive
Folsom, California 95630

Vendor:
EPIC
WIRELESS GROUP LLC
Connecting a Wireless World
605 Cowdige Dr. Suite 100
Folsom, CA, 95630

Project Address:
1200 Tunnel Creek Road
Incline Village, NV 89451

Architect:
Borges
ARCHITECTURAL GROUP
borgesarch.com
1478 STONE POINT DRIVE, SUITE 350
ROSEVILLE CA 95661
916 782 7200 TEL
916 773 8201 FAX

PROJECT NO: 14002-103
LOCATION NO: 445739
DRAWN BY: A.P.E.
CHECKED BY: M.I.D.

Ponderosa
Ranch
445739

REV	DATE	DESCRIPTION
E	12/06/18	100% ZD Rev 3
D	11/07/18	100% ZD Rev 2
C	10/01/18	100% ZD Rev 1
B	05/25/18	100% ZD Submittal
A	05/16/18	90% ZD Submittal

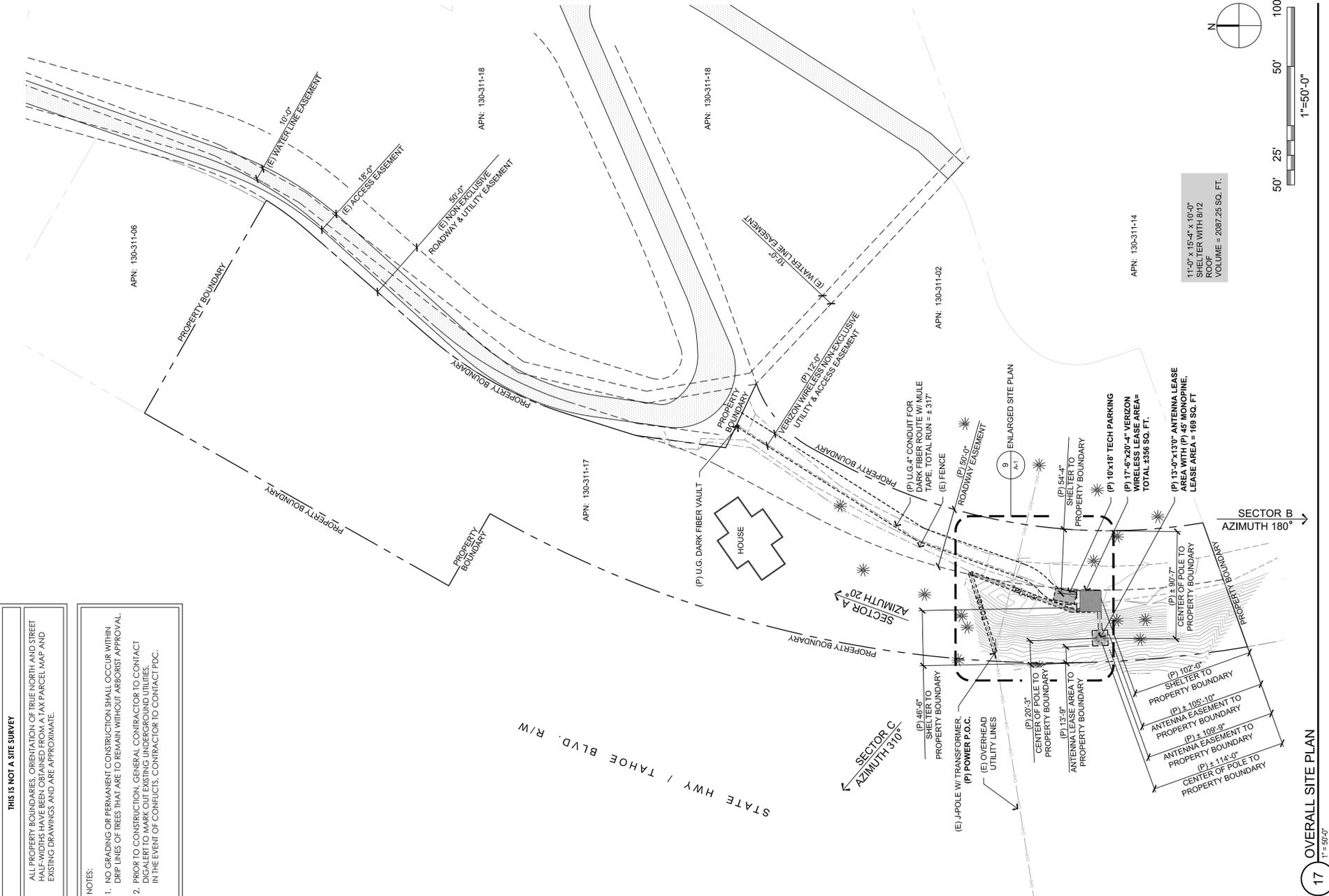
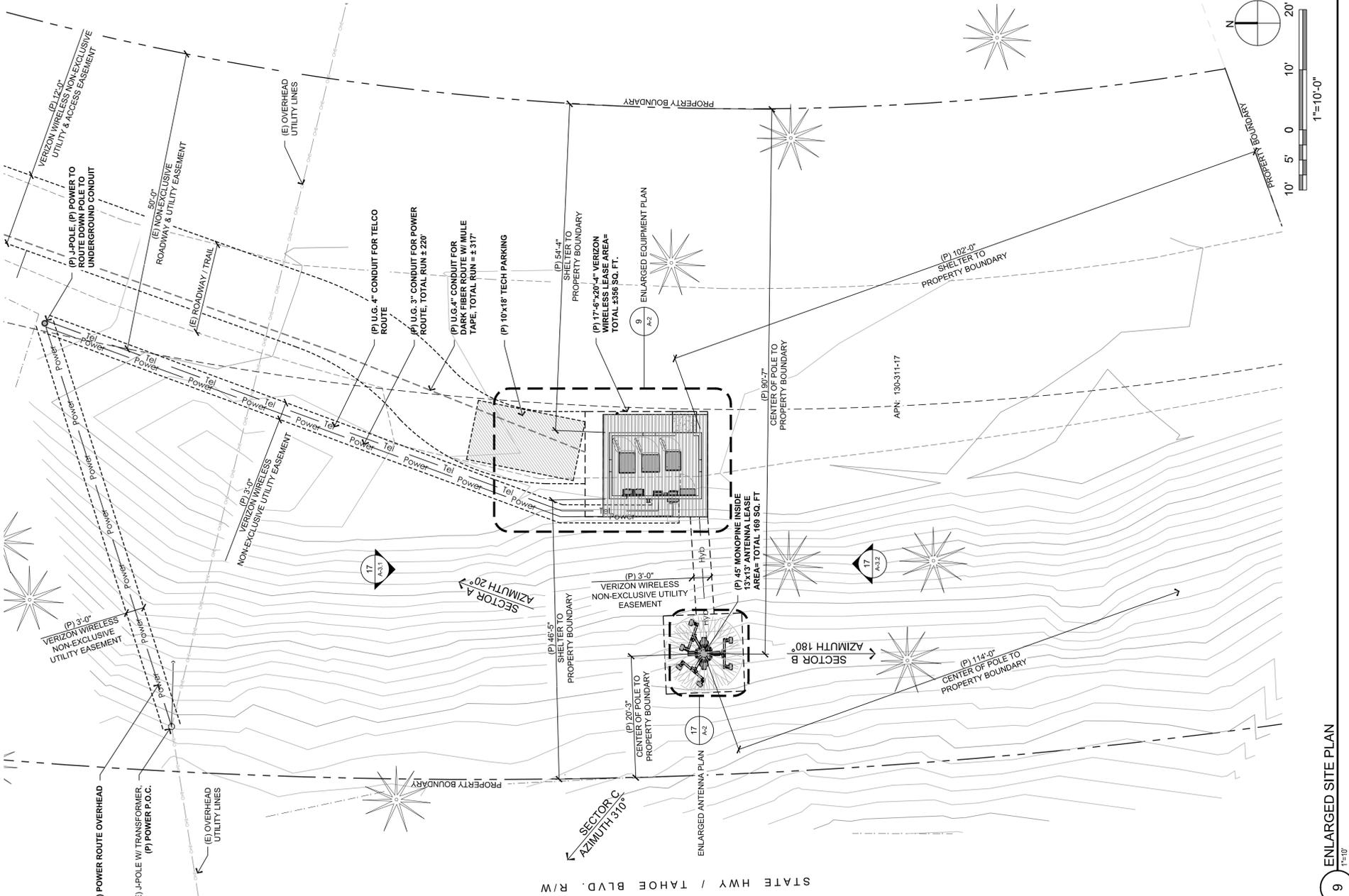
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SHEET TITLE:
OVERALL & ENLARGED
SITE PLANS

SHEET NUMBER:
A-1



THIS IS NOT A SITE SURVEY
ALL PROPERTY BOUNDARIES, ORIENTATION OF TRUE NORTH AND STREET HALF-WIDTHS HAVE BEEN OBTAINED FROM A TAX PARCEL MAP AND EXISTING DRAWINGS AND ARE APPROXIMATE.

NOTES:
1. NO GRADING OR PERMANENT CONSTRUCTION SHALL OCCUR WITHIN DRIP LINES OF TREES THAT ARE TO REMAIN WITHOUT ARBORIST APPROVAL.
2. PRIOR TO CONSTRUCTION, GENERAL CONTRACTOR TO CONTACT DIGILERT TO MARK OUT EXISTING UNDERGROUND UTILITIES. IN THE EVENT OF CONTACTS, CONTRACTOR TO CONTACT P.D.C.

9 ENLARGED SITE PLAN
1"=10'-0"

9 ENLARGED SITE PLAN
1"=50'-0"

17 OVERALL SITE PLAN
1"=50'-0"

PREPARED FOR
verizon
 295 Parkshore Drive
 Folsom, California 95630

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WIRELESS GROUP LLC
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 605 Conditge Dr, Suite 100
 Folsom, CA, 95630

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**Ponderosa
 Ranch**
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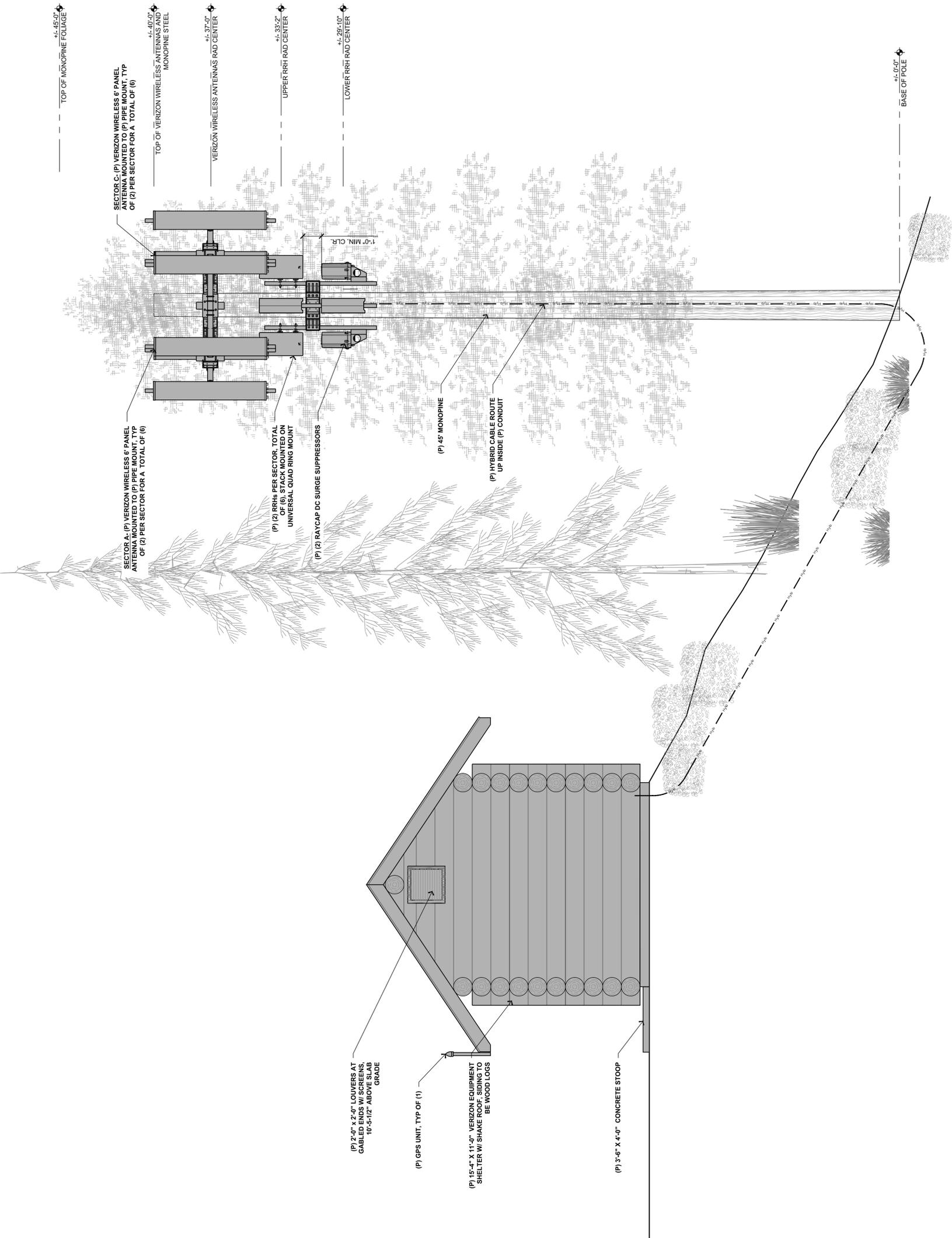
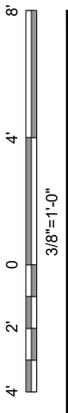
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SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A-3.1



PREPARED FOR
verizon
285 Parkshore Drive
Folsom, California 95630

Vendor:
EPIC
WIRELESS GROUP LLC
Connecting a Wireless World
605 Coalinga Dr., Suite 100
Folsom, CA 95630

Project Address:
1200 Tunnel Creek Road
Incline Village, NV 89451

Architect:
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ARCHITECTURAL GROUP
borgesarch.com
1478 STONE POINT DRIVE, SUITE 350
ROSEVILLE CA 95661
916.782.2000 TEL
916.773.3037 FAX

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Ponderosa
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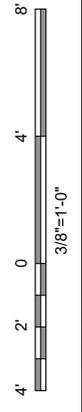
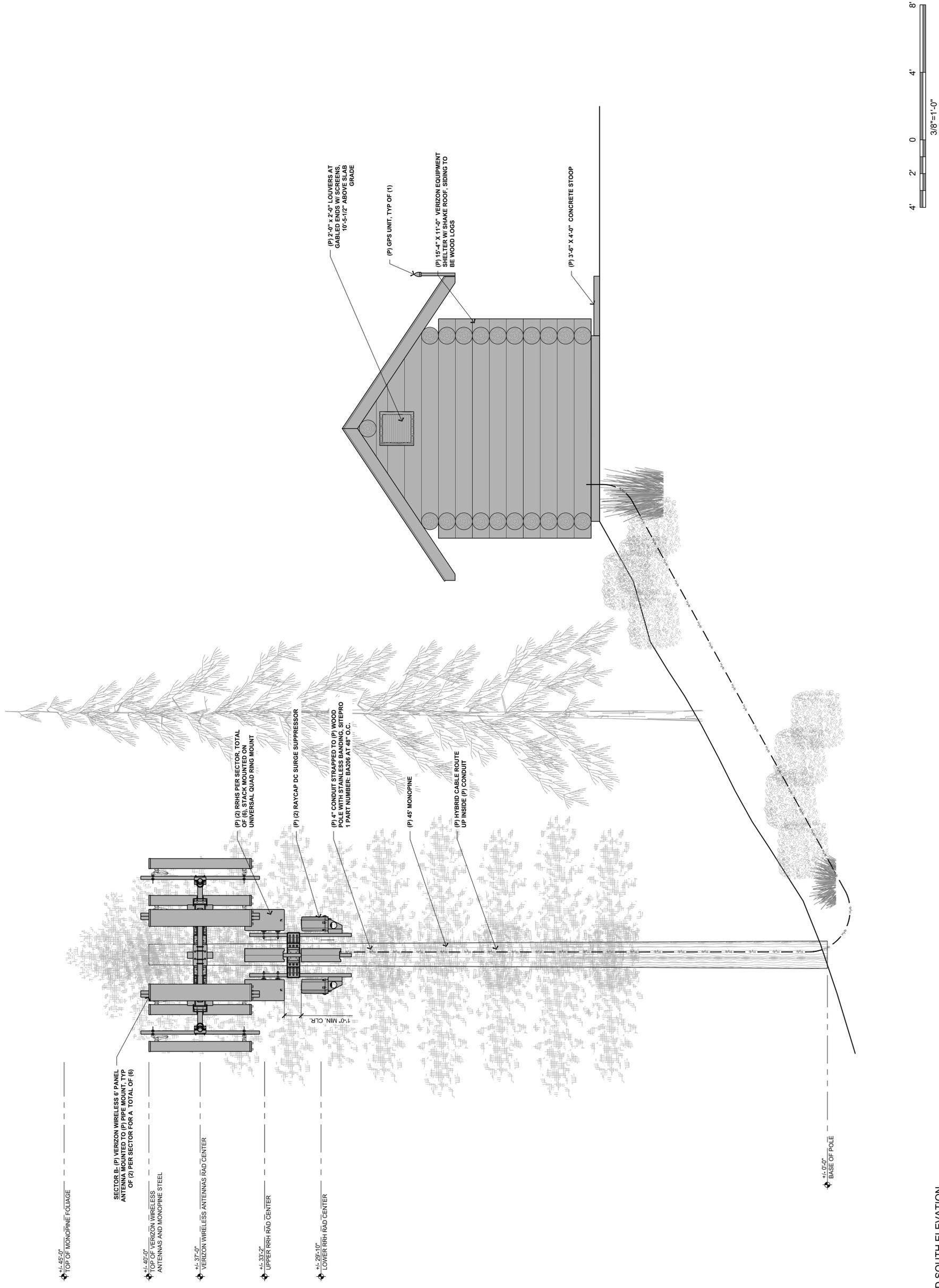
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Issued For:
12/06/18
100% ZD Rev 3

SHEET TITLE:
ELEVATIONS

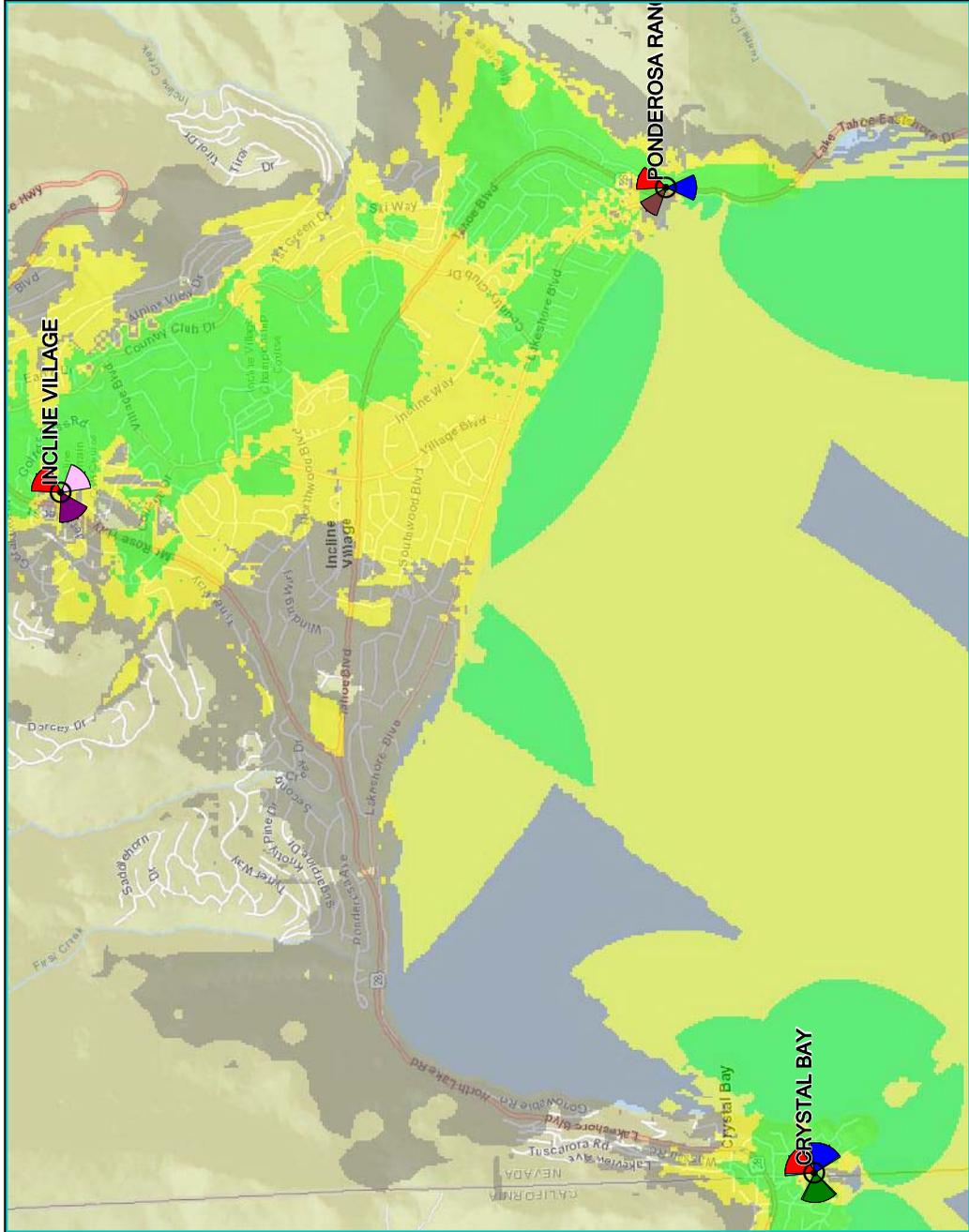
SHEET NUMBER:
A-3.2



PONDEROSA RANCH COVERAGE MAPS



After Coverage



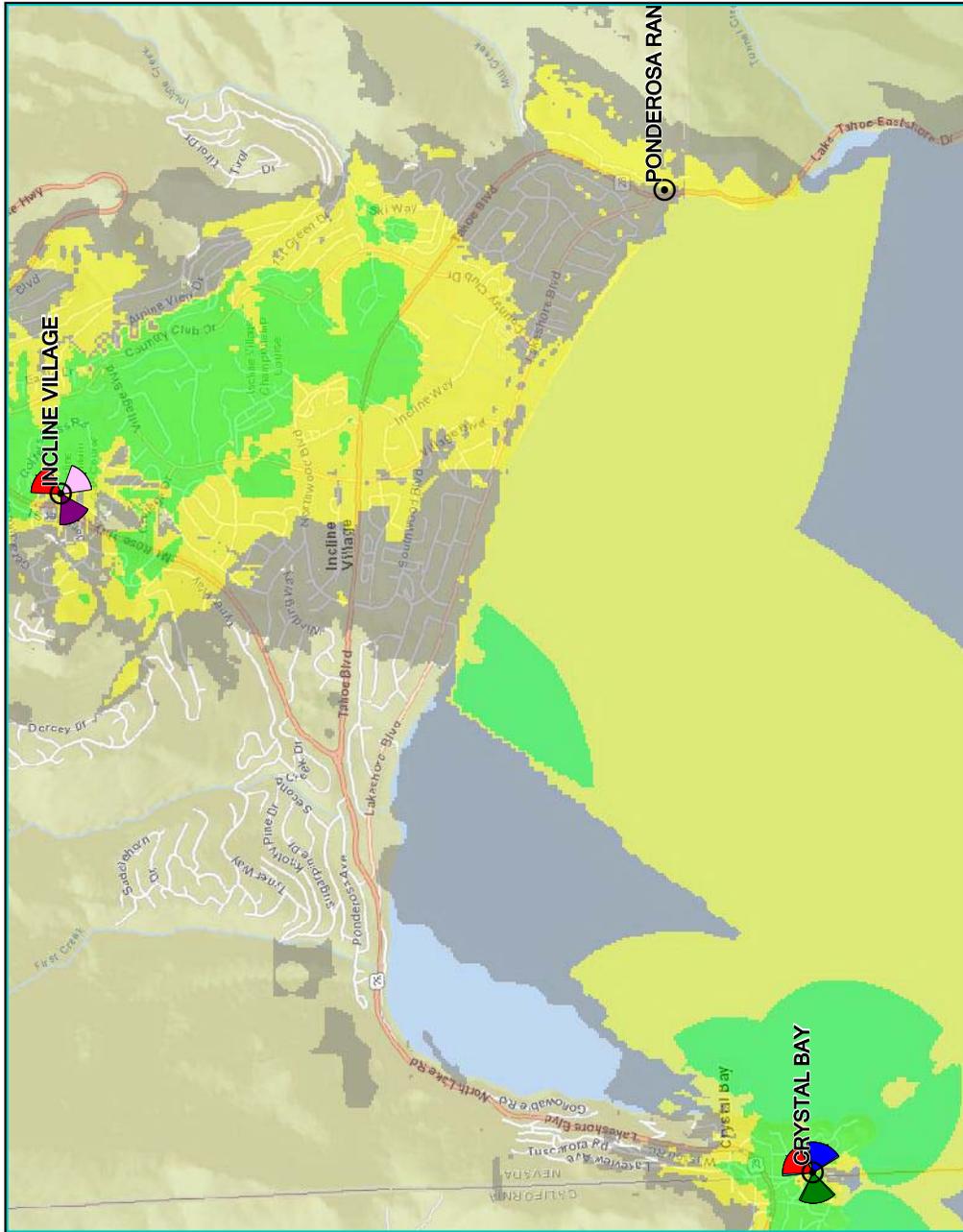
- LTE: AWS: RSRP - After Coverage**
- Best Signal Level (dBm) ≥ -85
 - Best Signal Level (dBm) ≥ -95
 - Best Signal Level (dBm) ≥ -105



PONDEROSA RANCH COVERAGE MAPS



Before Coverage



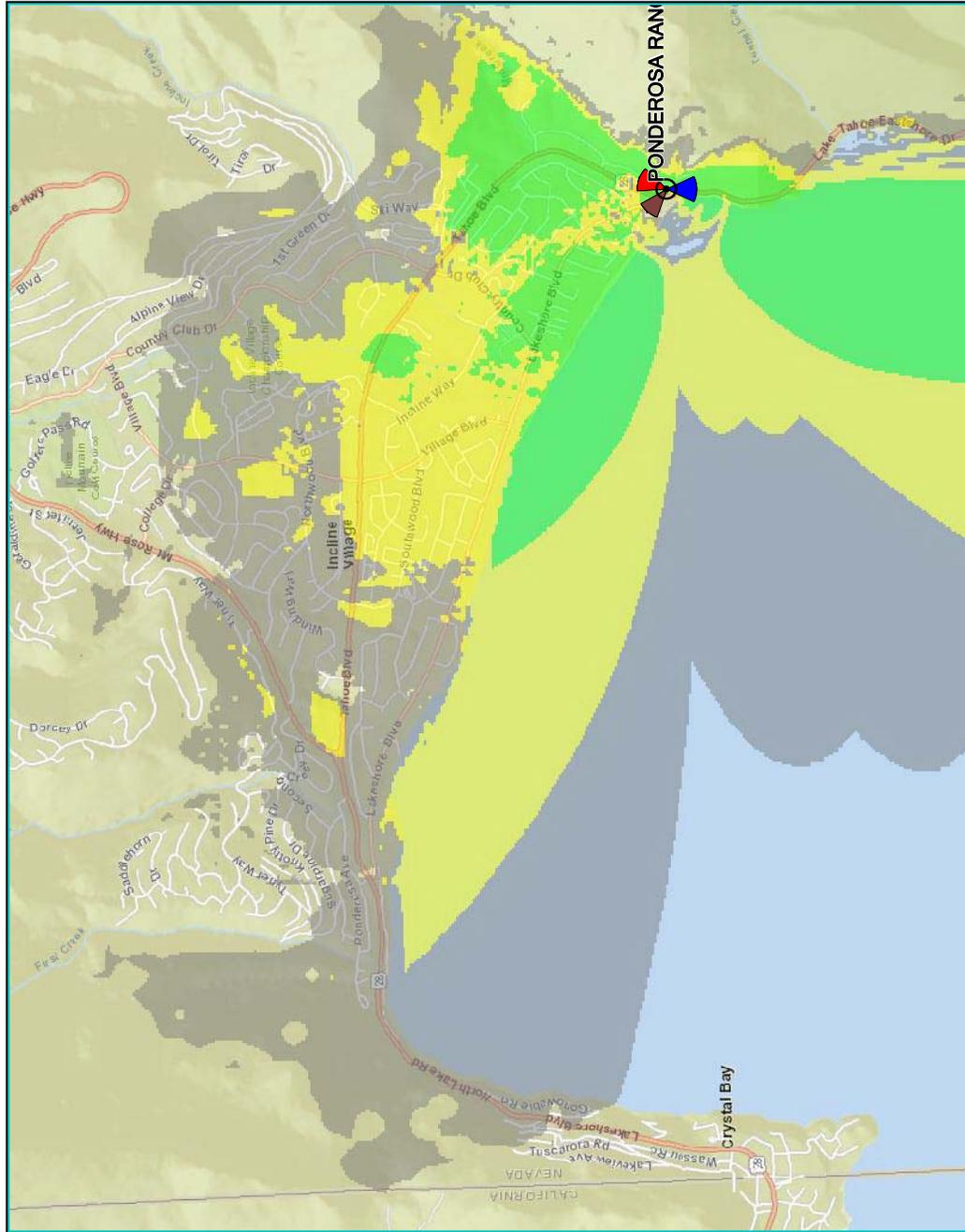
LTE: AWS: RSRP - Existing Coverage

- Best Signal Level (dBm) ≥ -85
- Best Signal Level (dBm) ≥ -95
- Best Signal Level (dBm) ≥ -105

PONDEROSA RANCH COVERAGE MAPS



Site Coverage



- LTE: AWS: RSRP - Site Coverage**
- Best Signal Level (dBm) ≥ -85
 - Best Signal Level (dBm) ≥ -95
 - Best Signal Level (dBm) ≥ -105





WATERFORD
COMPLIANCE...FROM START TO SIGNAL

Radio Frequency Emissions Compliance Report For Verizon Wireless

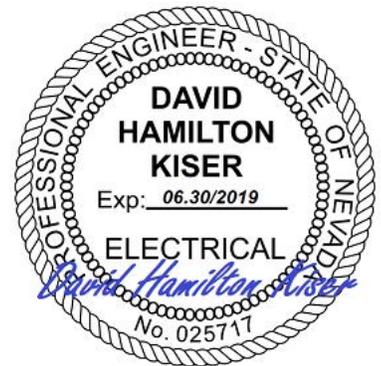
Site Name: Ponderosa Ranch	Site Structure Type: Monopine
Address: 1200 Tunnel Creek Road	Latitude: 39.231328
Incline Village, Nevada	Longitude: -119.931611
Report Date: February 28, 2019	Project: New Build

Compliance Statement

Based on information provided by Verizon Wireless and predictive modeling, the Ponderosa Ranch installation proposed by Verizon Wireless will be compliant with Radiofrequency Radiation Exposure Limits of 47 C.F.R. §§ 1.1307(b)(3) and 1.1310. The proposed operation will not expose members of the General Public to hazardous levels of RF energy. As predicted RF power densities will not exceed the FCC General Population limits, no mitigation action is needed to achieve or maintain compliance.

Certification

I, David H. Kiser, am the reviewer and approver of this report and am fully aware of and familiar with the Rules and Regulations of both the Federal Communications Commissions (FCC) and the Occupational Safety and Health Administration (OSHA) with regard to Human Exposure to Radio Frequency Radiation, specifically in accordance with FCC's OET Bulletin 65. I have reviewed this Radio Frequency Exposure Assessment report and believe it to be both true and accurate to the best of my knowledge.



General Summary

The compliance framework is derived from the Federal Communications Commission (FCC) Rules and Regulations for preventing human exposure in excess of the applicable Maximum Permissible Exposure ("MPE") limits. At any location at this site, the power density resulting from each transmitter may be expressed as a percentage of the frequency-specific limits and added to determine if 100% of the exposure limit has been exceeded. The FCC Rules define two tiers of permissible exposure differentiated by the situation in which the exposure takes place and/or the status of the individuals who are subject to exposure. General Population / Uncontrolled exposure limits apply to those situations in which persons may not be aware of the presence of electromagnetic energy, where exposure is not employment-related, or where persons cannot exercise control over their exposure. Occupational / Controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment, have been made fully aware of the potential for exposure, and can exercise control over their exposure. Based on the criteria for these classifications, the FCC General Population limit is considered to be a level that is safe for continuous exposure time. The FCC General Population limit is 5 times more restrictive than the Occupational limits.

Table 1: FCC Limits

Frequency (MHz)	Limits for General Population/ Uncontrolled Exposure		Limits for Occupational/ Controlled Exposure	
	Power Density (mW/cm ²)	Averaging Time (minutes)	Power Density (mW/cm ²)	Averaging Time (minutes)
1500-100,000	1.0	30	5.0	6

f=Frequency (MHz)

In situations where the predicted MPE exceeds the General Population threshold in an accessible area as a result of emissions from multiple transmitters, FCC licensees that contribute greater than 5% of the aggregate MPE share responsibility for mitigation.

Based on the computational guidelines set forth in FCC OET Bulletin 65, Waterford Consultants, LLC has developed software to predict the overall Maximum Permissible Exposure possible at any location given the spatial orientation and operating parameters of multiple RF sources. The power density in the Far Field of an RF source is specified by OET-65 Equation 5 as follows:

$$S = \frac{EIRP}{4 \cdot \pi \cdot R^2} \text{ (mW/cm}^2\text{)}$$

where EIRP is the Effective Radiated Power relative to an isotropic antenna and R is the distance between the antenna and point of study. Additionally, consideration is given to the manufacturers' horizontal and vertical antenna patterns as well as radiation reflection. At any location, the predicted power density in the Far Field is the spatial average of points within a 0 to 6-foot vertical profile that a person would occupy. Near field power density is based on OET-65 Equation 20 stated as

$$S = \left(\frac{180}{\theta_{BW}}\right) \cdot \frac{100 \cdot P_{in}}{\pi \cdot R \cdot h} \text{ (mW/cm}^2\text{)}$$

where P_{in} is the power input to the antenna and h is the aperture length.

These theoretical results represent worst-case predictions as emitters are assumed to be operating at 100% duty cycle.

Analysis

Waterford Consultants, LLC field personnel visited the site on February 26, 2019 during business hours and collected data with regard to the RF environment. All accessible areas of the site were inspected. Measurement collection was performed using Narda Radiation meter NBM 550 and broadband probe EA-5091 (300 kHz to 50 GHz) and was consistent with FCC and Narda procedures, regarding the location of the probe to the RF source and making slow sweeping motions over the area that a person would occupy. Power density values were recorded as a percentage of the FCC Occupational limits. In using this broadband instrument, the results represent the cumulative contributions of all RF sources at the measurement locations. The maximum cumulative power density reading was 0.1679% of the FCC Occupational limits (0.8395% of the General Population limits). Verizon Wireless proposes the following installation at this location:

- Install (2) 6' panel antennas per sector, total of (6)
- Install (2) RRHs per sector for a total of (6)

The antennas will be mounted on a 45-foot Monopine with centerlines 37 feet above ground level. The antennas will be oriented toward 20, 180, and 310 degrees. The radio equipment to be operated at this location is capable of a maximum of 80W per 4G channel at 700 MHz, 80W per 4G channel at 850 MHz, 80W per 4G

channel at 1900 MHz, and 80W per 4G channel at 2100 MHz. Other appurtenances such as GPS antennas, RRUs and hybrid cables are not sources of RF emissions. No other antennas are known to be operating in the vicinity of this site.



Figure 1: Antenna Locations

Power density decreases significantly with distance from any antenna. The panel-type antennas to be employed at this site are highly directional by design and the orientation in azimuth and mounting elevation, as documented, serve to reduce the potential to exceed MPE limits at any location other than directly in front of the antennas. For accessible areas at ground level, the maximum predicted power density level resulting from all Verizon Wireless operations is 68.0391% of the FCC General Population limits. Incident at adjacent buildings depicted in Figure 1, the maximum predicted power density level resulting from all Verizon Wireless operations is 2.3015% of the FCC General Population limits. The proposed operation will not expose members of the General Public to hazardous levels of RF energy. As predicted RF power densities will not exceed the FCC General Population limits, no mitigation action is needed to achieve or maintain compliance.

PROJECT : Ponderosa Ranch

1200 TUNNEL CREEK ROAD
INCLINE VILLAGE, NV 89451

LOCATION NO: 445739



PREPARED FOR
verizon
295 Parkshore Drive
Folsom, California 95630

Vendor:
EPIC
WIRELESS GROUP LLC
Connecting a Wireless World
605 Coolidge Dr, Suite 100
Folsom, CA, 95630

Project Address:
1200 Tunnel Creek Road
Incline Village, NV 89451

Architect:
Borges
ARCHITECTURAL GROUP
borgesarch.com
1478 STONE POINT DRIVE, SUITE 350
ROSEVILLE CA 95661
916 732 2200 TEL
916 732 6047 FAX

PROJECT NO: 14002-103
LOCATION NO: 445739
DRAWN BY: A.P.E.
CHECKED BY: J.E.S.

Ponderosa Ranch
445739

G	08/02/19	100% ZD Rev 5
F	08/01/19	100% ZD Rev 4
E	12/06/18	100% ZD Rev 3
D	11/07/18	100% ZD Rev 2
C	10/01/18	100% ZD Rev 1
B	05/25/18	100% ZD Submittal
A	05/16/18	90% ZD Submittal
REV	DATE	DESCRIPTION

Licensee:

IT IS THE POLICY OF VERIZON TO EMPLOY ONLY LICENSED PROFESSIONALS TO PREPARE AND REVIEW THESE DRAWINGS. ANY PERSON UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER TO ALTER THIS DOCUMENT.

Issued For:
08/02/19
100% ZD Rev 4

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
A-0

SHEET INDEX

REV	TITLE SHEET
G	A-0 TITLE SHEET
G	C-1 OVERALL SITE PLAN
G	C-2 OVERALL SITE PLAN
G	A-1 OVERALL & ENLARGED SITE PLANS
G	A-2 ENLARGED EQUIPMENT & ANTENNA PLANS
G	A-3 ELEVATIONS

PROJECT TEAM

Construction Mgr.:
EPIC WIRELESS GROUP, INC.
605 COOLIDGE DRIVE, SUITE 100
FOLSOM, CA 95630
contact: BRETT EWING
email: brett.ewing@epicwireless.net
ph: (916) 844-9234

Agent for Applicant, Planning and Zoning Mgr.:
BUZZ LYNN
email: buzz.lynn@epicwireless.net
cell: (775) 652-5367

DESIGN PROFESSIONAL:
BORGES ARCHITECTURAL GROUP, INC.
1478 STONE POINT DRIVE, SUITE 350
ROSEVILLE, CA 95661
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email: telecomgroup@borgesarch.com
ph: (916) 782-7200

Structural Engineer:
PZSE STRUCTURAL ENGINEERS
1478 STONE POINT DRIVE, SUITE 190
ROSEVILLE, CA 95661
contact: PAUL ZACHER SE, MLSE
email: paul@pzse.com
ph: (916) 961-3960

Survey:
Cell Engineering
1226 High Street
Auburn, Ca 95603-5015
contact: NEIL ROHDE
email: nrohde@cschell.net
ph: (530) 885-0426

RF Engineer:
VERIZON WIRELESS
295 PARKSHORE DRIVE
FOLSOM, CA 95630
email: ericson.malana@verizonwireless.com
ph: (925) 788-1863

PROJECT INFORMATION

Property Owner:
TUNNEL CREEK PROPERTIES, LLC.
630 TAHOE BLVD #602
INCLINE VILLAGE NV 89451
contact: CRAIG OLSON
email: craigolson61@gmail.com
ph: (775) 750-5520

Tower Owner:
VERIZON WIRELESS
295 PARKSHORE DRIVE
FOLSOM, CA 95630

Power Agency:
NV ENERGY
295 EDISON WAY
Reno, NV 89502
ph: (800) 743-5000

Property Information:
Site Name: PONDEROSA RANCH
Site Number: 445739
Site Address: 1200 TUNNEL CREEK ROAD
INCLINE VILLAGE, NV 89451

A.P.N. Number: 130-311-17
Current Use: ----
Jurisdiction: WASHOE COUNTY

PROJECT DESCRIPTION

NEW SITE BUILD UNMANNED TELECOMMUNICATIONS FACILITY.
(P) VERIZON WIRELESS 17'-6"x20'-4" SQ. FT. EQUIPMENT LEASE AREA & 13'x13' ANTENNA LEASE AREA FOR A TOTAL OF 525 SQ FT CONTAINING THE FOLLOWING:

- INSTALL POWER / TELCO / FIBER TO SITE LOCATION
- INSTALL 15-4X11'-0" PRE-MANUFACTURED SHELTER
- INSTALL 45' MONOPINE
- INSTALL (4) SURGE SUPPRESSORS MOUNTED (2) AT ANTENNA PLAN (2) EQUIPMENT SHELTER
- INSTALL (6) PANEL ANTENNAS PER SECTOR, TOTAL OF (6)
- INSTALL (2) HYBRID TRUNK CABLES
- INSTALL (1) GPS UNIT
- INSTALL (2) RRHS PER SECTOR FOR A TOTAL OF (6)
- INSTALL 200 AMP POWER METER, CIENA CABINET & SERVICE LIGHT W/ SHUT OFF TIMER ON OUTSIDE OF (P) EQUIPMENT SHELTER

VICINITY MAP



CODE COMPLIANCE

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

- 2012 INTERNATIONAL BUILDING CODE W/ AMENDMENTS
- 2012 INTERNATIONAL MECHANICAL CODE W/ AMENDMENTS
- 2006 ICC ELECTRICAL CODE - ADMIN PROVISIONS
- 2011 NATIONAL ELECTRICAL CODE
- 2009 INTERNATIONAL ENERGY CONSERVATION CODE
- 2012 INTERNATIONAL FIRE CODE W/ AMENDMENTS
- ANSI/EIA-TIA-223-G
- 2012 NFPA 101, LIFE SAFETY CODE
- 2013 NFPA 72, NATIONAL FIRE ALARM CODE
- 2011 NFPA 70, NATIONAL ELECTRICAL CODE
- LOCAL BUILDING CODE
- CITY/COUNTY ORDINANCES
- ANY APPLICABLE LOCAL AND STATE LAWS AND REGULATIONS

DIRECTIONS FROM VERIZON WIRELESS

DIRECTIONS FROM VERIZON WIRELESS'S OFFICE AT 295 PARKSHORE DRIVE, FOLSOM, CA

TO: 1200 TUNNEL CREEK ROAD, INCLINE VILLAGE, NV 89451

- DEPART PARKSHORE DR TOWARD COOLIDGE DR
- TURN RIGHT ONTO FOLSOM BLVD
- BEAR RIGHT ONTO FOLSOM AUBURN RD
- TURN LEFT ONTO OAK AVENUE PKWY
- ROAD NAME CHANGES TO OAK AVE
- TURN RIGHT ONTO HAZEL AVE / CREEK
- TAKE RAMP RIGHT FOR I-80 EAST TOWARD RENO
- AT EXIT 188B, TAKE RAMP RIGHT FOR CA-267 / CA-89 TOWARD LAKE TAHOE / SIERRAVILLE
- TURN RIGHT ONTO CA-267 / GLENN CARLSON MEMORIAL BYP
- TURN LEFT ONTO CA-28
- PASS THROUGH 2 ROUNDABOUTS, REMAINING ON CA-28 E
- ROAD NAME CHANGES TO NV-28
- ENTER NEVADA
- AT ROUNDABOUT, TAKE 1ST EXIT ONTO NV-28 / TAHOE BLVD
- TURN LEFT ONTO PONDEROSA RANCH RD, AND THEN IMMEDIATELY TURN RIGHT ONTO TUNNEL CREEK RD
- ARRIVE AT TUNNEL CREEK RD
- 1200 TUNNEL CREEK RD, INCLINE VILLAGE, NV 89451 ON THE RIGHT

SPECIAL INSPECTIONS

POST INSTALLED EXPANSION ANCHORS

VERIZON SIGNATURE

DISCIPLINE:	SIGNATURE:	DATE:
SITE ACQUISITION:		
CONSTRUCTION:		
RF:		
MICROWAVE:		
TELCO:		
EQUIPMENT:		
PROJECT ADMINISTRATOR:		
WO ADMINISTRATOR:		

GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWINGS

THESE DRAWINGS ARE FORMATTED TO BE FULL SIZE AT 24" x 36". CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOBSITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR MATERIAL ORDERS OR BE RESPONSIBLE FOR THE SAME.

DIGALERT
800-227-2600
Call 2 Full Working Days in Advance

PREPARED FOR
verizon
295 Parkshore Drive
Folsom, California 95630

Vendor:
EPIC
WIRELESS GROUP LLC
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605 Cowdige Dr. Suite 100
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Project Address:
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1478 STONE POINT DRIVE, SUITE 350
ROSEVILLE CA 95661
916 782 7200 TEL
916 773 8201 FAX

PROJECT NO: 14002-103
LOCATION NO: 445739
DRAWN BY: A.P.E.
CHECKED BY: J.E.S.

**Ponderosa
Ranch**
445739

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REV	DATE	DESCRIPTION

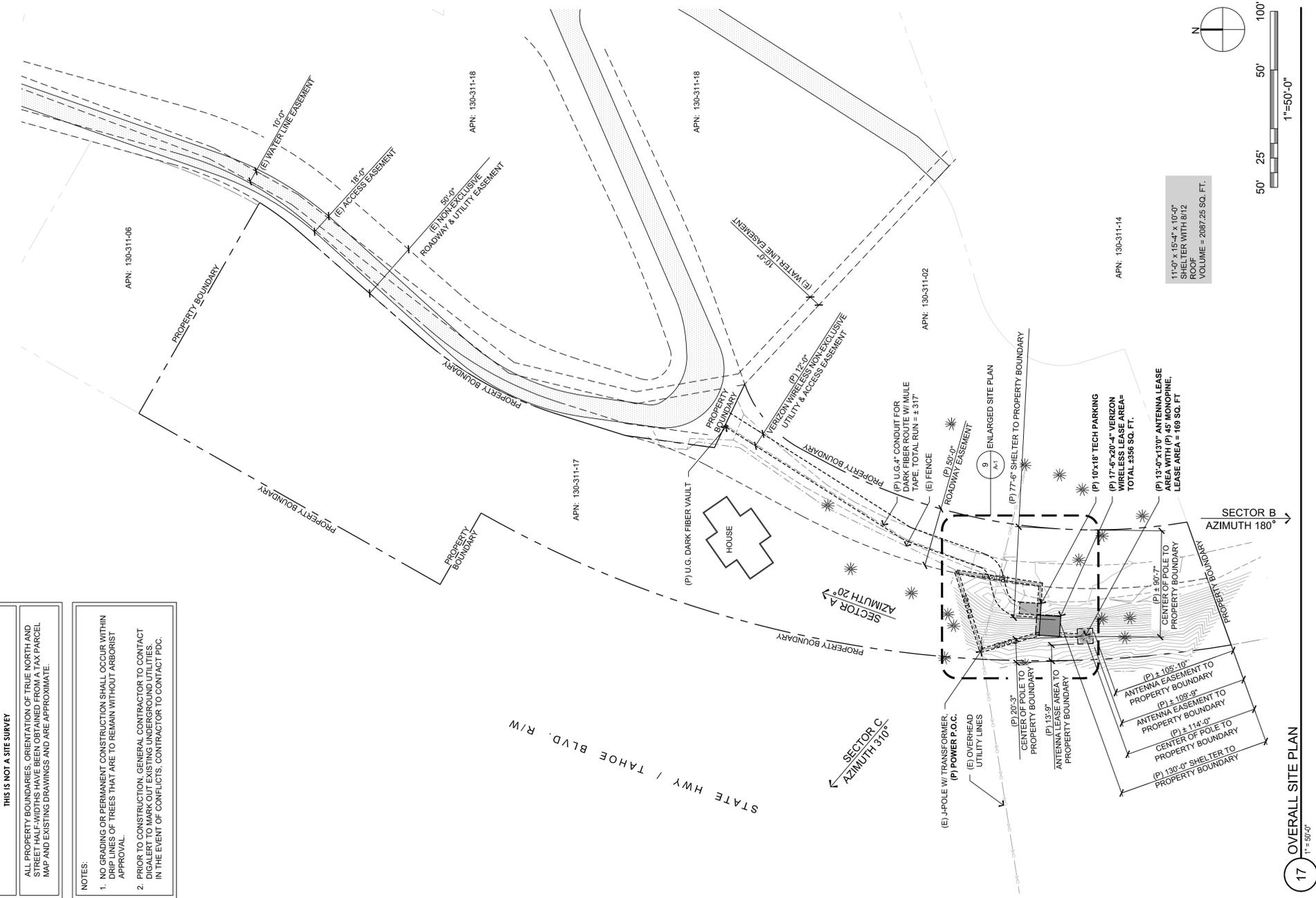
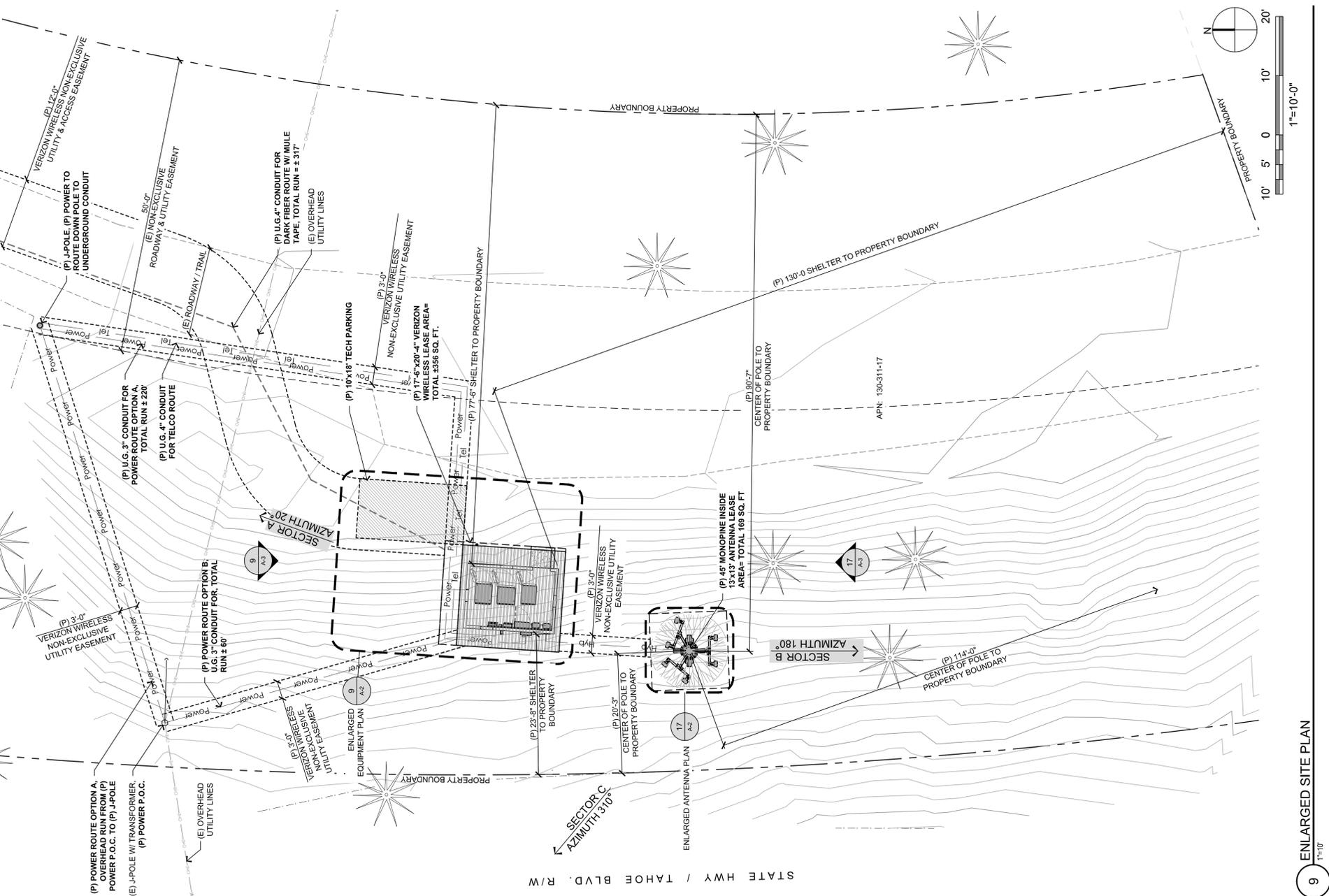
Licensee:

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Issued For:
08/02/19
100% ZD Rev 4

SHEET TITLE:
**OVERALL & ENLARGED
SITE PLANS**

SHEET NUMBER:
A-1



THIS IS NOT A SITE SURVEY
ALL PROPERTY BOUNDARIES, ORIENTATION OF TRUE NORTH AND STREET HALF-WIDTHS HAVE BEEN OBTAINED FROM A TAX PARCEL MAP AND EXISTING DRAWINGS AND ARE APPROXIMATE.

NOTES:
1. NO GRADING OR PERMANENT CONSTRUCTION SHALL OCCUR WITHIN DRIP LINES OF TREES THAT ARE TO REMAIN WITHOUT ARBORIST APPROVAL.
2. PRIOR TO CONSTRUCTION, GENERAL CONTRACTOR TO CONTACT DIGILET TO MARK EXISTING UNDERGROUND UTILITIES. IN THE EVENT OF CONFLICTS, CONTRACTOR TO CONTACT PDC.

9 ENLARGED SITE PLAN
1"=10'-0"

9 ENLARGED SITE PLAN
1"=50'-0"

17 OVERALL SITE PLAN
1"=50'-0"

Existing



Proposed



Proposed Verizon Installation

view from Tunnel Creek Road looking southwest at site

Existing



Proposed



view from Lakeshore Boulevard looking southeast at site

Existing



Proposed



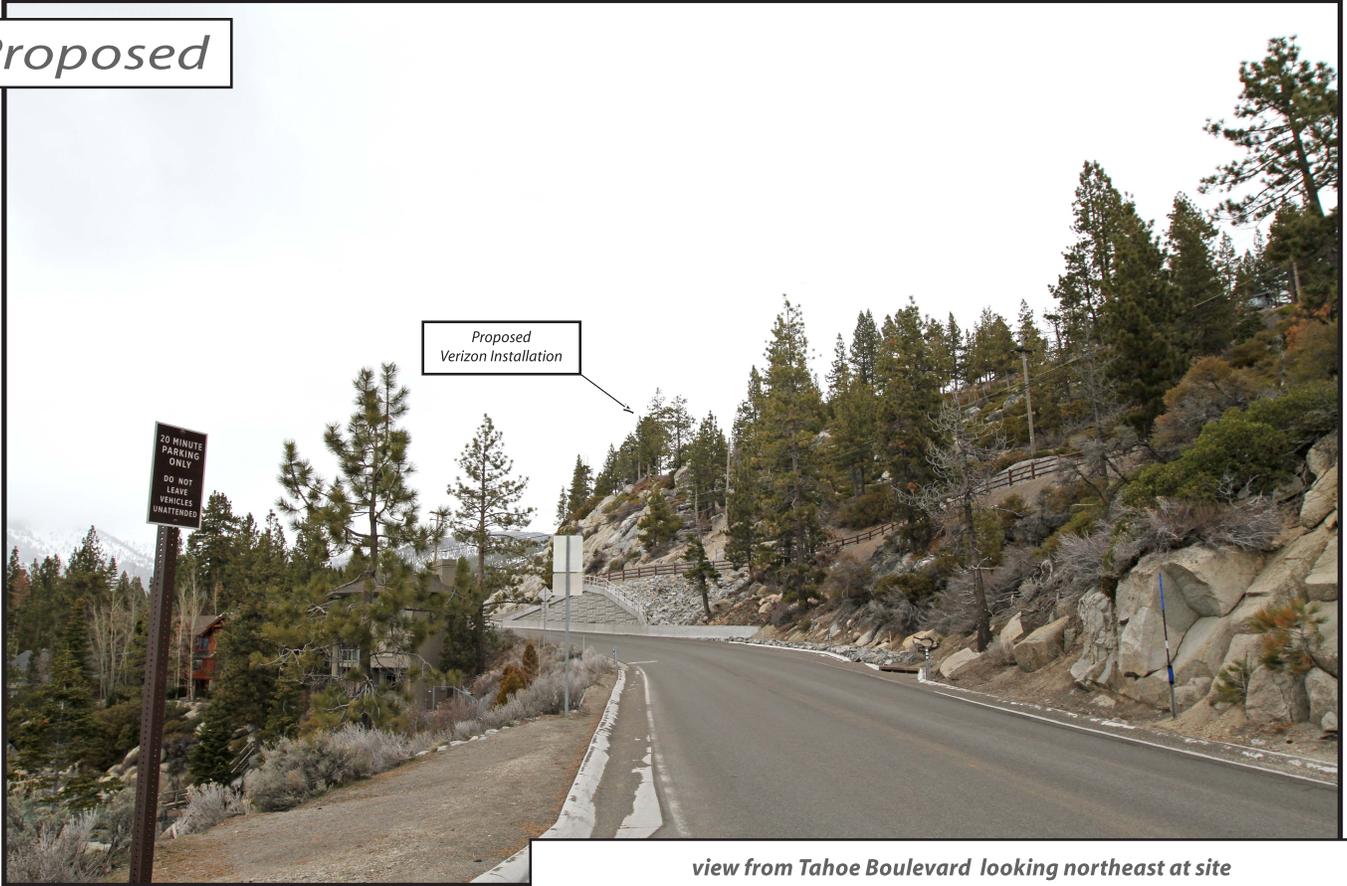
Proposed Verizon
Installation

view from Tahoe Boulevard looking northeast at site

Existing



Proposed



view from Tahoe Boulevard looking northeast at site

Existing



Proposed



Proposed Verizon Installation

view from Tunnel Creek Road looking southwest at site
 445739 Ponderosa Ranch
 1200 Tunnel Creek Road, Incline Village, NV
 Photosims Produced on 10-3-2019

Existing



Proposed



view from Tunnel Creek Road looking north at site

Existing



Proposed



view from Tunnel Creek Road looking southwest at site

Existing



Proposed



view from Tunnel Creek Road looking southwest at site

Updated: PROJECT SUPPORT STATEMENT
DEVELOPMENT APPLICATION FOR VERIZON SITE

APN 130-311-17

1200 TUNNEL CREEK RD, INCLINE VILLAGE, NV89451

INTRODUCTION

Verizon Wireless is seeking to improve communications service in the southeast part of Incline Village in an effort to improve a Significant Gap in Coverage and capacity (110.324.55) generally around the Ponderosa Ranch area, as part of Verizon's larger Lake Tahoe Initiative. Additionally, this network development will increase public safety within these areas and bring wireless service to areas that currently have poor capacity service.

This new tower will help alleviate Significant Gap in Coverage within this service area, which causes reoccurring lost calls, ineffective service, and slow data speeds. To remedy these problems, Verizon proposes a new tower to be constructed at 1200 Tunnel Creek Rd. at the top of a steep embankment immediately above State Route 28 and Lakeshore Blvd.

The location of the equipment and antennas is designed to comply with Washoe County wireless design guidelines under 110.324.55, and those of TRPA, where application will also be made. While Washoe County favors co-location, in deference to the uniqueness of Incline Village, Lake Tahoe, and the unparalleled view shed, Verizon proposes the lowest height required and the best match of its surroundings by using a monopine pole and faux cabin shelter. All antennas to be covered in monopine "socks" to better blend in.

This unmanned facility will provide service to area travelers, residents and businesses 24 hours a day, 7 days a week. This site will also serve as a back up to the existing landline service in the area and will provide improved mobile communications, essential to modern day commerce and recreation.

SAFETY BENEFITS OF IMPROVED WIRELESS SERVICE

Mobile phone use has become an extremely important system for public safety. Along roads and highways without public call boxes, mobile phones are often the only means for emergency roadside communication. Motorists with disabled vehicles (or worse) can use their phone to call in and request appropriate assistance. With good cellular coverage along important roadways, emergency response is just a phone call away. Furthermore, as a back up system to traditional landline phone service, mobile phones have proven to be extremely important during natural disasters and other catastrophes.

Power backup is via batteries, not a generator.

CONVENIENCE BENEFITS OF IMPROVED WIRELESS SERVICE

Modern day life has become increasingly dependent on instant communications. Whether it is a parent calling their child, spouse calling a spouse, or general contractor ordering materials to the jobsite, wireless phone service is no longer just a convenience. It has become a way of life and a way of business.

COMPLIANCE WITH COUNTY DEVELOPMENT STANDARDS

This project has been carefully designed to comply with applicable standards for Washoe County, and to fix a Significant Gap in Coverage pursuant to Section 110.324.55. County code states that Significant

Gap *shall include* a “white area” where no cellular service from any carrier is available. It does not state that Significant Gap is *only* a “white area” where no cellular service from any carrier is available.

Federal law holds that limiting coverage to just one carrier to the exclusion of other carriers (because coverage then exists) constitutes an effective Denial of Service. While Verizon can currently generate some signal in the area, capacity and coverage will be significantly improved with the additions of the site. Through the inclusion of coverage maps with our application, Verizon can demonstrate a clear significant gap in coverage that is not a “white area”.

Verizon Wireless is proposing a new 45’ monopine design (well below the allowable height defined in the Antenna Placement Standards in Table 110.324.55) and faux log cabin shelter that better blends with the existing surrounding. We note too that the shelter structure is placed below the trail grade to not interfere with the view from the trail, and that the shelter is not in a presumed (includes both recorded and prescriptive) Right of Way, as defined in NRS code.

COMPLIANCE WITH FCC STANDARDS

This project will not interfere with any TV, radio, telephone, satellite, or any other signals. Any interference would be against the Federal Law and would be a violation Verizon Wireless’ FCC License. In addition, this project will conform to all FCC standards.

TECHNOLOGY AND CONSUMER SERVICES THE CARRIER WILL PROVIDE ITS CUSTOMERS

Verizon offers its customers multiple services such as, voice calls, text messaging, mobile email, picture/video messaging, mobile web, navigation, broadband access. Wireless service enhances public safety and emergency communications in the community. In rural areas such as the subject location, cellular phone service can cover much larger geographic areas than traditional landline phone service.

LIGHTING

Unless tower lighting is required by the FAA the only lighting on the facility will be a shielded motion sensor light by the door on the equipment shelter for servicing the equipment.

NOISE

The shelter has been specifically designed to eliminate air-condition outside the shelter than can contribute to higher noise levels. The faux log cabin will provide an additional layer of noise suppression surrounding cabinets with built-in AC. Also, Verizon will further reduce noise by eliminating a generator from the project, and instead, utilize battery backup.

HAZARDOUS MATERIAL

A Hazardous Material Business Plan will also be submitted upon project completion, and stored on site after construction

ENVIRONMENTAL SETTING

Verizon Wireless is proposing a new monopine and faux log cabin equipment shelter that blends with the existing surroundings.

CONSTRUCTION SCHEDULE

The construction of the facility will be in compliance with all local rules and regulations. The typical duration is two months. The crew size will range from two to ten individuals.