



Board of Adjustment Staff Report

Meeting Date: April 1, 2021

Agenda Item: 8A

SPECIAL USE PERMIT CASE NUMBER: WSUP20-0011 (Summit Church Tower)

BRIEF SUMMARY OF REQUEST: To approve a special use permit for the construction of a new wireless cellular facility and vary landscaping standards.

STAFF PLANNER: Planner's Name: Dan Cahalane
Phone Number: 775.328.3628
E-mail: dcahalane@washoecounty.us

CASE DESCRIPTION

For hearing, discussion, and possible action to approve a special use permit for the construction of wireless cellular facility consisting of nine ground-mounted antennas and antenna equipment within a 75ft tall faux water tower in a public and semi-public facilities regulatory zones, and a request to vary landscaping standards by waiving all formal landscaping requirements due to irrigation concerns.

Applicant: Epic Wireless for Verizon Wireless

Property Owner: Summit Christian Church

Location: East of the intersection of Pyramid Way and Golden View Dr.

APN: 083-730-13

Parcel Size: 36.7 acres

Master Plan: Suburban Residential

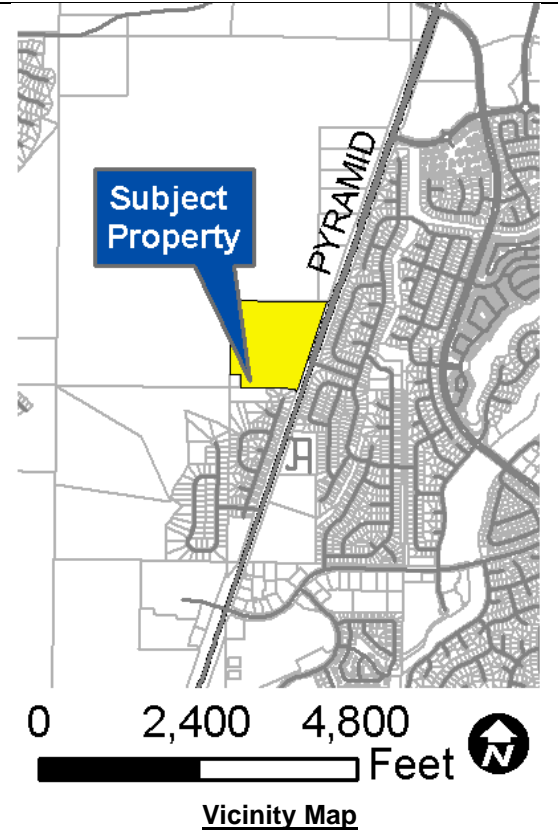
Regulatory Zone: Public and Semi-Public facilities

Area Plan: Spanish Springs

Citizen Advisory Board: Spanish Springs

Development Code: Authorized in Article 324 and 810

Commission District: 5 Commissioner Herman



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 1) Special Use Permit Case Number WSUP20-0011 for Verizon Wireless and 2) the request to vary standards with the conditions within Exhibit A, having made all five findings in accordance with Washoe County Code Section 110.810.30 and Section 110.324.75

(Motion with Findings on Page 16)

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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.

Requests to Vary Standards. Additionally, Article 810 (Special Use Permits) allows the Board of Adjustment to vary development code standards in conjunction with the approval process per WCC 110.810.20(e). The applicant is seeking to vary landscaping requirements. The Board of Adjustment will also be ruling on the request(s) to vary standards below:

Variance Requested	Relevant Code
Waive all landscaping standards due to lacking irrigation requirements	110.412.40(a)-(d); 110.412.65(a)-(h)

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.

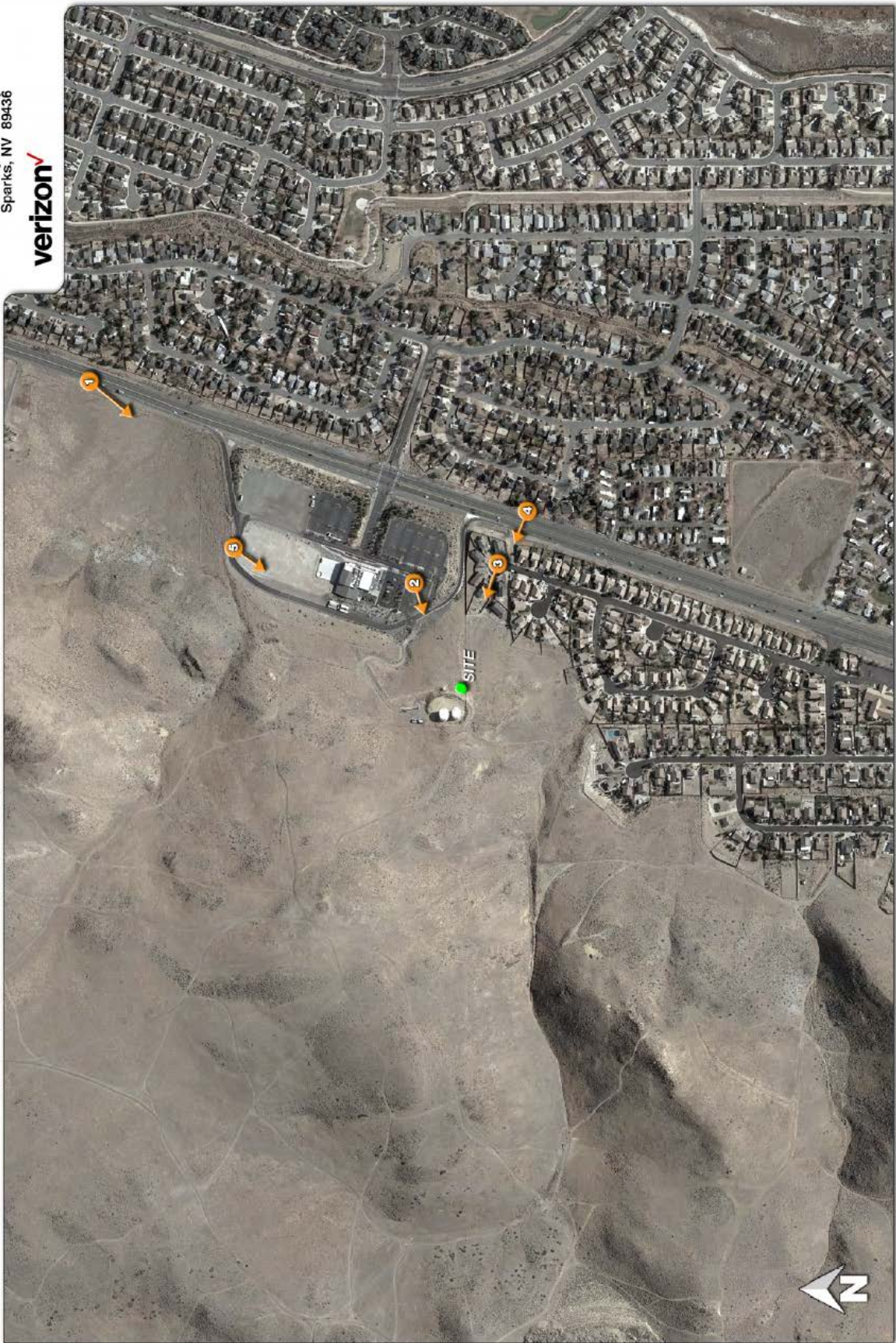
Special Federal and State Rules The proposed facility is a “personal wireless service facility” protected by federal law (Telecommunications Act of 1996, 47 U.S.C. Section 332 (c) (7)) and state law (NRS 707.550 – 707. 920). Generally, federal and state laws provide that when regulating the placement,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

Summit Church
7075 Pyramid Way
Sparks, NV 89436



Aerial photograph showing the viewpoints for the photosimulations.



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Photo Simulation Locations

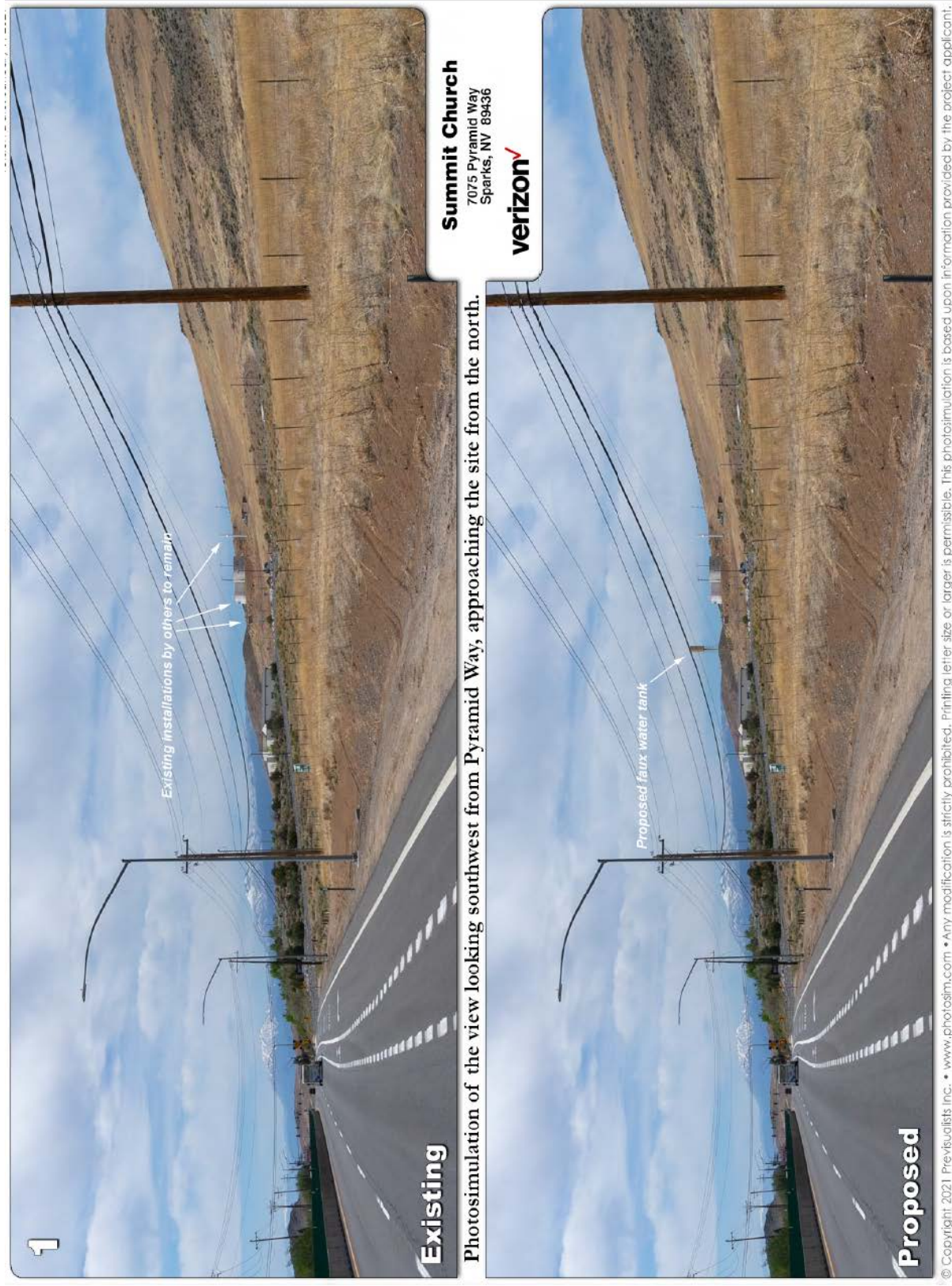


Photo Simulation Location 1

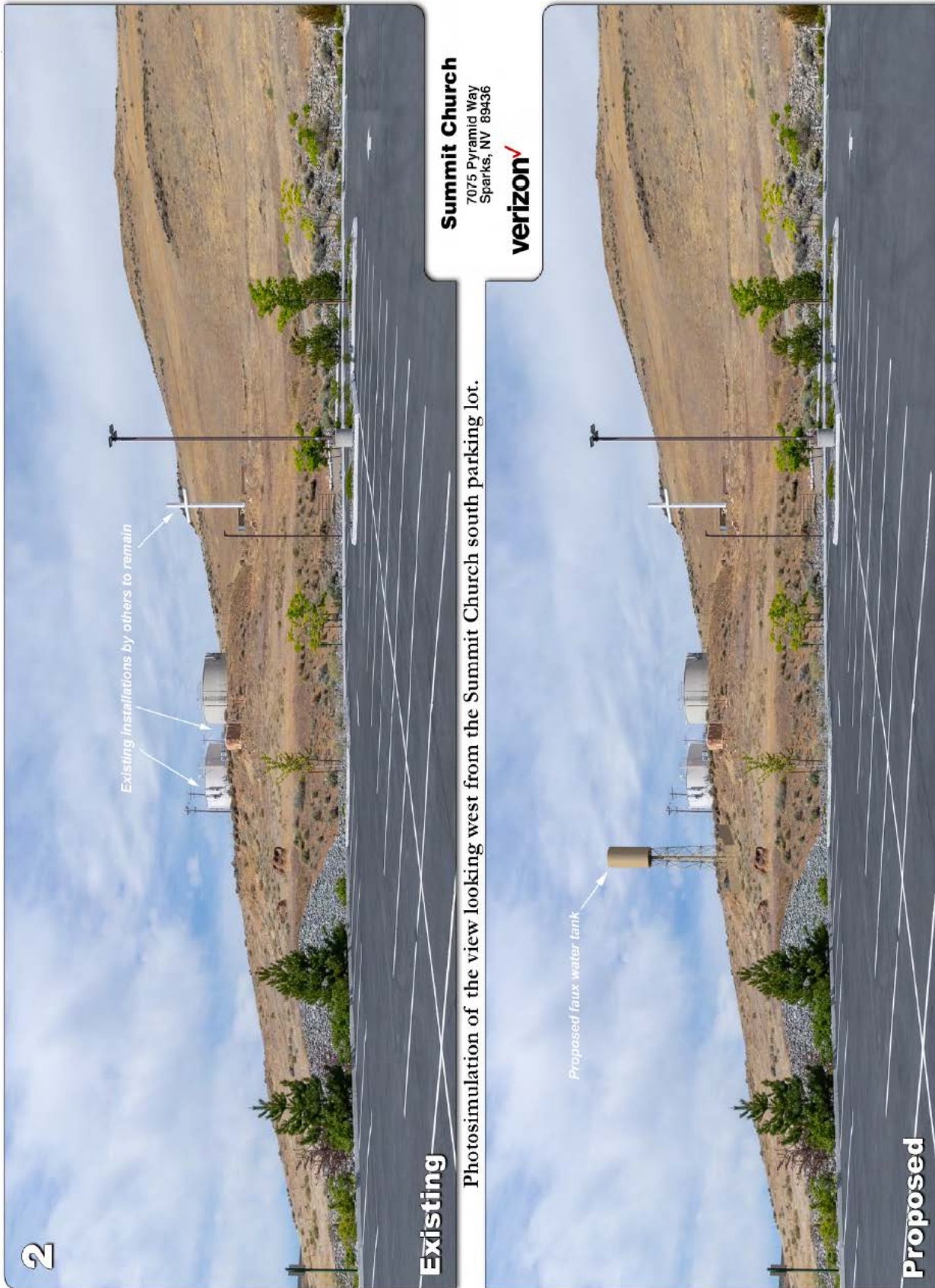


Photo Simulation Location 2



Summit Church
 7075 Pyramid Way
 Sparks, NV 89436

verizon

Photosimulation of the view looking west-northwest from the end of Dorchester Drive.

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Photo Simulation Location 3



Photo Simulation Location 4

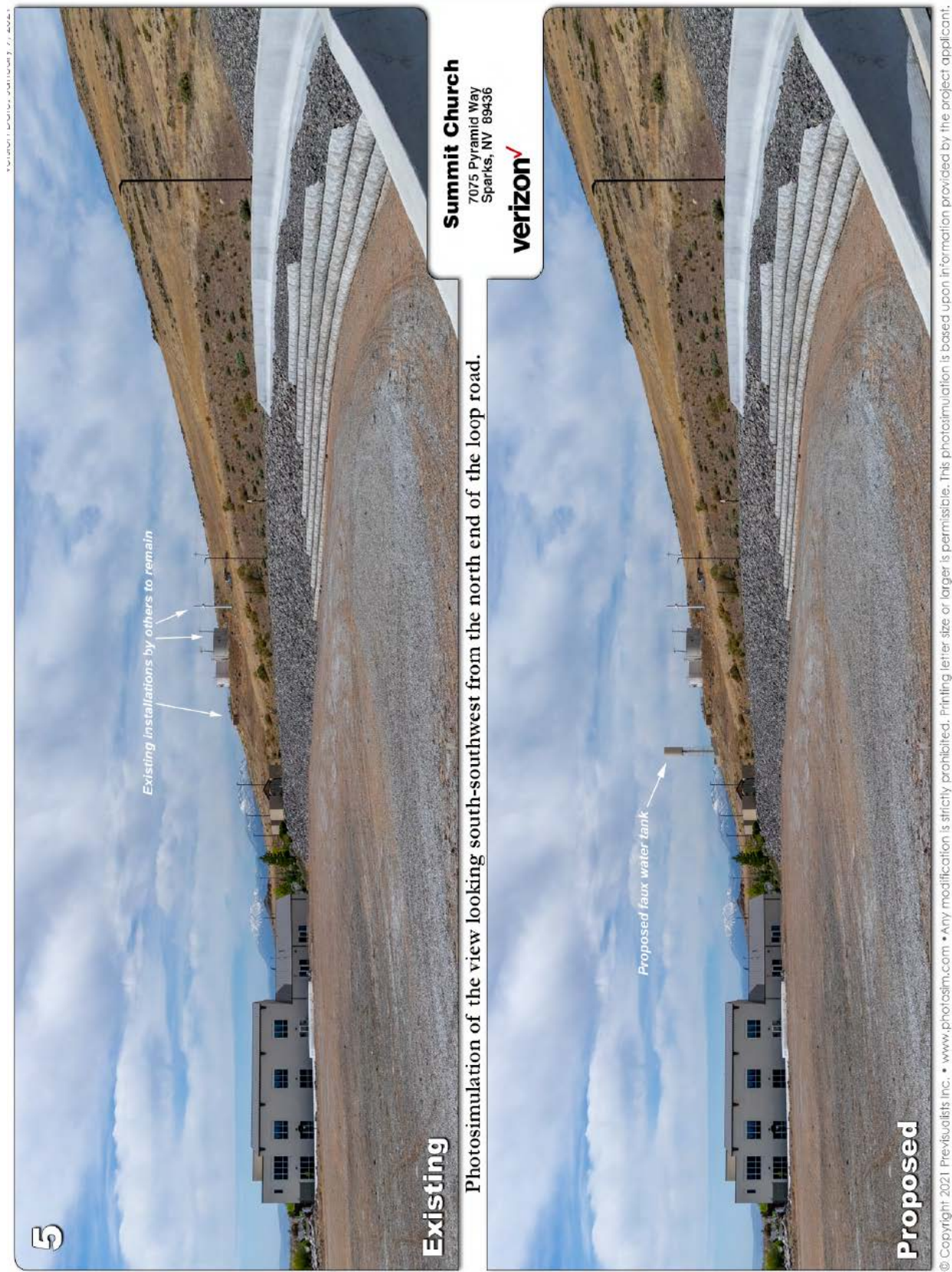
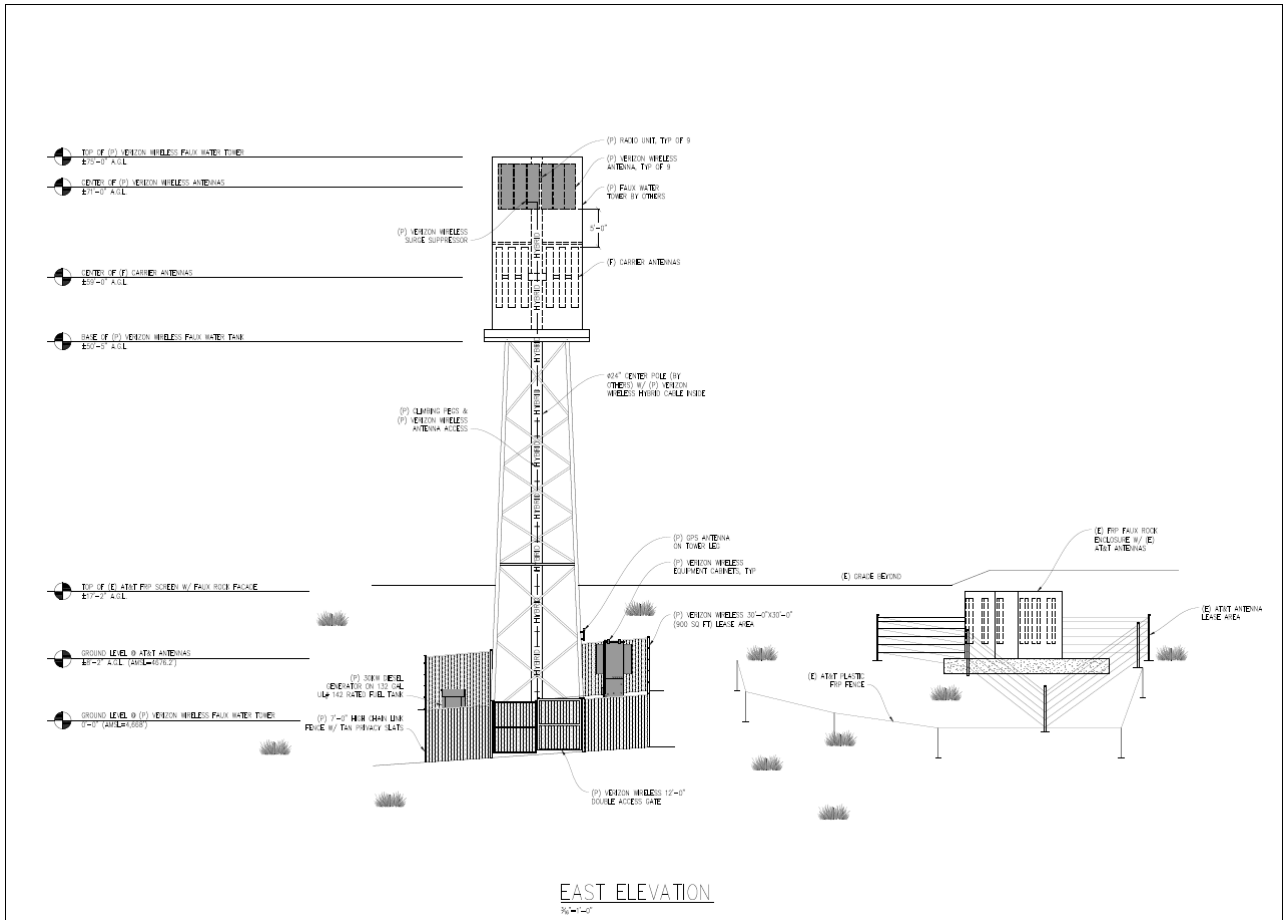


Photo Simulation Location 5



Site Plan Elevation

Project Background

The applicant is proposing to install 9 ground mounted cellular antennae within a 75ft tall faux water tower within a 900sf (30ftx30ft) project area.

This is the second submittal by the applicant for this project. The original application for a 16ft high faux rock was postponed by the applicant at the request of the landowner, Summit Church, in favor of the proposed faux water tower.

Article 302/304 – Allowed Uses/Use Classification

Staff Comment: The Communication Facilities use types are permissible within the requirements outlined in Article 324.

Article 324 – Communication Facilities

Staff Comment: Washoe County code 110.324.40(e) allows the establishment of a wireless communication/cellular facility with an approved special use permit in Public and Semi-Public Facility regulatory zones.

The proposed facility will be 75ft in height. This is lower than the maximum allowed height with a stealth design per WCC 110.324.50(e)1&3, as outlined in the table below:

Regulatory Zone	Regulatory Zoning Height	Code height addition	Max Height Monopole	Stealth Design Bonus	Maximum Allowed Height
PSP	65ft	+10ft	75ft	+18.75ft (25%)	93.75ft

A monopole tower of an equal height would be permissible within the context of WCC 110.324.50. The other screening and fencing requirements are covered in staff’s analysis of Article 412.

Article 406 – Building Placement Standards

Staff Comment: The site of the proposed cellular tower is in a Public and Semi-Public Facilities regulatory zone. The setbacks and height requirements are listed in the table below for Public and Semi-Public regulatory zones:

Setback Requirements	Public and Semi-Public Facilities
Front	20ft
Rear	20ft
Side	15ft
Height	65ft

The proposed cellular tower is 75ft in height which is permissible under WCC 110.325.50(e), which allows monopoles to be 10ft higher than the max height of the regulatory zone. Moreover, the proposed tower is at least 30ft away from the property lines. This conforms with the height and setback requirements for PSP regulatory zones.

Article 412 – Landscaping

Staff Comment: The proposed cellular equipment cabinet and base of tower is screened with an 7ft tan slatted chain link fence. This type of fencing meets the visual screening and color requirement for the equipment shelter as outlined WWC 110.324.50(g) and 110.412.55.

The applicant is requesting to vary the landscaping standards to remove all formal landscaping required under 110.412.40. The proposed development is entirely within the parcel. There is no **abutting** residential property to the proposed development area. The development area is 30ft away from the property line. Residential screening and buffering are not required for this development under WCC 110.412.40.

Staff has determined that required yards adjoining streets, landscaped residential buffers, and screening adjoining residential uses do not apply as the development area is separated from the property line by 30ft. Staff believes this interpretation of the required residential screening and buffers is consistent with WCC 119.918.15 Interpretation of Development Code:

*In interpretation and application, the provisions of the Development Code shall be held to be **minimum provisions** only for the promotion of the health, safety, morals, convenience, property and general welfare of the public.*

Therefore, the applicant is effectively requesting to waive the requirement to landscape 20% of total developed land area, or approximately 80sf. The required landscaping standards are outlined following table as in accordance with WCC 110.412.60(g):

Location	Type	Regulation
Parking planting Areas	Planting Area	Minimum 8ft in width
Non-parking planting areas		Minimum 5ft in width
All planting areas	Ground cover	Ground cover or mulch, wood chips, bark, decorative rock, or other appropriate inert materials shall be use. No turf in parking areas
	Protection	Protected by curb, wheel stops, or appropriate means
	Trees	1 tree / 300sf
	Shrubs	6 shrubs /300sf

The required amount of landscaping would amount to up to 1 tree and 2 shrubs across 80sf within a planting at least 5ft wide. The required landscaping would be out of place compared to the native vegetation on the hillside therefore making the installation of the tower more obvious. Additionally, there is no existing access to irrigation water on the site, making the provision of landscaping disproportionate to the intent of Article 412.

Staff recommends waiving the required formal landscaping standards outlined in 110.412.40 as they would have a minimal impact on the stated purpose of Article 412, as conditioned in Exhibit A, Conditions of Approval.

However, the applicant will be required to revegetate all disturbed areas for erosion and dust in conformance with WCC 110.412.67, 110.412.70, and 110.438.70.

Article 438 – Grading Standards

Staff Comment: The applicant is proposing grading an area of 13,600sf (0.31 acres) with 70cy of cut and 780cy of fill. The proposed driveway does not traverse slopes in excess of 30%. The proposed plans conform to the grading requirements of Article 438 and does not trigger the threshold for a major grading permit.

All graded slopes will need to conform to WWC 110.438.70, Erosion Control.

Spanish Springs Area Plan

Staff Comment: Staff reviewed the Spanish Springs Area plan and found no applicable policies. Staff noted that the Area Plan allowed use table prohibits the use of commercial antennae, but do not preclude wireless communication/cellular facilities.

Spanish Springs Citizen Advisory Board (SSCAB)

The original project was presented by the applicant’s representative at the regularly scheduled Citizen Advisory Board meeting on July 1 regarding the original proposal of a 16ft faux rock. The CAB had no concerns regarding the originally proposed faux-rock design.

The currently proposed project was sent to the Citizen Advisory Board for their review and comment. However, the Spanish Springs CAB did not have a quorum for the scheduled March 3, 2021 meeting. Staff has received one worksheet from the CAB members, which is attached to this report as Exhibit F. Comments received include:

- Proposed faux water tank is an eyesore.

Reviewing Agencies

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

Agency	Sent to Review	Responded	Provided Conditions/Comments	Contact (Name/email)
Nevada Dept of Env Protection	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Nevada Div. of Wildlife	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe County Building & Safety	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe County Parks & Open Spaces	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Washoe County Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Leo Vesely, PE Lvesely@washoecounty.us
Washoe County Sherriff	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
WCHD – Environment Health	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
WCHD- EMS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Truckee Meadows Fire Protection District	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
RTC Washoe	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe Storey Conservation District	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Jim Shaffer Shafferjam51@gmail.com
Spanish Springs CAB	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Kenneth Theiss, CAB Chair ktfords1951@gmail.com

All conditions required by the contacted agencies can be found in Exhibit A, Conditions of Approval.

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 Spanish Springs Area Plan;

Staff Comment: The proposed use is consistent with the action programs, policies, standards, and maps of the Master Plan and the Spanish Springs Area plan. Staff was unable to find relevant policies for this type of development within the Spanish Springs Area Plan.

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 of the Development Code;

Staff Comment: There are adequate utilities, roadway improvements, drainage, and other necessary facilities. This use does not require sanitation or water supply.

3. Site Suitability. That the site is physically suitable a for a telecommunications facility (stealth monopole) for the intensity of such a development;

Staff Comment: The proposed site is physically suitable for a cellular facility use type. This parcel is already home to three other cellular facilities and the elevation of the site reduces the requirement for tall monopole designs, allowing this cellular facility to be only 75ft in height with space for future location.

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: The issuance of the permit will improve public safety or welfare through improved cellular service. This will allow citizens both in unincorporated Washoe County and the City of Sparks to enjoy improved wireless service. 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: This permit will not have a detrimental effect on the location, purpose or mission of the military installation.

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 Board has heard and considered public comment during the public hearing. Under federal law (47 U.S.C. 332 (c) (7) (B) (iv), if the proposed telecommunications facility complies with FCC regulations, this Board cannot regulate its placement, construction, and modification based on the potential environmental effects of radio frequency emissions. Under state law (NRS 707.575 (4) the Board “shall not consider the environmental effects of radio frequency emissions” in rendering a decision of approving or denying this special use permit.

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

Staff Comment: Based on a review of the photographs and drawings in the Staff Report and Application, the proposed monopole will attempt blend with existing natural, landscape of the subject parcel by painting the proposed faux water tower a color that blends in the landscape and placing it adjacent to two existing Truckee Meadows Water Authority water tanks, which will thereby lessen the visual impacts. Per the Spanish Springs Area Plan Development Suitability Map, the faux water tower will not be placed on a “protected ridgeline,”.

Recommendation

After a thorough analysis and review, Special Use Permit Case Number WSUP20-0011 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 1) Special Use Permit Case Number WSUP20-0011 for Verizon Wireless and 2) the request to vary standards with the conditions within Exhibit A, having made all five findings in accordance with Washoe County Code Section 110.810.30 and Section 110.324.75:

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Spanish Springs;
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;
3. Site Suitability. That the site is physically suitable for cellular facilities and for the intensity of such a development;
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;
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.

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/Developer: Epic Wireless for Verizon Wireless
605 Coolidge Dr.
Folsom, CA 95630

Owner: Summit Christian Church
7075 Pyramid Way
Sparks, NV 89436

Action Order xc: Mike Large, District Attorney's Office; Keirsten Beck, Assessor's Office; Rigo Lopez, Assessor's Office; Tim Simpson, Utilities; Leo Vesely, Engineering and Capital Projects; Dale Way, Truckee Meadows Fire Protection District; Nevada Division of Environmental Protection, 901 South Stewart Street, Suite. 4001, Carson City, NV 89701-5249; Regional Transportation Commission; Truckee Meadows Regional Planning Agency; Spanish Springs Citizen Advisory Board, Chair



Conditions of Approval

Special Use Permit Case Number WSUP20-0011

The project approved under Special Use Permit Case Number WSUP20-0011 shall be carried out in accordance with the conditions of approval granted by the Board of Adjustment on April 1, 2021. 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

- a. 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 – Dan Cahalane, Planner, dcahalane@washoecounty.us, 775-328-3628

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

NOTE

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

- e. Prior to the issuance of a building permit, the applicant shall provide a certification by a professional that the facility complies with Federal Communications Commission (FCC) regulations for Radio Frequency Emissions (RFE).
- f. Prior to the issuance of a building permit the applicant shall record a statement of assurance that the wireless communications facility shall be removed if the use of the facility is discontinued for a period of twelve (12) consecutive months.
- g. All new fencing installed as part of this project shall 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 20% landscaping requirement shall not be required as outlined in WCC 110.412.40.
- i. All non-paved disturbed soil shall be revegetated with a native seed mix to prevent erosion and dust control in accordance with WWC 110.412.67, 110.412.70 and 110.438.70. Staff recommends working with the Washoe Storey Conservation District to create a native seed mix.
- j. 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.
- k. The applicant(s) shall be required to obtain all necessary building permits, prior to demo, construction or occupancy.

- I. 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 Division

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

Contact Name –, Leo Vesely, 775.328.2041, lvesely@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.

*** End of Conditions ***

Summit Church
7075 Pyramid Way
Sparks, NV 89436



Aerial photograph showing the viewpoints for the photosimulations.



1

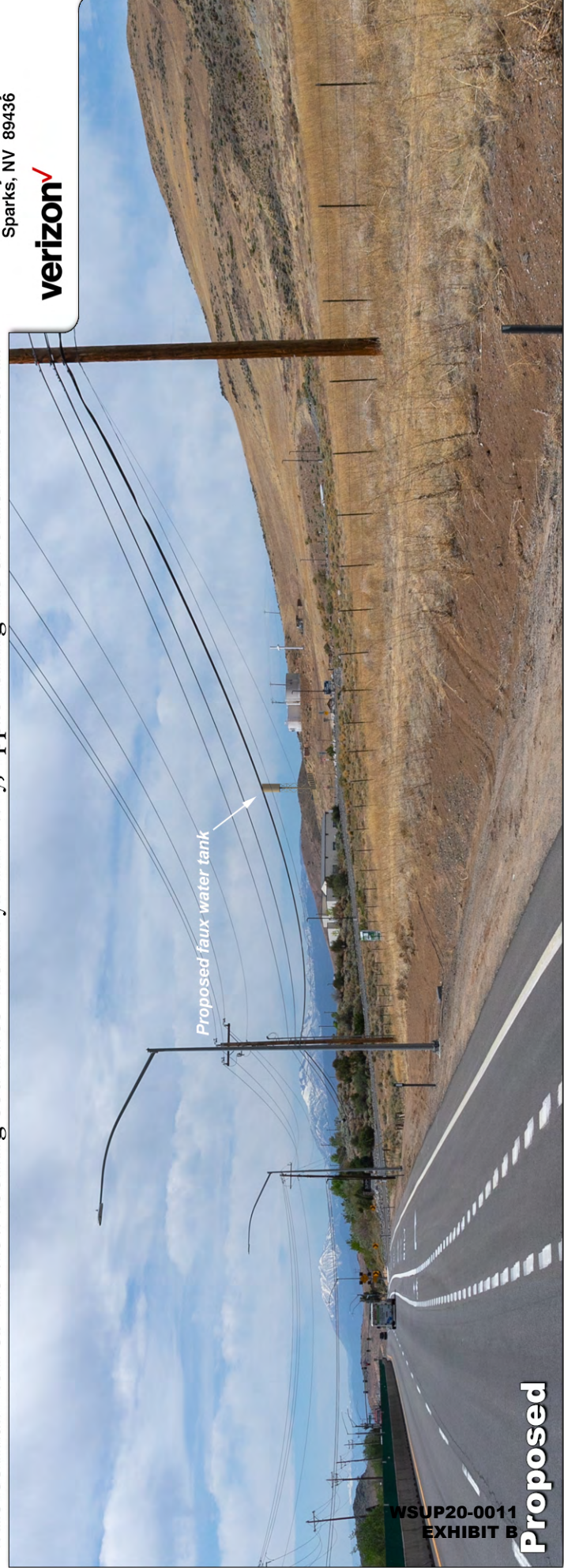


Existing

Summit Church
 7075 Pyramid Way
 Sparks, NV 89436



Photosimulation of the view looking southwest from Pyramid Way, approaching the site from the north.



Proposed

WSUP20-0011
EXHIBIT B

2

Existing installations by others to remain



Existing

Summit Church
7075 Pyramid Way
Sparks, NV 89436

Photosimulation of the view looking west from the Summit Church south parking lot.

Proposed faux water tank



Proposed

WSUP20-0011
EXHIBIT B

Existing installations by others to remain



Existing

Summit Church
 7075 Pyramid Way
 Sparks, NV 89436



Photosimulation of the view looking west-northwest from the end of Dorchester Drive.

Proposed faux water tank



Proposed

WSHP20-0011
EXHIBIT B

4

Existing installations by others to remain



Existing

Photosimulation of the view looking west-northwest from the nearest point along northbound Pyramid Way.

Summit Church
 7075 Pyramid Way
 Sparks, NV 89436

Proposed faux water tank



WSUP20-0011
EXHIBIT B

Proposed

5

Existing installations by others to remain

Existing

Summit Church
7075 Pyramid Way
Sparks, NV 89436



Photosimulation of the view looking south-southwest from the north end of the loop road.

Proposed faux water tank

WSUP20-0011
EXHIBIT B

Proposed



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: February 24, 2021

To: Dan Cahalane, Planner

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

Re: Special Use Permit Case **WSUP20-0011 – Summit Church Cell Tower**
APN 083-730-13

GENERAL PROJECT DISCUSSION

Washoe County Engineering staff has reviewed the above referenced application. The Special Use Permit is for the approve installation of (9) ground-mounted antennas and antenna equipment within a 75ft 4-legged faux water tank and a request to waive landscaping standards. The Engineering 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 for Verizon 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) 328-2313

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.

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

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

1. No comments.



INTEGRITY



EFFECTIVE
COMMUNICATION



QUALITY
PUBLIC SERVICE

WSUP20-0011
EXHIBIT C

Subject: **WSUP20-0011 – Summit Church Cell Tower**
Date: February 24, 2021
Page: 2

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

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

1. No comments.

UTILITIES (County Code 422 & Sewer Ordinance)

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

1. No comments



Dan Cahalane, Planner
Washoe County – Community Services Department
1001 E. Ninth St
Reno, NV 89512
775.328.3628

Re: WSUP20-0011 – Conditions of Approval

Truckee Meadows Fire Protection District (TMFPD)

The following conditions are requirements of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with these conditions. Unless otherwise stated, these conditions shall be met prior to the issuance of any building or grading permit or on an ongoing basis (phased development) as determined by TMFPD.

Any future development of a single, multiple, or all parcels will be subject to currently adopted Fire and Wildland-Urban Interface Codes at the time of development on the specific parcel.

Contact Name – Dale Way / Brittany Lemon, 775.326.6000, dway@tmfpd.us / blemon@tmfpd.us

Fire Apparatus Access Roads

1. Fire apparatus access roads shall be in accordance with *International Fire Code* Appendix D and all other applicable requirements of the IFC. (IFC 503.1 / D101.1)
2. Approved fire apparatus access roads shall be required for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access roads shall comply with the requirements of IFC Section 503 and Appendix D and shall extend to within 150 feet of all portions of the facility and all portions of the *exterior walls* of the first story of the building as measured by an *approved* route (as the hose lays around obstructions) around the exterior of the building or facility. (IFC 503.1.1)
3. Fire apparatus access roads shall have an all-weather surface and be capable of supporting the weight of Fire District apparatus (80,000 pounds). (IFC 503.2.3 / D102.1)
4. Fire apparatus access roads shall have a minimum width of 20 feet (with no parking), 26 feet (one side parking), and 32 feet (parking on both sides), exclusive of shoulders, and an unobstructed vertical clearance of not less than 13 feet 6 inches. (IFC 503.2.1 / D103.6.1 / D103.6.2)



5. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see Figure D103.1). (IFC D103.1)
6. Fire apparatus access roads less than the width required for parking on both sides shall be marked and/or signed in accordance with Section 503.3 and Appendix D103.6 to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility. (IFC 503.3 / D103.6)
7. Fire apparatus access roads shall not exceed 10 percent in grade. Angles of approach and angles of departure must not exceed 6 percent for 25 feet before or after the grade change. (IFC D103.2 / 503.2.8)
8. Fire apparatus access roads shall have a minimum inside turning radius of 28 feet, and a minimum outside turning radius of 52 feet. (IFC D103.3)
9. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4. (IFC D103.4)
10. Gates across fire apparatus access roads shall comply with Appendix D103.5 and Sections 503.4 and 503.5.
11. Buildings four or more stories or 30 feet in height shall have at least two (2) means of fire apparatus access for each structure. (IFC D104.1).
12. Buildings exceeding 62,000 square feet in area shall have at least two (2) means of fire apparatus access for each structure. (IFC D104.2).
13. Where two (2) fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses. (IFC D104.3)
14. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet *approved aerial* fire apparatus access roads shall be provided. (IFC D105.1)
15. When aerial fire apparatus access roads are required, aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof. (IFC D105.2)
16. When aerial fire apparatus access roads are required, one or more of the required access routes meeting this condition shall be located not less than 15 feet and not greater than 30 feet from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the *fire code official*. (IFC D105.3)
17. When aerial fire apparatus access roads are required, overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the *fire code official*. (IFC D105.4)



Fire Protection Water Supplies

1. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises on which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction. (IFC 507.1)
2. The number of fire hydrants available to a building shall be not less than the minimum specified in Table C102.1. (IFC C102.1)
3. Fire hydrant systems shall comply with Washoe County Standard Detail W-23 and IFC Sections 507.5.1 through 507.5.6. (IFC 507.5 / Washoe County Code)
4. Fire hydrants must be spaced at a maximum separation of 500 feet along the required apparatus access lane in residential areas and 1,000 feet where not required for structures to provide for transportation hazards. Hydrant spacing may be increased by 125 feet if all structures within the development are provided with fire sprinkler protection. There is no allowable increase for hydrants installed for transportation hazards. (IFC Table C102.1)
5. In developments with R-3 occupancies, where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 600 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. (IFC 507.5.1)
6. Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants. (IFC 507.5.4)
7. A 3-foot minimum clear space shall be maintained around the circumference of fire hydrants, as measured from the furthest edge of a fire hydrant in any direction. (IFC 507.5.5)
8. Fire hydrants shall not be located within six feet of a driveway, power pole, or light standard. (IFC 507.5.6)
9. Fire hydrants shall be located adjacent to apparatus access lanes and a minimum of four feet and a maximum of seven feet from back of curb. Provide a detail on the plans. (IFC 507.5.6)
10. Fire hydrants shall have a concrete pad around the base in accordance with Washoe County Standard Detail W-23.





International Wildland-Urban Interface Code

1. All parcels located in other than a Low Hazard WUI Rating shall comply with all provisions of the IWUI as adopted and amended by TMFPD and Washoe County Building.
2. The IWUI Fire Hazard designation for your project is available on the provided Washoe Regional Mapping System link. (<https://gis.washoecounty.us/wrms/firehazard>). After you have found your property using the address search feature, the color of the background area will indicate your wildland fire risk.
3. When you have determined your Fire Risk Rating use the link provided, to determine the *IWUIC* construction and defensible space requirements. (https://www.washoecounty.us/building/Files/Files/2012%20WUI%20CODE%20GUIDE_rev%2011-25-13.pdf).





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

February 21, 2021

Washoe County Community Services Department

C/O Dan Cahalane, Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

R: WSUP20-0011 Summit Church Cell Tower

Dear Dan

In reviewing the special use permit to install a faux water tank, the Conservation District has the following comment.

We recommend landscaping is required in that the natural plants reflect the desert setting.

We support the soft brown color of the faux water tank replicating the desert environment.

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

Sincerely,

Shaffer-Tyler



Spanish Springs Citizen Advisory Board

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 regular meeting of the Spanish Springs Citizen Advisory Board held July 1, 2020 6:00 p.m. via ZOOM teleconference..

1. *CALL TO ORDER/ DETERMINATION OF QUORUM – The meeting was called to order at 6:00 p.m.

MEMBERS PRESENT: Ken Theiss, Donald Christensen, Sam Metz, Matt Lee, Bruce Parks (alternate for Stan Smith)

MEMBERS ABSENT: Sean Gephardt (alternate), Stan Smith (excused)

STAFF PRESENT: Alice McQuone and Dan Cahalane

2. *PLEDGE OF ALLEGIANCE – The pledge was recited.

3. *PUBLIC COMMENT –

There were no requests for public comment, Ken Theiss closed the public comment period.

4. APPROVAL OF AGENDA FOR THE REGULAR MEETING OF JULY 1, 2020:

Bruce Parks moved to approve the agenda for the meeting of **JULY 1, 2020**. Donald Christensen seconded the motion to approve the agenda of **JULY 1, 2020**. Motion passed unanimously.

5. APPROVAL OF THE MINUTES FOR THE MEETING OF JUNE 10, 2020. Matt Lee moved to approve the minutes of **JUNE 10, 2020**. Bruce Lee seconded the motion to approve the minutes of **June 10, 2020**. Motion passed unanimously.

6. ELECTION OF OFFICERS – Sam Metz move to nominated Ken Theiss for Chair, Matt Lee seconded the motion. The motion passed unanimously. Bruce Parks moved to nominated Donald Christensen for Vice Chair, Matt Lee seconded the motion. Motion passed unanimously.

7. DEVELOPMENT PROJECTS- The project description is provided below with links to the application or you may visit the Planning and Building Division website and select the Application Submittals page: www.washoecounty.us/comdev

7.A. [Special Use Permit Case Number WSUP20-0011 \(Summit Church Cell Tower\)](#) -- Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request for the installation of (9) ground-mounted antennas and antenna equipment behind a 145 sf Faux rock façade and a request to vary landscaping standards. **(for Possible Action)**

- **Applicant\Property Owner:** Epic Wireless for Verizon Wireless/Summit Christian Church
- **Location:** East of the intersection of Pyramid Way and Golden View Dr.
- **Assessor's Parcel Number:** 083-730-13
- **Staff:** Dan Cahalane, Planner, (775) 328-3628; dcahalane@washoecounty.us
- **Reviewing Body:** Tentatively scheduled for the Board of Adjustment on August 6, 2020

Dan Cahalane presented the before and after of the cellular signal coverage, the points where the tower will be visible and the faux rock. The applicant is asking to vary the landscaping standards. There are no standards for the other cell facilities in the vicinity; however, they will have to provide ground cover required by the grading code. The sphere of influence rollback that was brought to the

CAB 6 month ago has not been finalized, it goes to regional this month and there is a potential for a change in regulatory zone from general rural to public and semi-public facilities. The rock is 16 feet, well within the zone requirements.

There were no board comments or questions.

Ken Theiss called for public comment:
No public comment.

Ken Theiss closed public comment.

MOTION: Don Christensen moved to recommend approval of Special Use Permit Case Number WSUP20-0011 (Summit Church Cell Tower). Matt Lee moved to approved. Sam Metz seconded the motion. Motion carried unanimously.

7. *WASHOE COUNTY COMMISSIONER UPDATE- Commissioner Hartung commented on the recent fatalities on Pyramid Highway. A change in the way Pyramid is setup would not have changed the outcome of one of the accidents, the accident was due to speed. The second accident was vehicle vs pedestrian and Commissioner Hartung has asked the County and RTC for details. He will formally ask RTC for a RSA (Road Safety Audit) from Lazy 5 north to Alamosa to try to make the road safer. Once the audit is completed, he will ask NDOT to bring it to the CAB. Commissioner Hartung thanked the CAB for their service to Washoe County.

8. *CHAIRMAN/BOARD MEMBER ITEMS- Ken Theiss asked for information and clarification at the next meeting on what they are is being done: widening, east bound turn lane or a west bound merge lane. Commissioner Hartung asked that Dwayne Smith provide an update on some of the issues and design. Ken asked for clarification on the east side of Calle la Plata.

9. *GENERAL PUBLIC COMMENT AND DISCUSSION THEREOF – No public comment.

ADJOURNMENT – Meeting adjourned at 6:21 p.m.

Number of CAB members present: 5
Number of Representatives present: 0
Number of Public Present: 1
Presence of Elected Officials:1
Number of staff present: 2



508-020-42 508-020-41

083-011-16

083-024-27

510-072-02

510-071-53

504-580-13

Highland Ranch Park
083-730-11

083-830-45

536-111-02

510-072-03

083-730-12

083-730-02

083-830-71

504-561-28

504-521-01

083-830-72

083-730-13

510-042-07

510-042-06

504-510-01

510-310-01

516-012-02

504-460-03

510-310-02

516-012-03

510-310-03

083-291-01

510-381-01

510-381-02

510-082-54

083-061-07

083-061-06

WSUP20-0011
EXHIBIT G

0.3 mi

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:			
Project Description:			
Project Address:			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets AND area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
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:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
For Office Use Only			
Date Received: Initial:		Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Special Use Permit Application Supplemental Information

(All required information may be separately attached)

1. What is the project being 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.)

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

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?

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

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

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.

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 type="checkbox"/> No
------------------------------	-----------------------------

9. Utilities:

a. Sewer Service	
b. Electrical Service	
c. Telephone Service	
d. LPG or Natural Gas Service	
e. Solid Waste Disposal Service	
f. Cable Television Service	
g. Water Service	

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

--

10. Community Services (provided and nearest facility):

a. Fire Station	
b. Health Care Facility	
c. Elementary School	
d. Middle School	
e. High School	
f. Parks	
g. Library	
h. Citifare Bus Stop	

Property Owner Affidavit

Applicant Name: Summit Christian Church

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, CHRISTOPHER Winstlow
(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): 083-730-13

Printed Name CHRISTOPHER Winstlow

Signed [Signature]

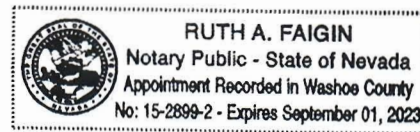
Address 7075 Pyramid Way, Sparks NV 89436

Subscribed and sworn to before me this 26 day of May, 2020

Ruth A. Faigin
Notary Public in and for said county and state

My commission expires: Sept 01, 2023

(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

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:			
Project Description:			
Project Address:			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets AND area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
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:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
For Office Use Only			
Date Received: Initial:		Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Director's Modification of Standards Supplemental Information

(All required information may be separately attached)

1. What modification or deviation are you requesting? **Be specific.**

2. Why is the modification or deviation necessary to the success of the project/development? **Be specific.** Are there any extenuating circumstances or physical conditions on the proposed project/development site?

3. Are you proposing to mitigate the effect of the modification or reduction?

4. What section of code are you requesting to modify or deviate? **Be specific.** List the code section and if there are specific requirements for the modification, provide detailed information. For deviation, provide the percentage of the deviation.

5. For Minor Deviation request; list what properties/parcels are affected by the deviation? Explain if there will be any impacts to the affected neighboring properties. (At a minimum, affected property owners are those owners of parcels that immediately abut the location of the proposed minor deviation.)

PROJECT SUPPORT STATEMENT
DEVELOPMENT APPLICATION FOR VERIZON SITE

APN 083-730-13

7075 PYRAMID HWY, SPARKS, NV 89436

INTRODUCTION

AT&T Wireless, T-Mobile and Sprint are existing wireless carriers in three varying locations on this parcel. This application is to add Verizon Wireless, as a fourth carrier to the Summit Church parcel. TMWA parcel is unavailable. The existing Cross is carrier-specific and does not have adequate space or capacity to house stealth antennas, as a co-location. The faux rock is carrier-specific and does not have adequate space or capacity to house stealth antennas, as a co-location.

Verizon Wireless weighed stealth designs, including a short monopine, another cross, and another rock. It was felt that a monopine would be out of place, a cross was impractical given the amount and size of equipment that would be required inside it, and that another faux rock would not be the best visual solution because of its massive size requirement. To break up the design, and at the request of Summit Church, Verizon proposes a faux, 4-legged water tower with appearance similar to a combination of those located in both Red Hawk community in Sparks, and the Arrow Creek community in Reno. The faux tank would accommodate a future co-location carrier at a second centerline within the same structure. A secure, slatted chain link fence of similar color to the surrounding environment will shield the ground equipment from view. Cut and fill grading will be required, but at 750+/- yards, does not require a Major Grading SUP.

For background, VERIZON Wireless is seeking to improve communications service in this stretch of Pyramid Hwy. in an effort to improve coverage and capacity generally around the Spring Ridge subdivision to the south, residences between Summit Church and Sparks Blvd. on the east, and residences up to Kiley Parkway on the north, all as part of VERIZON's larger Washoe County Initiative. This network development will also increase public safety within these areas and bring wireless service to areas that currently have poor coverage and capacity service.

Wireless use already exists in three installations on this parcel. If this SUP is approved, Verizon's equipment and antennas are designed to comply with Washoe County wireless design guidelines with a properly entitled stealth design. Washoe County favors co-location wherever possible. And in the absence of a suitable existing stealth structure, an additional, fourth structure is required.

Specifically, code allows: PSP height (65ft) + 10ft for = 75ft. A density bonus allows an additional 25% height increase for the water tower stealth design, which brings total allowable height to 93.75ft max per 110.324.50e(2)&(4). Verizon is proposing only 75', well within code specifications.

The fence height complies with 412. Code does not require formal landscaping. However, Verizon will replant native vegetation (hydroseed or equivalent) in disturbed areas per specification as directed by Washoe County. The entire developed area does not abut a residential use, and Verizon will screen with a 7ft fence.

The site is intended to accommodate two antenna arrays into this one stealth design.

(continued on next page)

Project Support Statement Ponderosa Ranch site

WSUP20-0011
EXHIBIT H

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.

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. For reference, Verizon's plans are attached that show Verizon's proposed location in relation to the other three existing carriers.

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.

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

A stand-by emergency generator is proposed within the premises, and is used in emergency situations when grid power is unavailable. Weekly testing for 15-30 minutes occurs during regular business hours.

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 solid, wood fence premises surrounding the equipment shelter that blends with the existing architectural surroundings.

CONSTRUCTION SCHEDULE

Total construction time is 6-8 weeks for Verizon to complete its installation of all equipment, but only after obtaining a separate building permit. The crew size will range from two to ten individuals.

Summit Church
7075 Pyramid Way
Sparks, NV 89436



Aerial photograph showing the viewpoints for the photosimulations.



WSUR20-0014
EXHIBIT H

1



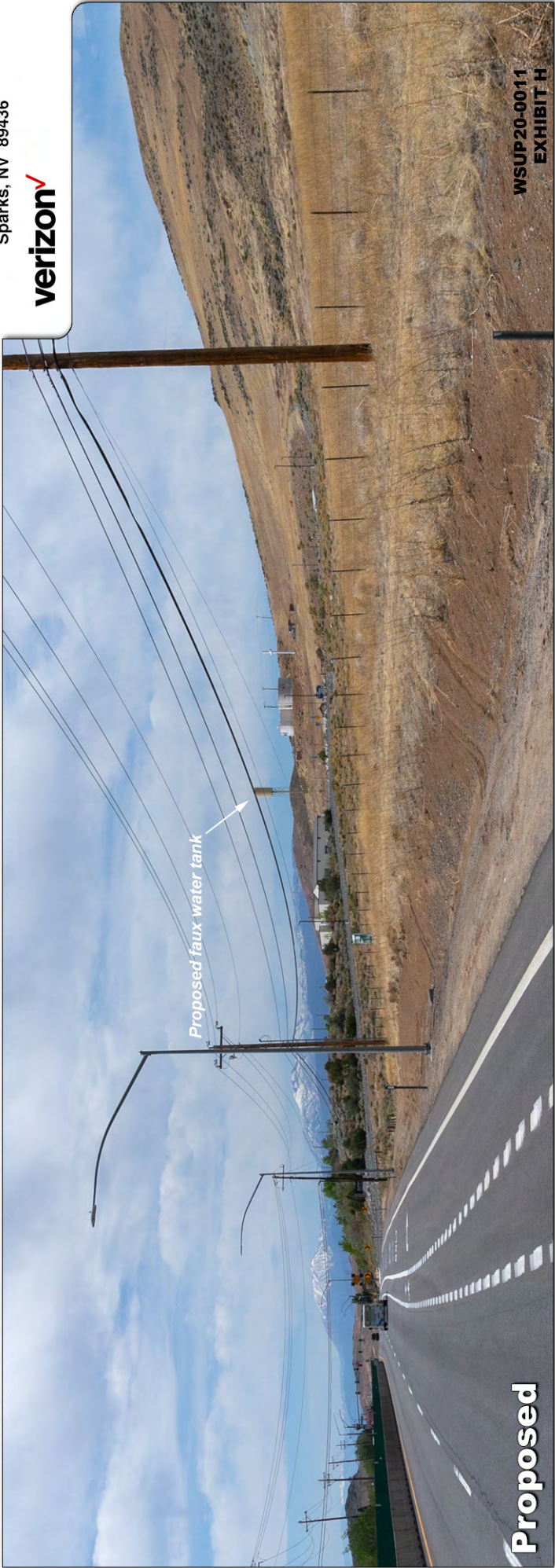
Existing installations by others to remain



Existing

Photosimulation of the view looking southwest from Pyramid Way, approaching the site from the north.

Summit Church
 7075 Pyramid Way
 Sparks, NV 89436



Proposed faux water tank

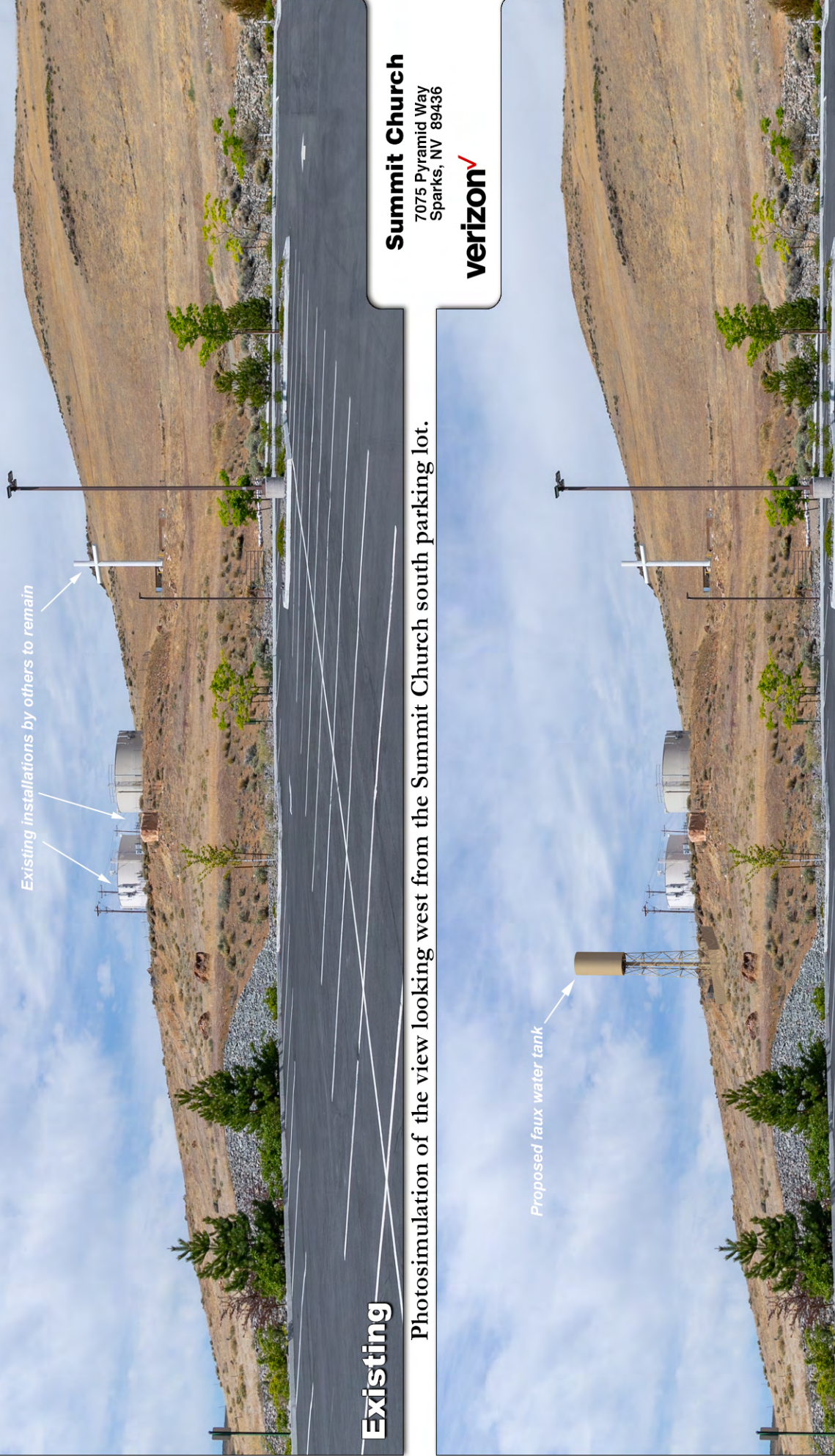


Proposed

WSUP20-0011
EXHIBIT H

2

Existing installations by others to remain



Existing

Summit Church
7075 Pyramid Way
Sparks, NV 89436



Photosimulation of the view looking west from the Summit Church south parking lot.

Proposed faux water tank



Proposed

WSUP20-0011
EXHIBIT H

Existing installations by others to remain



Existing

Summit Church
 7075 Pyramid Way
 Sparks, NV 89436



Photosimulation of the view looking west-northwest from the end of Dorchester Drive.

Proposed faux water tank



Proposed

WSUP20-0011
EXHIBIT H

4

Existing installations by others to remain



Existing

Summit Church
 7075 Pyramid Way
 Sparks, NV 89436



Photosimulation of the view looking west-northwest from the nearest point along northbound Pyramid Way.

Proposed faux water tank



Proposed

WSUP20-0011
EXHIBIT H

5

Existing installations by others to remain

Existing

Summit Church
7075 Pyramid Way
Sparks, NV 89436



Photosimulation of the view looking south-southwest from the north end of the loop road.

Proposed faux water tank

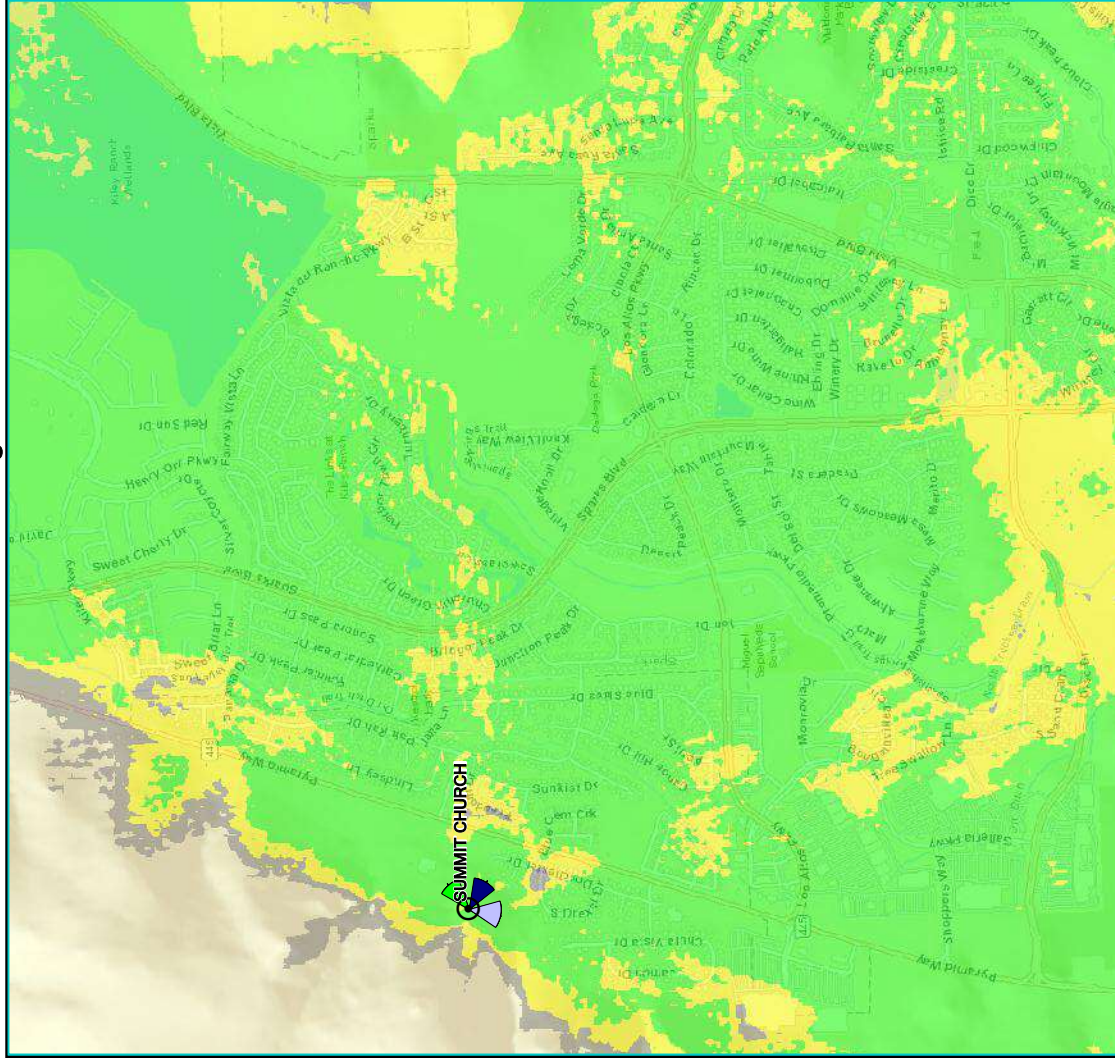
Proposed

WSUP20-0011
EXHIBIT H

SUMMIT CHURCH COVERAGE MAPS



Site Coverage



LTE: AWS: RSRP - Site Coverage

■ Best Signal Level (dBm) ≥ -85

■ Best Signal Level (dBm) ≥ -95

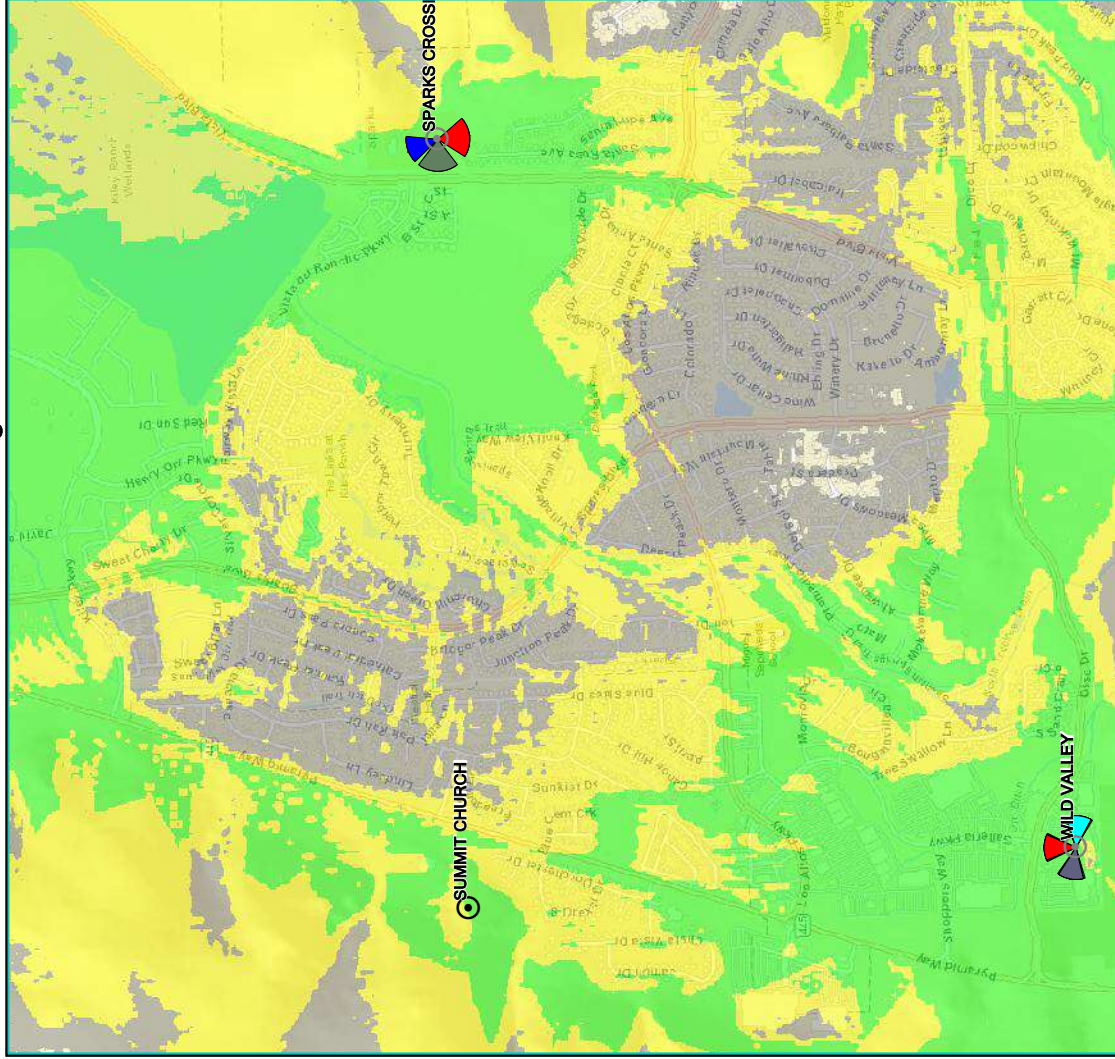
■ Best Signal Level (dBm) ≥ -105



SUMMIT CHURCH COVERAGE MAPS



Before Coverage



LTE: AWS: RSRP - Existing Coverage

Best Signal Level (dBm) >=-85

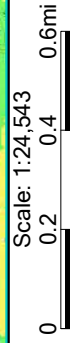
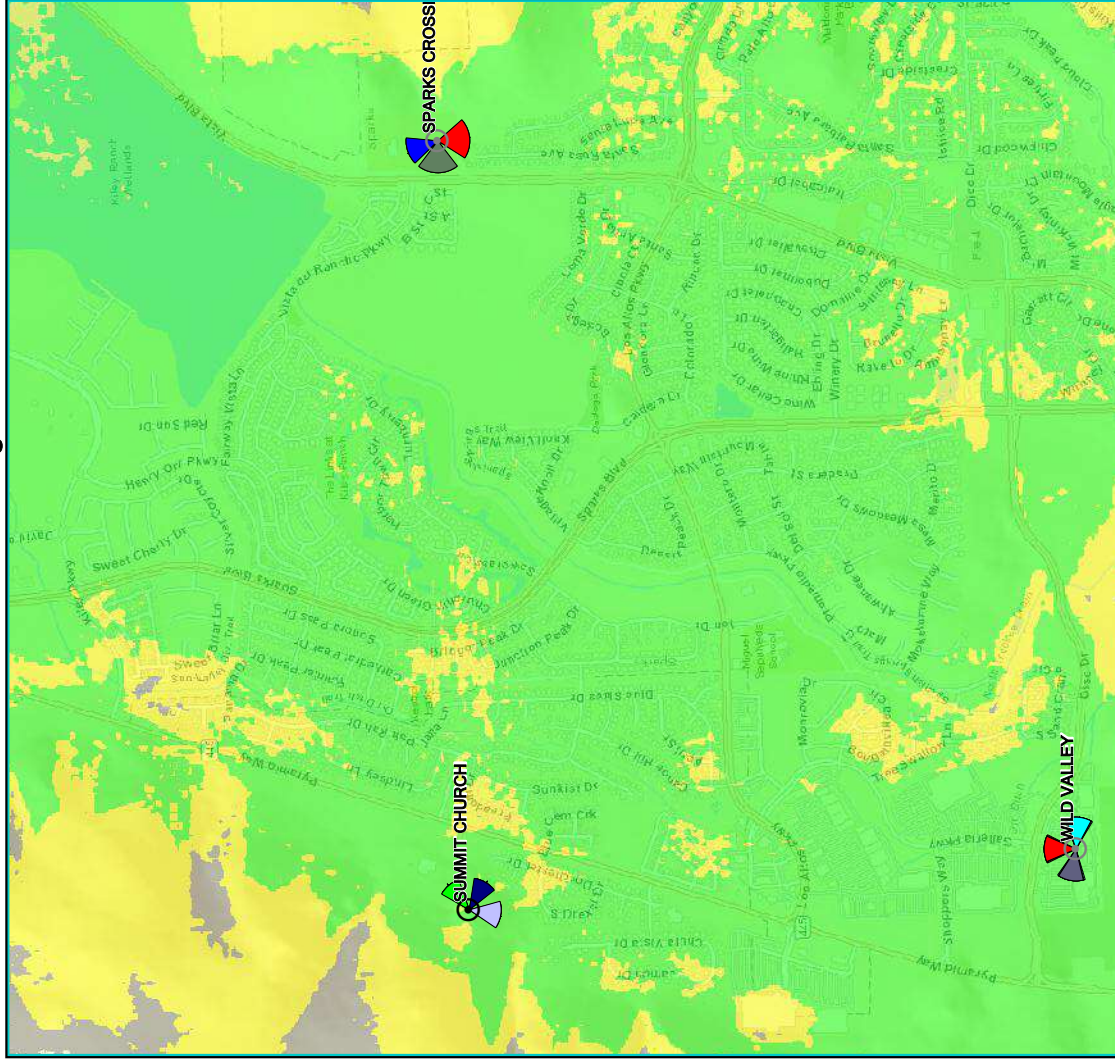
Best Signal Level (dBm) >=-95

Best Signal Level (dBm) >=-105

SUMMIT CHURCH COVERAGE MAPS



After Coverage



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



SUMMIT CHURCH

7075 PYRAMID WAY, SPARKS, NV 89436

LOCATION NUMBER: 497892

VERIZON WIRELESS EQUIPMENT ENGINEER:	VERIZON WIRELESS REAL ESTATE:
SIGNATURE _____ DATE _____	SIGNATURE _____ DATE _____
VERIZON WIRELESS CONSTRUCTION:	VERIZON WIRELESS RF ENGINEER:
SIGNATURE _____ DATE _____	SIGNATURE _____ DATE _____
PROPERTY OWNER:	EPIC WIRELESS GROUP INC - LEASING
SIGNATURE _____ DATE _____	SIGNATURE _____ DATE _____
EPIC WIRELESS GROUP INC - CONSTRUCTION	EPIC WIRELESS GROUP INC - ZONING
SIGNATURE _____ DATE _____	SIGNATURE _____ DATE _____

PROJECT DESCRIPTION

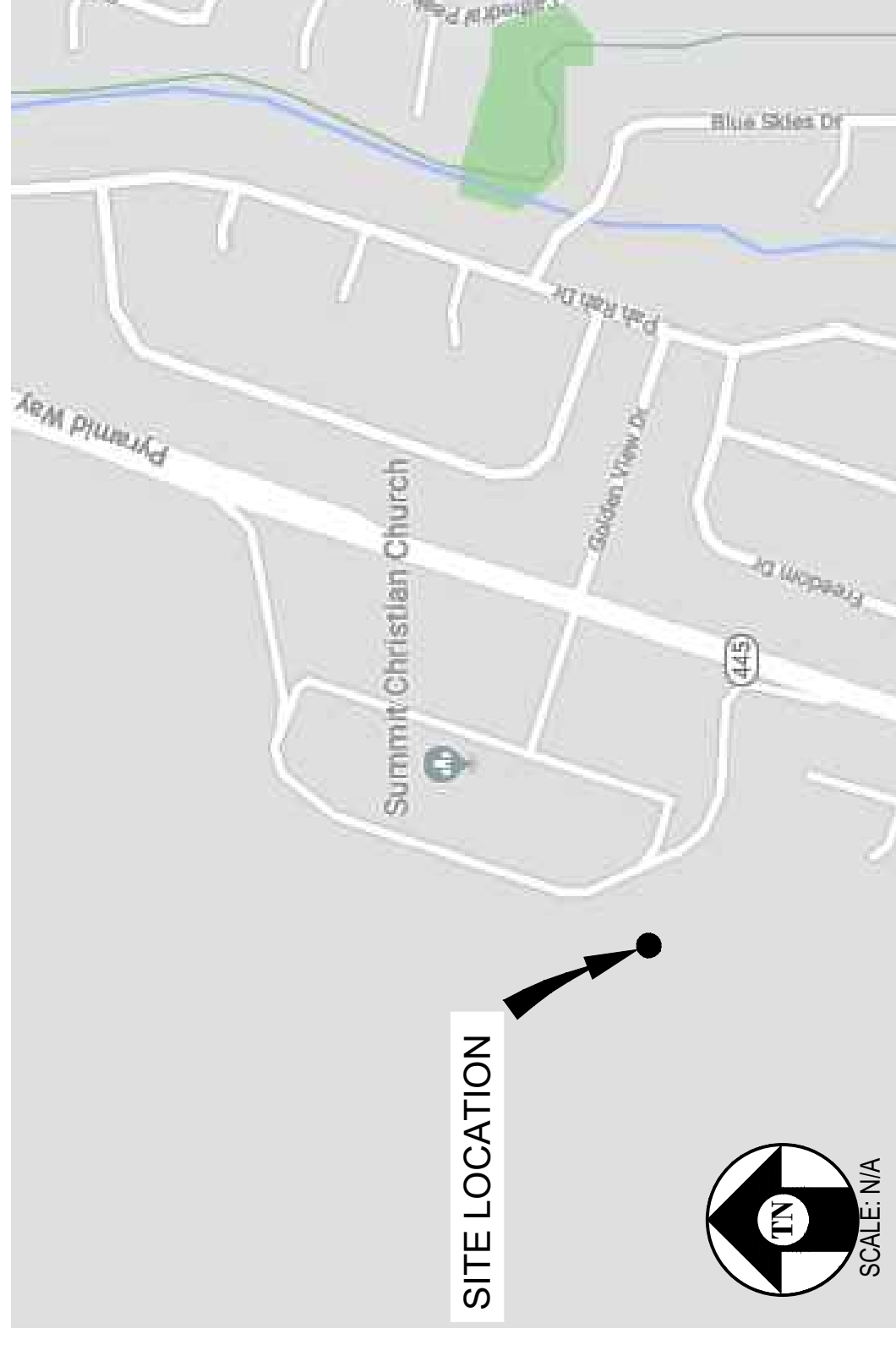
A (P) VERIZON WIRELESS UNMANNED TELECOMMUNICATION FACILITY CONSISTING OF INSTALLING:

- (P) VERIZON WIRELESS 75'-0" FAUX WATER TANK
- (9) (P) VERIZON WIRELESS ANTENNAS
- (9) (P) RADIO UNITS
- (2) (P) SURGE SUPPRESSORS, (1) @ EQUIPMENT & (1) @ ANTENNAS
- (P) VERIZON WIRELESS 30KW DIESEL GENERATOR ON 132 GAL UL #142 RATED FUEL TANK
- (P) VERIZON WIRELESS 30'-0"X30'-0" (900 SQ FT) EQUIPMENT LEASE AREA
- (P) GPS ANTENNA
- (P) HYBRID TRUNK CABLE

PROJECT INFORMATION

SITE NAME:	SUMMIT CHURCH	SITE #:	497892
COUNTY:	WASHOE	JURISDICTION:	WASHOE COUNTY
APN:	083-750-13	POWER:	NV ENERGY
SITE ADDRESS:	7075 PYRAMID WAY SPARKS, NV 89436	FIBER:	T.B.D.
CURRENT ZONING:	GENERAL RURAL (GR)		
CONSTRUCTION TYPE:	I-B		
OCCUPANCY TYPE:	U, (UNMANNED COMMUNICATIONS FACILITY)		
PROPERTY OWNER:	SUMMIT CHRISTIAN CHURCH 7075 PYRAMID WAY SPARKS NV, 89436 ATTN: CHRIS WINSLOW CWINSLOW@SUMMITNV.ORG (775) 424-5683 EXT 106		
APPLICANT:	VERIZON WIRELESS 2785 MITCHELL DRIVE, BLDG 9 WALNUT CREEK, CA 94598		
SITE ACQUISITION COMPANY:	EPIC WIRELESS GROUP 605 COOLIDGE DRIVE, SUITE 100 FOLSOM, CA 95630		
LEASING CONTACT:	ATTN: BUZZ LYNN (775) 852-5367 BUZZ.LYNN@EPICWIRELESS.NET		
ZONING CONTACT:	ATTN: BUZZ LYNN (775) 852-5367 BUZZ.LYNN@EPICWIRELESS.NET		
CONSTRUCTION CONTACT:	ATTN: JOE ZAGAR (916) 747-5758 JOE.ZAGAR@EPICWIRELESS.NET		

VICINITY MAP



DRIVING DIRECTIONS

FROM: 2785 MITCHELL DRIVE, BLDG 9, WALNUT CREEK, CA 94598
TO: 7075 PYRAMID WAY, SPARKS, NV 89436

- HEAD NORTHEAST ON MITCHELL DR TOWARD OAK GROVE RD
- USE THE LEFT 2 LANES TO TURN LEFT ONTO OAK GROVE RD
- USE THE LEFT 2 LANES TO TURN LEFT ONTO TREAT BLVD
- SLIGHT RIGHT TOWARD BUSKIRK AVE
- SLIGHT RIGHT ONTO BUSKIRK AVE
- USE THE LEFT LANE TO TAKE THE INTERSTATE 680 N RAMP
- MERGE ONTO I-680 N
- KEEP LEFT AT THE FORK TO STAY ON I-680 N (PARTIAL TOLL ROAD)
- KEEP LEFT AT THE FORK TO CONTINUE ON I-680 (TOLL ROAD)
- KEEP RIGHT AT THE FORK TO STAY ON I-680 (PARTIAL TOLL ROAD)
- USE THE RIGHT 2 LANES TO TAKE EXIT 71A TOWARD I-80 E/SACRAMENTO
- MERGE ONTO I-80 E
- KEEP LEFT AT THE FORK TO STAY ON I-80 E
- CONTINUE ONTO I-80 E
- KEEP LEFT AT THE FORK TO STAY ON I-80 E
- KEEP LEFT TO STAY ON I-80 E (ENTERING NEVADA)
- USE THE RIGHT 2 LANES TO TAKE EXIT 18 TO MERGE ONTO NV-445 N/PYRAMID WAY
- CONTINUE STRAIGHT TO STAY ON NV-445 N/PYRAMID WAY
- TURN LEFT AT GOLDEN VIEW DR

END AT: 7075 PYRAMID WAY, SPARKS, NV 89436
ESTIMATED TIME: 4 HOUR ESTIMATED DISTANCE: 210 MILES

CODE COMPLIANCE

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

- 2018 INTERNATIONAL BUILDING CODE AND NECESSARY ADMINISTRATIVE PROVISIONS
- 2018 INTERNATIONAL RESIDENTIAL CODE AND NECESSARY ADMINISTRATIVE PROVISIONS
- 2018 INTERNATIONAL EXISTING BUILDING CODE AND NECESSARY ADMINISTRATIVE PROVISIONS
- 2018 INTERNATIONAL ENERGY CONSERVATION CODE
- 2018 INTERNATIONAL FUEL GAS CODE
- 2018 INTERNATIONAL MECHANICAL CODE AND NECESSARY ADMINISTRATIVE PROVISIONS
- 2018 UNIFORM PLUMBING CODE AND NECESSARY ADMINISTRATIVE PROVISIONS
- 2018 UNIFORM MECHANICAL CODE AND NECESSARY ADMINISTRATIVE PROVISIONS
- 2017 NATIONAL ELECTRICAL CODE
- 2012 INTERNATIONAL FIRE CODE
- 2012 WILDLAND URBAN INTERFACE CODE
- 2012 NORTHERN NEVADA AMENDMENTS
- 2015 NORTHERN NEVADA ENERGY CODE AMENDMENTS
- 2012 NORTHERN NEVADA FIRE AMENDMENTS
- CITY/COUNTY ORDINANCES
- ANS/EIA-TIA-222-H

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

SHEET INDEX

SHEET	DESCRIPTION	REV
T-1	TITLE SHEET	-
C-1	TOPOGRAPHIC SURVEY	-
C-2	TOPOGRAPHIC SURVEY	-
C-3	GRADING PLAN	-
A-1	OVERALL SITE PLAN	-
A-2	SITE PLAN	-
A-3	EQUIPMENT PLAN & DETAILS	-
A-4	ANTENNA PLAN & DETAILS	-
A-5	ELEVATIONS	-
A-6	ELEVATIONS	-

SUMMIT CHURCH

497892
7075 PYRAMID WAY
SPARKS, NV 89436



2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598

Streamline Engineering and Design, Inc.
8445 Sierra College Blvd, Suite E Granite Bay, CA 95661
Contact: Larry Houghty Phone: 916-275-4180
E-Mail: larry@streamlineeng.com Fax: 916-660-1941

PRELIMINARY:
NOT FOR
CONSTRUCTION
KEVIN R. SORENSEN
S4469

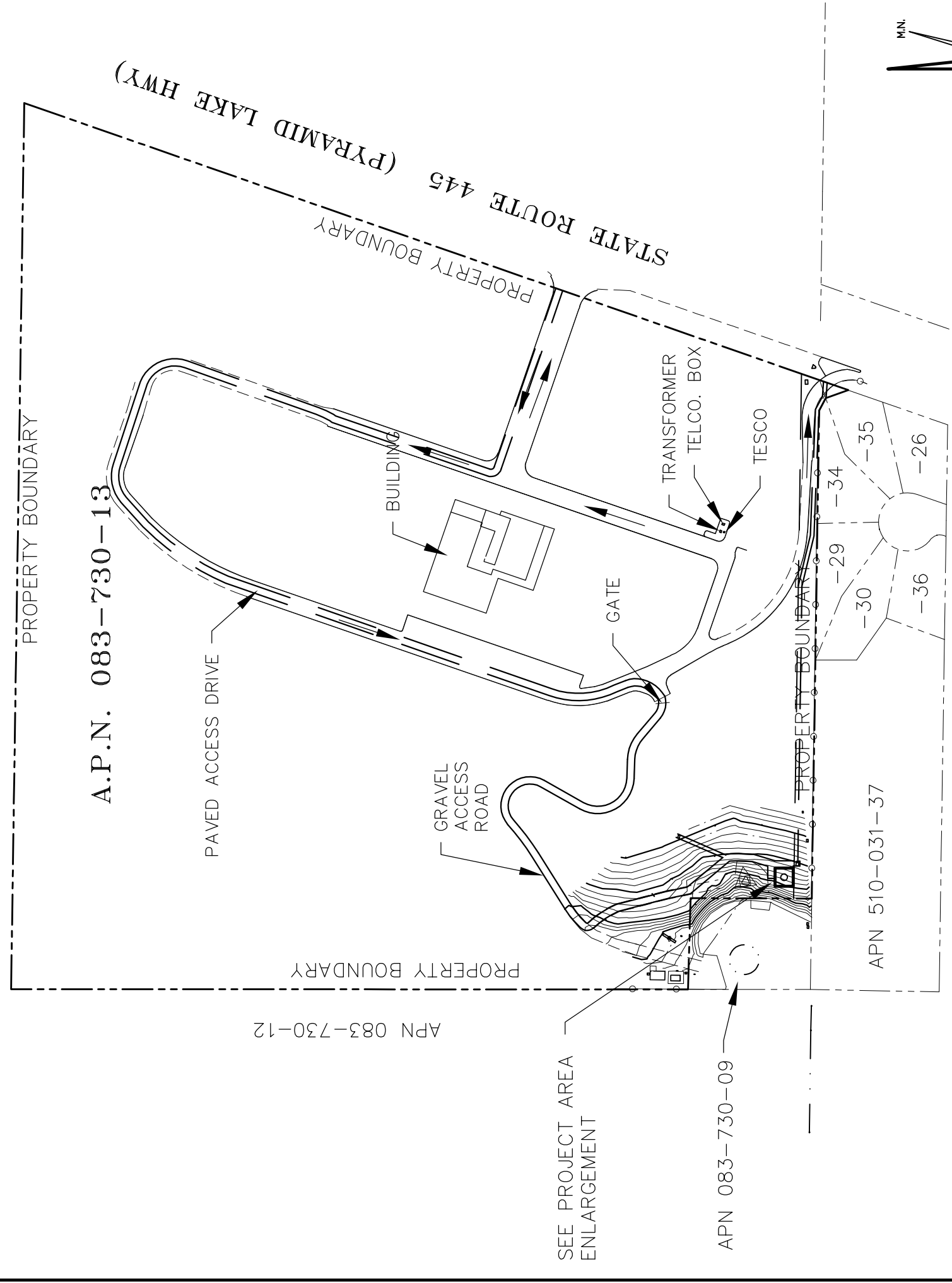
ISSUE STATUS			
Δ	DATE	DESCRIPTION	REV.
	12/04/20	ZD 90%	C.C.
	12/17/20	CLIENT REV	A.A.
	02/02/21	ZD 100%	D.G.
	-	-	-
	-	-	-
	-	-	-

DRAWN BY: C. OODY
CHECKED BY: J. GRAY
APPROVED BY: -
DATE: 02/02/21

SHEET TITLE:
TITLE SHEET
SHEET NUMBER:
T-1

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF GELL ENGINEERING AND THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE AND CARRIER FOR WHICH THEY ARE PREPARED. REUSE, REPRODUCTION, OR PUBLICATION OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF GELL ENGINEERING, IS PROHIBITED EXCEPT BY WRITTEN PERMISSION FROM GELL ENGINEERING. TITLE TO THESE PLANS AND/OR SPECIFICATIONS SHALL REMAIN WITH GELL 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. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH 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.



SCALE 1" = 200'

OVERALL PROJECT AREA

Lease Area Description

All that certain lease area being a portion of that certain resultant parcel as is shown on that certain Record of Survey #5630, filed in the office of the County Recorder of Washoe, and being located in the South half of the Southeast quarter of Section 16, Township 20 North, Range 20 East, M.D.B. & M. lying Westery of State Highway 445 also known as the Pyramid Lake Highway, Washoe County Nevada, being more particularly described as follows:

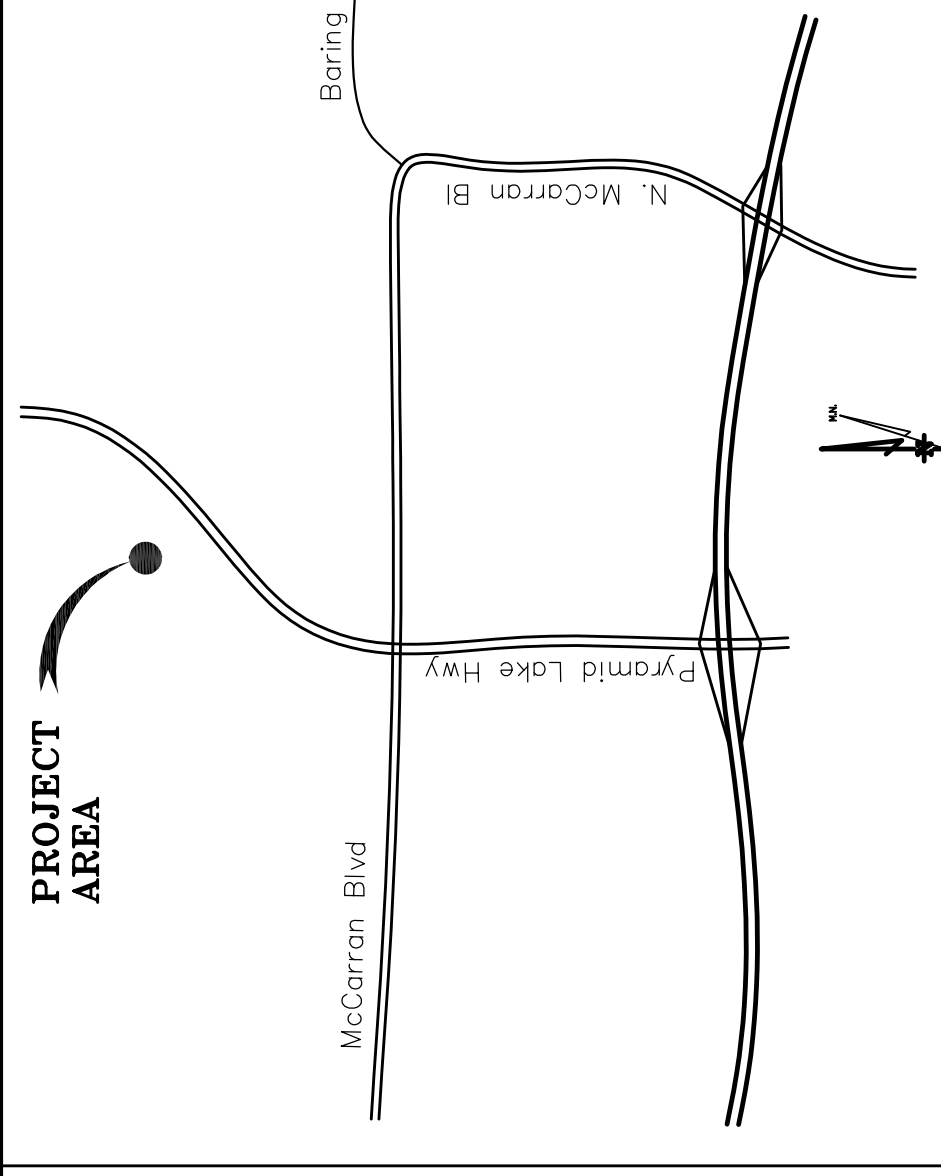
Commencing at a monument in box set for the centerline intersection of Dorchester Drive and Spartan Court, from which a similar monument bears South 1912'39" West 264.34 feet; thence from said point of commencement North 46°34'09" West 685.24 feet to the True Point of Beginning; thence from said point of Beginning North 30.00 feet; thence West 30.00 feet; thence South 30.00 feet; thence East 30.00 feet to the True Point of Beginning.

Together with a non-exclusive easement for access and utility purposes twelve feet in width the centerline of which is described as follows: beginning at a point which bears East 6.00 feet from the Southeast corner of the above described lease area and running thence North 30.91 feet; thence North 17.07 feet; East 36.90 feet; thence North 02°35'02" East 23.79 feet; thence North 01°58'30" West 12.77 feet; thence North 08°28'12" West 4.95 feet to a point hereafter defined as Point "A"; thence as an access only easement North 35°41'24" West 84.11 feet; thence North 11°57'03" West 39.76 feet; thence East 139.51 feet; West 81.64 feet; thence North 33°25'15" West 52.50 feet to the left turning a radius of 154.65 feet which bears North 33°25'15" West 52.50 feet to the left turning a radius of 154.65 feet to the existing traveled way, thence over and along the existing traveled way and parking area as is generally shown hereon to the public right of way. To include the turn around area as generally shown hereon.

Also together with a non-exclusive easement for utility purposes eight feet in width the centerline of which is described as follows: Beginning at a point which bears East 7.50 feet from Southeast corner of the above described lease area; thence from said point of beginning at a width of eight feet South 4.57 feet to a point hereafter defined as Point "B"; thence continuing South 6.66 feet.

Also together with a non-exclusive easement for utility purposes six feet in width the centerline of which is described as follows: Beginning at Point "B", as previously defined and running thence South 86°07'39" East 457.56 feet; thence South 76°39'58" East 86.11 feet; thence South 87°38'57" East 207.40 feet; thence South 61°41'34" East 24.29 feet; thence South 86°10'04" East 24.7 feet more or less to the public right of way.

Also together with a non-exclusive easement for utility purposes six feet in width the centerline of which is described as follows: Beginning at Point "A", as previously defined and running thence North 23°28'55" East 92 feet more or less to the existing Telephone Box.



SPARKS, NV N.T.S. VICINITY MAP

Gell Engineering
Engineering • Surveying • Planning
1226 High Street
Auburn, California 95603-5015
Phone: (530) 885-0426 • Fax: (530) 823-1309

Verizon Wireless
Project Name: Summit Church
Project Site Location: 7075 Pyramid Way
Sparks, NV 89436
Washoe County

Date of Observation: 09-09-19
Equipment/Procedure Used to Obtain Coordinates: Trimble Pathfinder
Pro Xl, post processed with Pathfinder Office software.

Type of Antenna Mount: Proposed Faux Water Tank
Coordinates (Centerline Tank)
Latitude: N 39° 35' 34.25" (NAD83) N 39° 35' 34.57" (NAD27)
Longitude: W 119° 44' 32.49" (NAD83) W 119° 44' 28.81" (NAD27)
ELEVATION of Ground at Structure (NAVD88) 4668' AMSL

CERTIFICATION: I, the undersigned, do hereby certify elevation listed above is based on a field survey done under my supervision and that I am a duly Licensed Professional Engineer in the State of Nevada as defined in the F.A.S.A.C. Information Sheet 91.003, and that the survey is true and accurate to the best of my knowledge and belief.

Kenneth D. Gell Nevada PLS 13385

DATE OF SURVEY: 09-09-19
SURVEYED BY OR UNDER DIRECTION OF: KENNETH D. GELL, P.L.S.13385.
LOCATED IN THE COUNTY OF WASHOE, STATE OF NEVADA
BEARINGS SHOWN ARE BASED UPON MONUMENTS FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY.
ELEVATIONS SHOWN ON THIS PLAN ARE BASED UPON U.S.G.S. N.A.V.D. 88 DATUM. ABOVE MEAN SEA LEVEL UNLESS OTHERWISE NOTED.
N.G.V.D. 1929 CORRECTION: SUBTRACT 3.52' FROM ELEVATIONS SHOWN.
CONTOUR INTERVAL: 2'
ASSESSOR'S PARCEL NUMBER: 083-730-13
LANDLORD(S): SUMMIT CHRISTIAN CHURCH
7075 PYRAMID WAY
SPARKS, NV 89436

SUMMIT CHURCH
7075 PYRAMID WAY
SPARKS, NV 89436
SITE TOPOGRAPHY
PLOT PLAN AND

REV	DESCRIPTION
09-11-19	Preliminary Drawing
10-14-20	Lease Area Added
12-30-20	Lease Area Mod
REV	
REV	
REV	
REV	
REV	

Sheet
C-1

Surveyor
GELL ENGINEERING
ENGINEERING • SURVEYING • PLANNING
1226 HIGH STREET
AUBURN, CALIFORNIA 95603
Phone: (530) 885-0426
Fax: (530) 823-1309

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

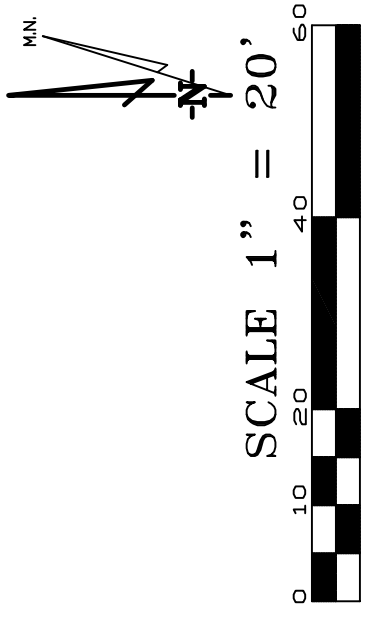


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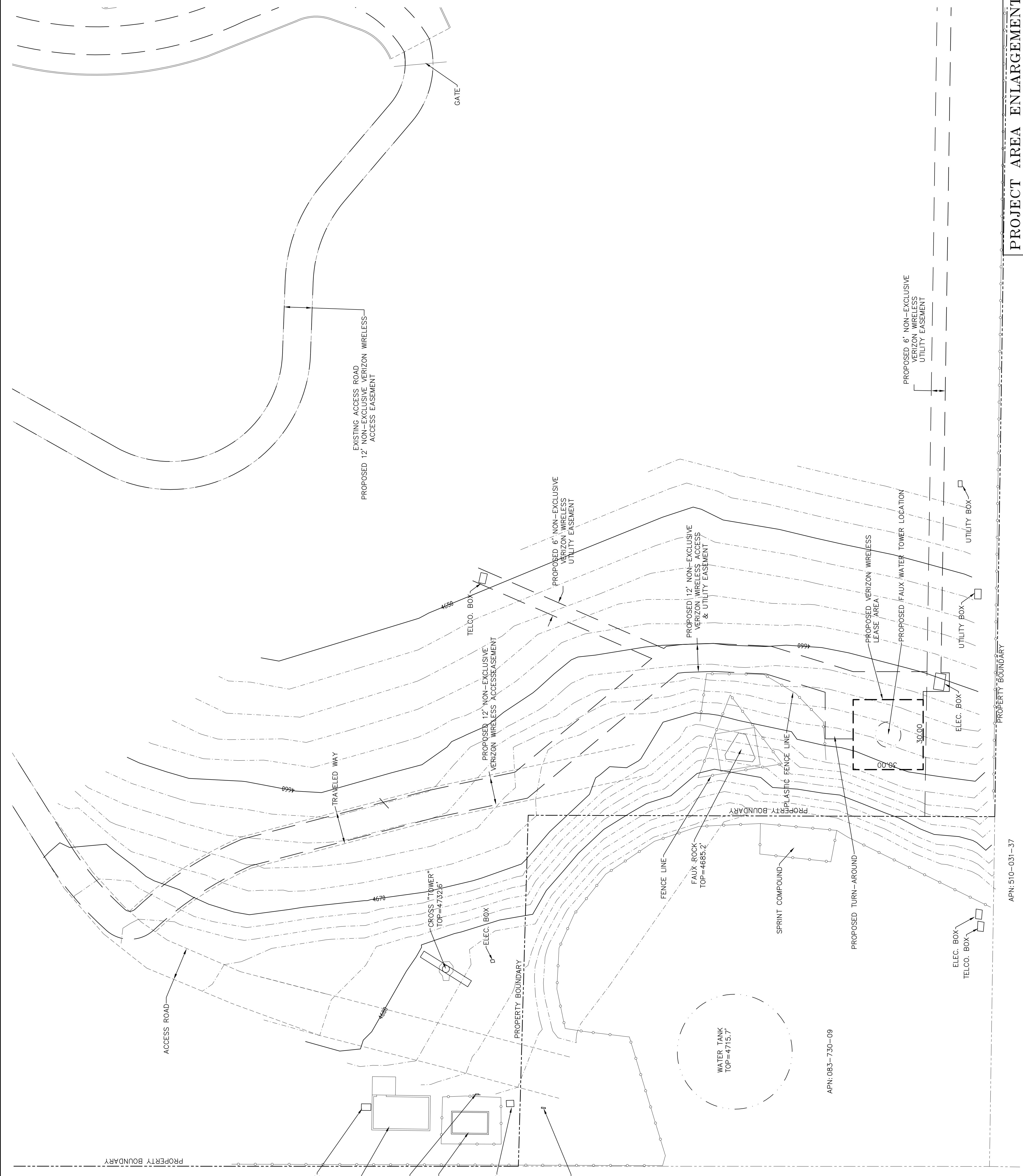
BOUNDARY SHOWN IS BASED ON MONUMENTATION FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY LINES AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE MONUMENTATION FOUND DURING 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.

TELCO. BOX
 A.T.& T. MOBILITY WALLED COMPOUND
 ELEC. METER
 T-MOBILE SHELTER
 TRANSFORMER
 ELEC. METER

APN: 083-730-12



J-POLE



APN: 510-031-37

PROPERTY BOUNDARY

PROJECT AREA ENLARGEMENT

Sheet
 C-2

SUMMIT CHURCH
 7075 PYRAMID WAY
 SPARKS, NV 89436
 PLOT PLAN AND
 SITE TOPOGRAPHY



GELL ENGINEERING
 ENGINEERING • SURVEYING • PLANNING
 1226 HIGH STREET
 AUBURN, CALIFORNIA 95603
 Phone: (530) 886-0426
 Fax: (530) 883-1308

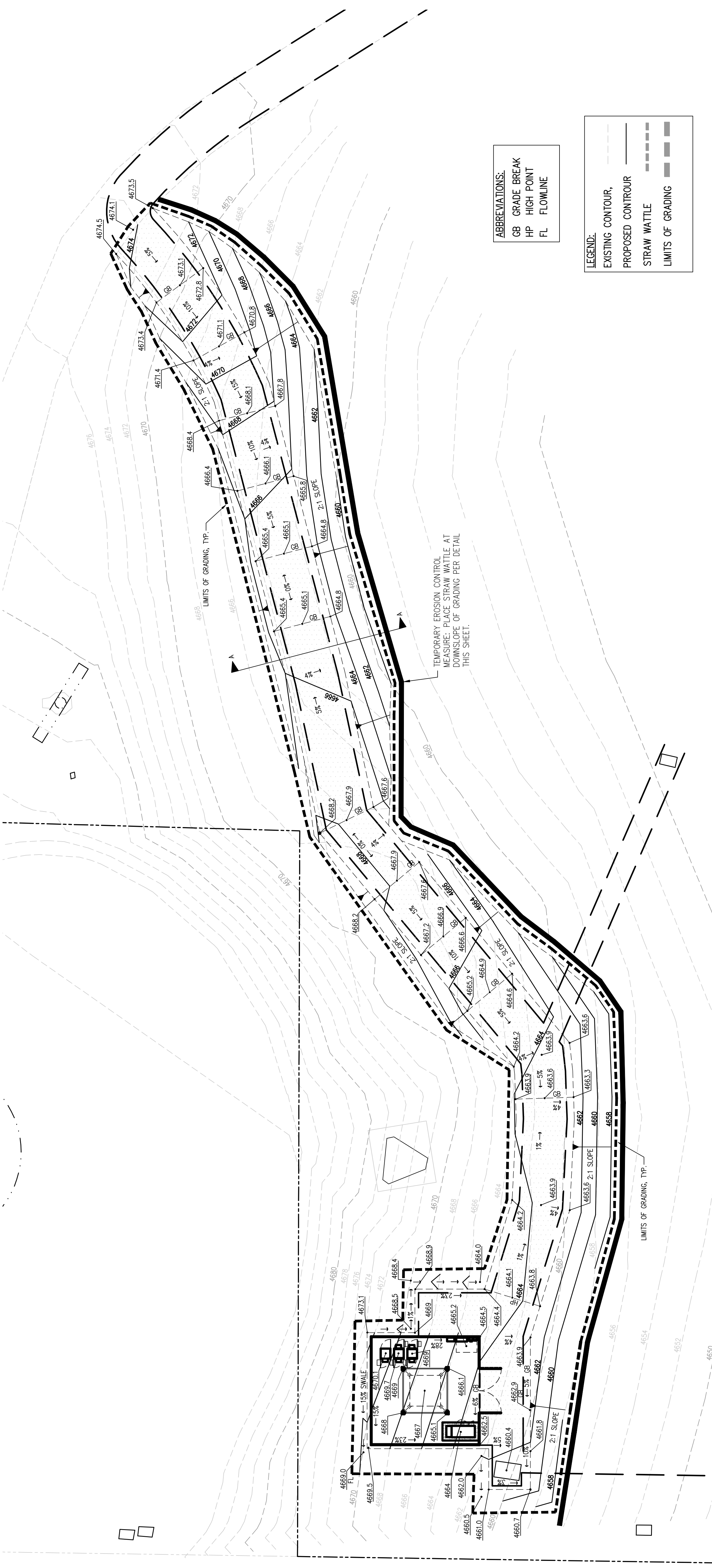
DEPT	APPROVED	DATE
A&C		
RE		
RF		
INT		
EC\N		
OPS		
EF\OUT		

ISSUE STATUS	
Δ	DESCRIPTION REV.
12/04/20	ZD 90% C.C.
12/17/20	CLIENT REV A.A.
-	-
-	-
-	-
-	-
-	-

DRAWN BY:
CHECKED BY:
APPROVED BY:
DATE:

SHEET TITLE:
GRADING PLAN

SHEET NUMBER:
C-3



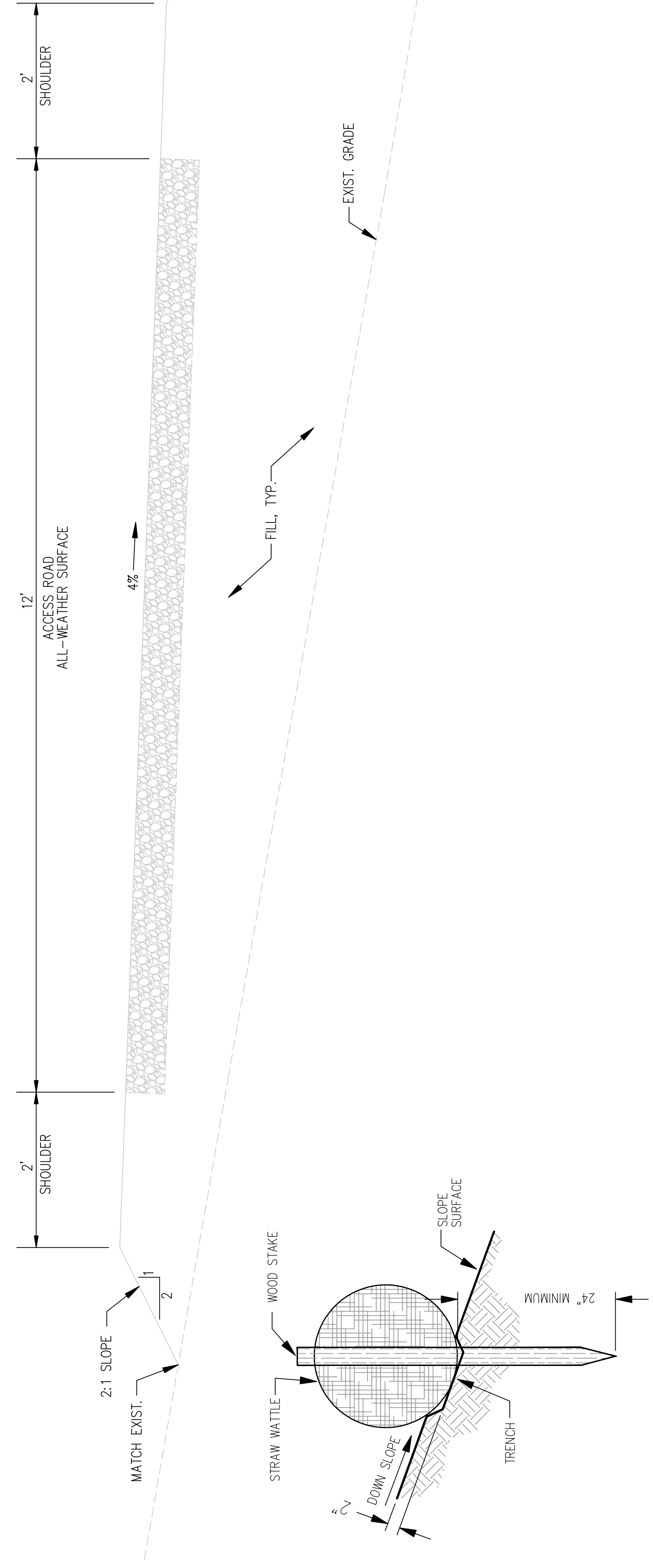
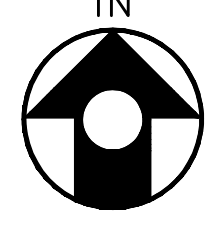
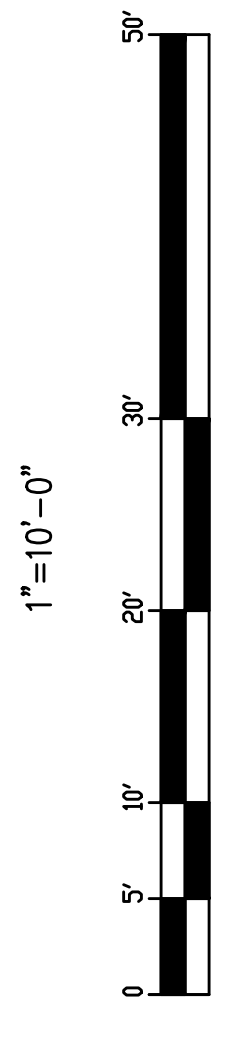
TOTAL AREA OF DISTURBANCE:
13,600 S.F.
0.31 AC.

ESTIMATED GRADING VOLUME:
 CUT: 70 C.Y.
 FILL: 780 C.Y.
 IMPORT: 710 C.Y.

DEPOSIT & BORROW SITE:

NOTE: EARTHWORK VOLUMES ARE APPROXIMATE.
CONTRACTOR SHALL PERFORM THEIR OWN EARTHWORK CALCULATION FOR BIDDING PURPOSES.

GRADING PLAN



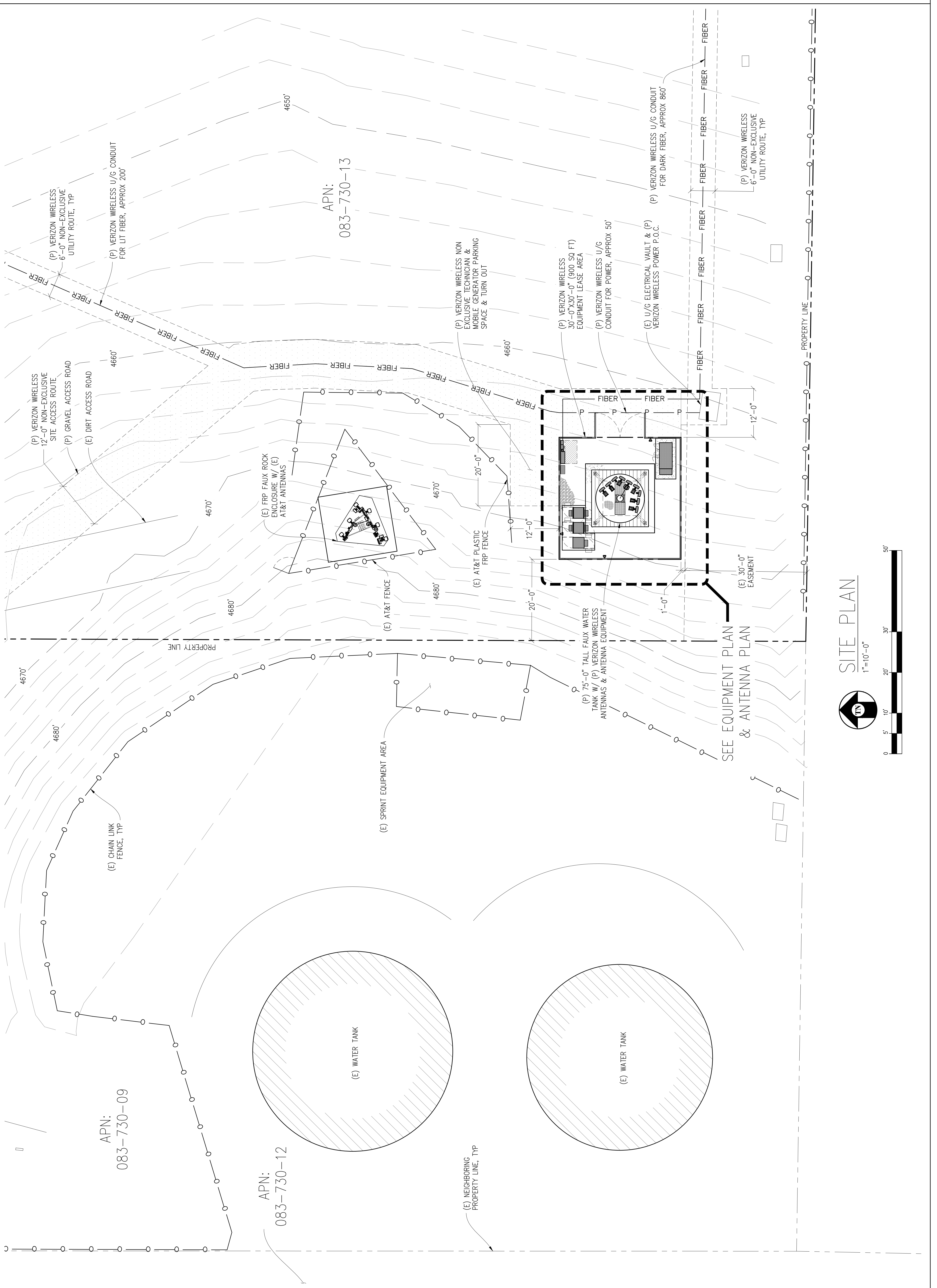
ROAD SECTION A-A
NOT TO SCALE

STRAW WATTLE DETAIL
NOT TO SCALE

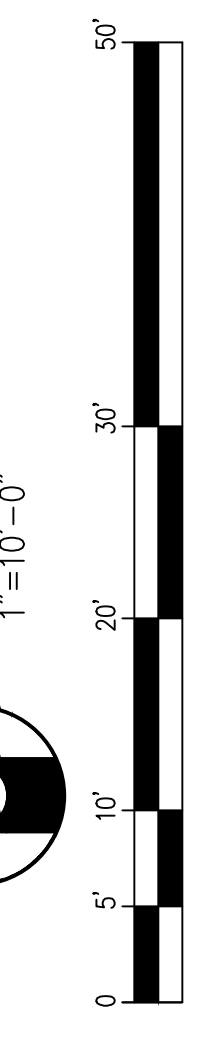
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Δ	DATE	DESCRIPTION	REV.
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	12/17/20	CLIENT REV	A.A.
	02/02/21	ZD 100%	D.G.
	-	-	-
	-	-	-
	-	-	-

DRAWN BY: C. CODY
CHECKED BY: J. GRAY
APPROVED BY: -
DATE: 02/02/21

SHEET TITLE:	SITE PLAN
SHEET NUMBER:	A-2



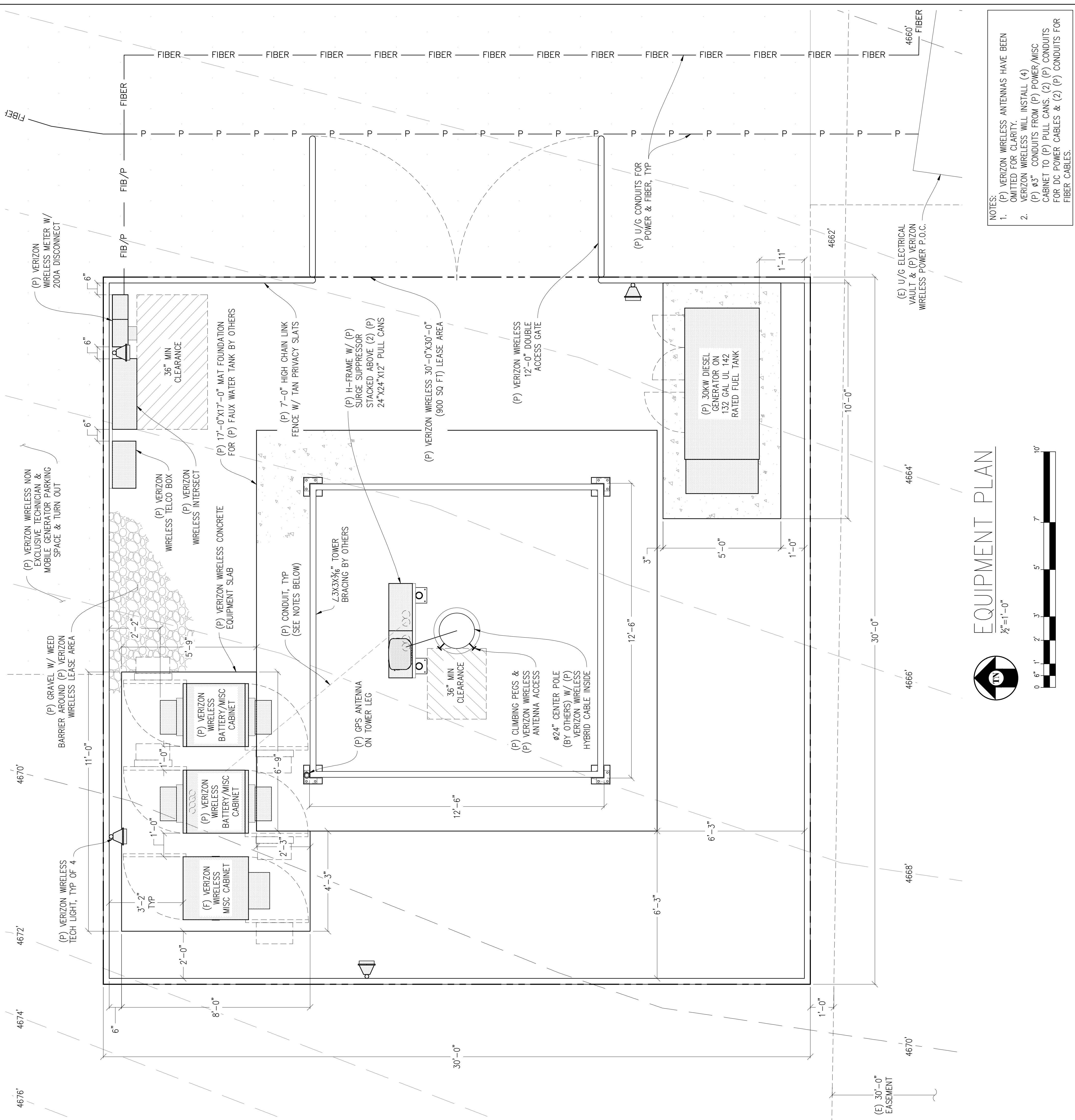
SITE PLAN



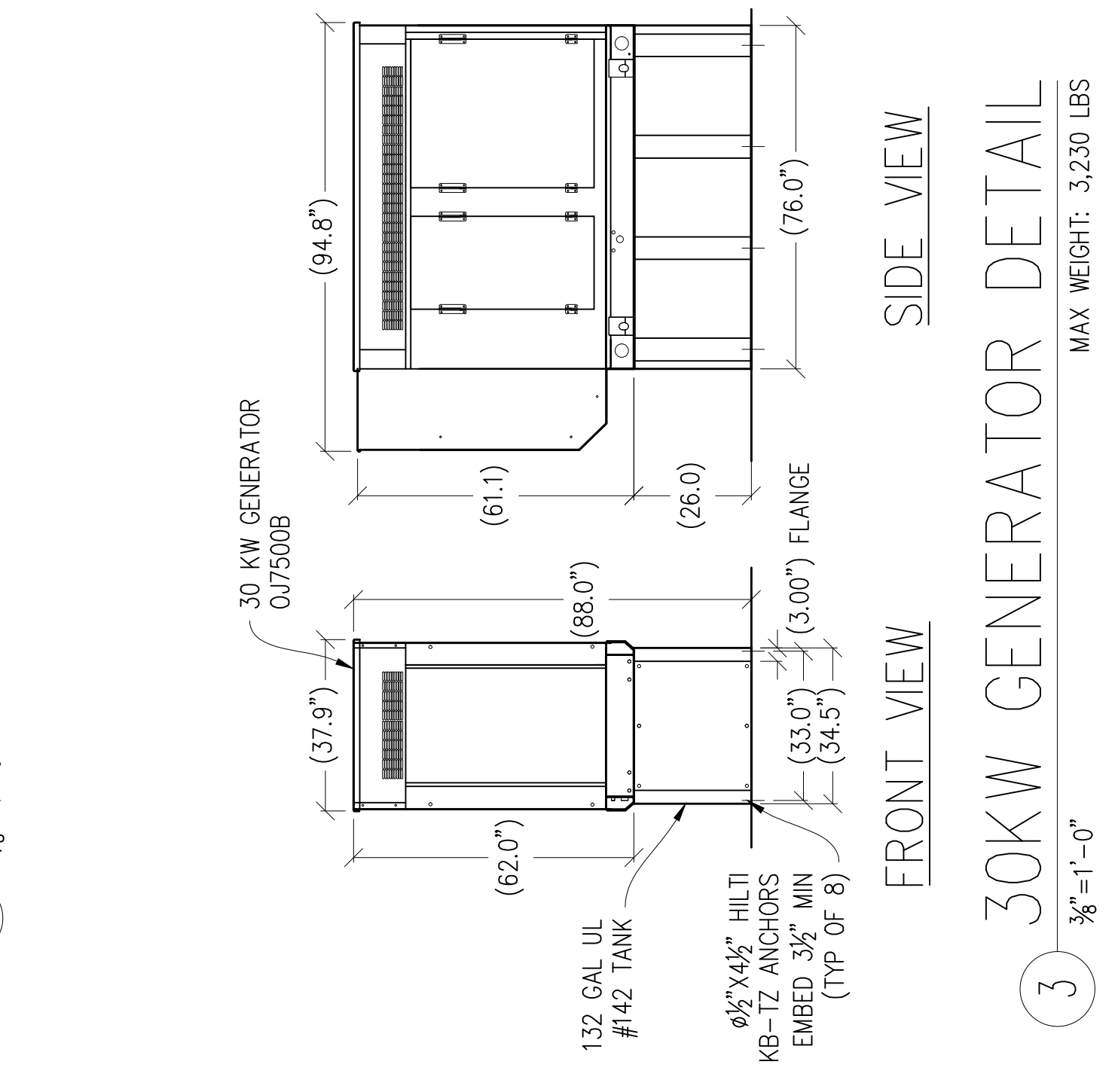
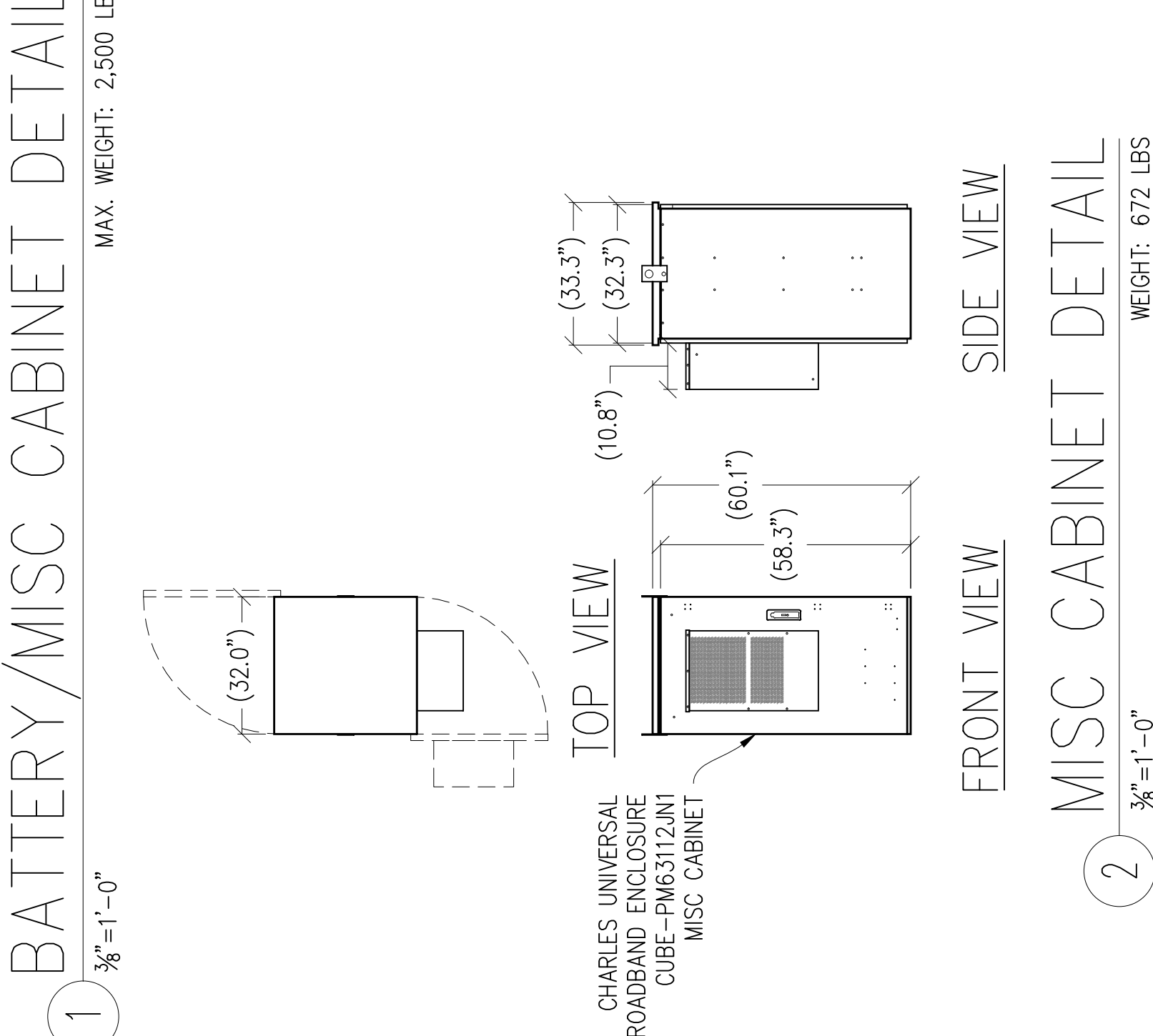
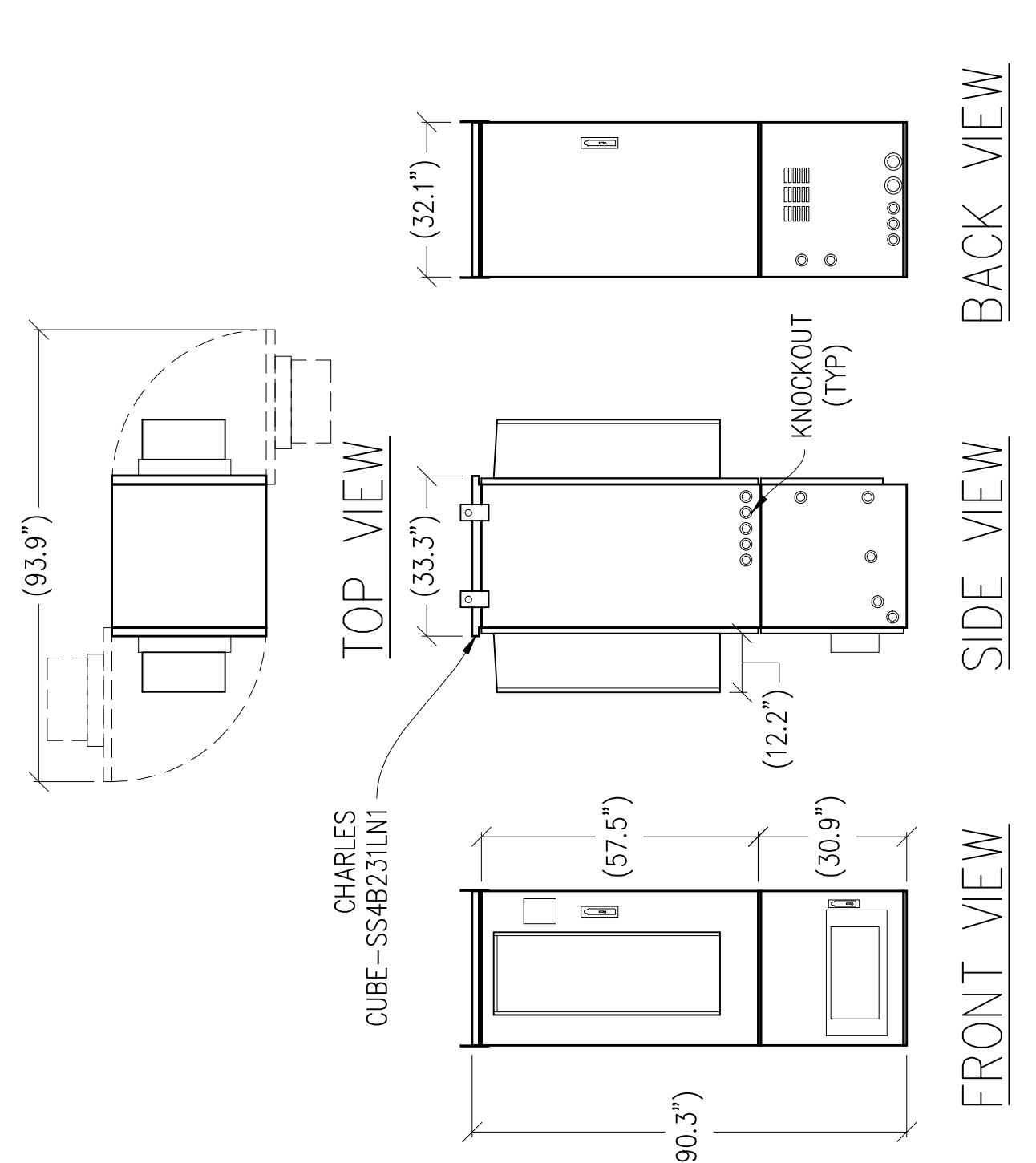
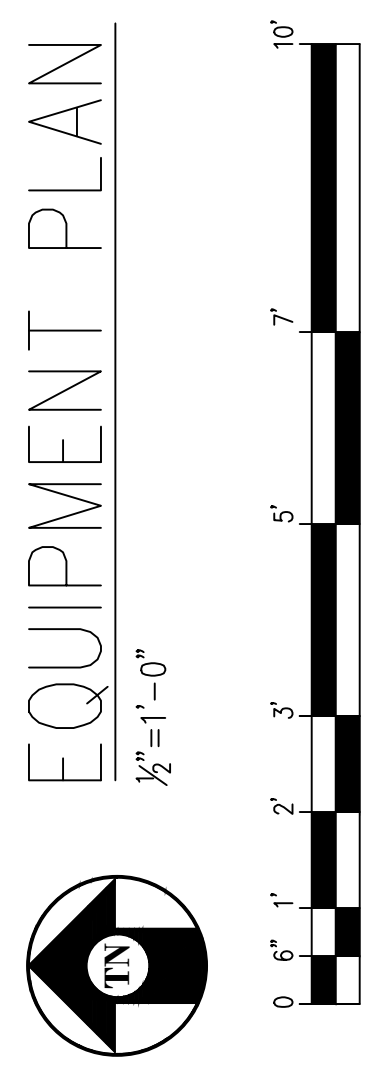
SEE EQUIPMENT PLAN
& ANTENNA PLAN

ISSUE STATUS	
Δ	DESCRIPTION REV.
12/04/20	ZD 90% C.C.
12/17/20	CLIENT REV A.A.
02/02/21	ZD 100% D.G.
-	-
-	-
-	-
-	-
-	-
-	-
DRAWN BY: C. CODY	
CHECKED BY: J. GRAY	
APPROVED BY: -	
DATE: 02/02/21	

SHEET TITLE: EQUIPMENT PLAN & DETAILS
SHEET NUMBER: A-3



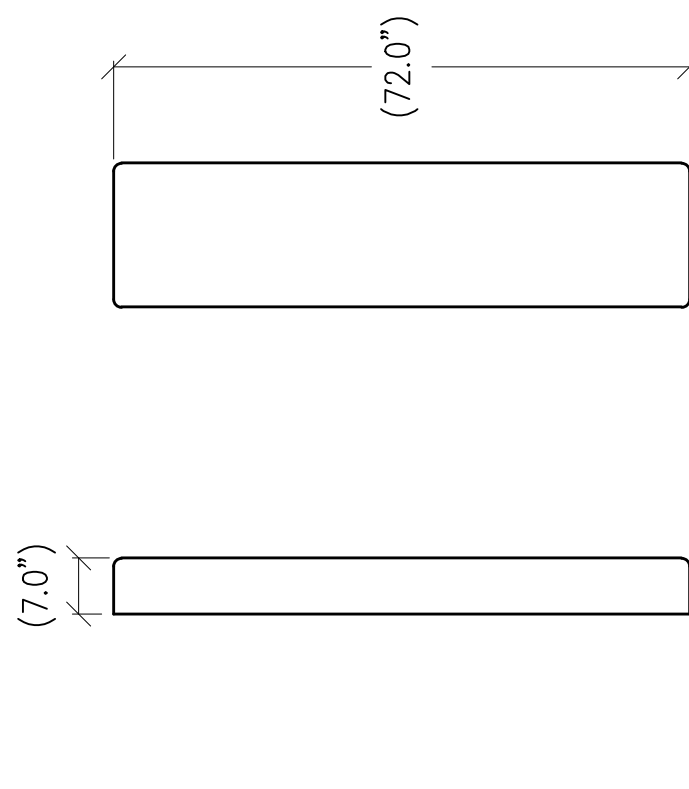
- NOTES:
- (P) VERIZON WIRELESS ANTENNAS HAVE BEEN OMITTED FOR CLARITY.
 - VERIZON WIRELESS WILL INSTALL (4) (P) #3" CONDUITS FROM (P) POWER/MISC CABINET TO (P) PULL CANS. (2) (P) CONDUITS FOR DC POWER CABLES & (2) (P) CONDUITS FOR FIBER CABLES.



(18.0")

(15.73")

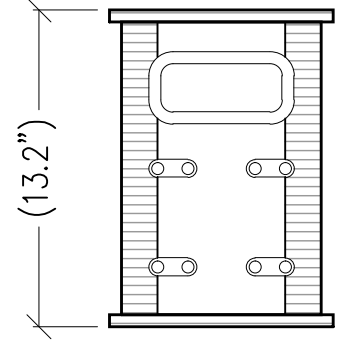
TOP VIEW



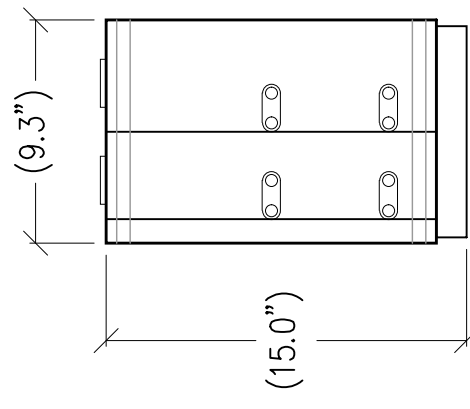
LEFT VIEW FRONT VIEW

1 ANTENNA DETAIL

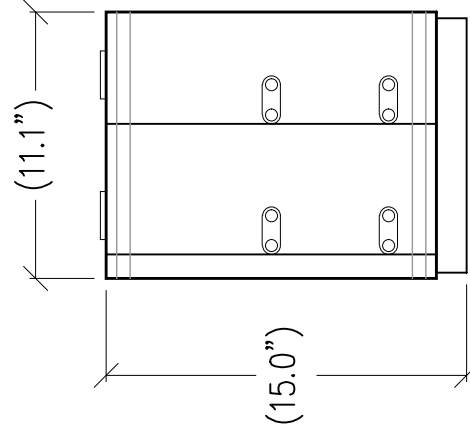
1/2"=1' MAX WEIGHT: 73.6 LBS



TOP VIEW



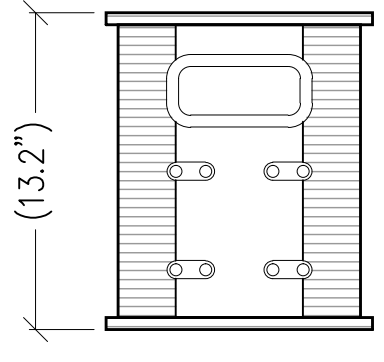
SIDE VIEW



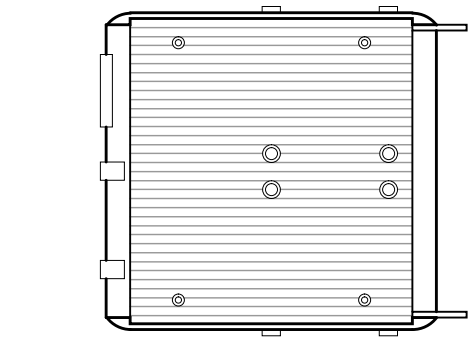
FRONT VIEW

3 RADIO DETAIL

1/2"=1'-0" MAX WEIGHT: 70 LBS



TOP VIEW

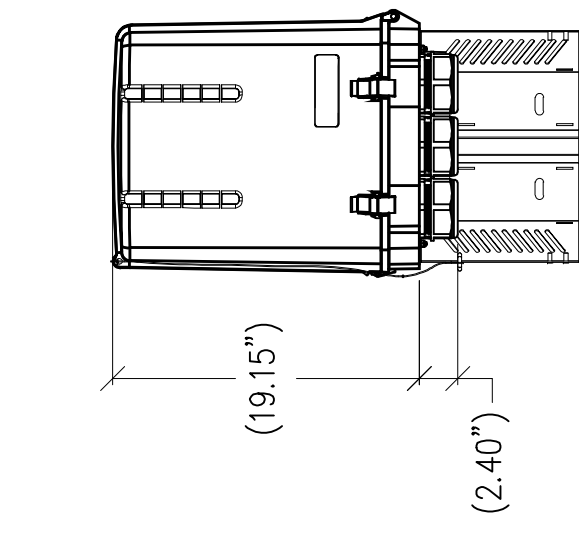


FRONT VIEW

4 RADIO DETAIL

1/2"=1'-0" MAX WEIGHT: 75 LBS

TOP VIEW

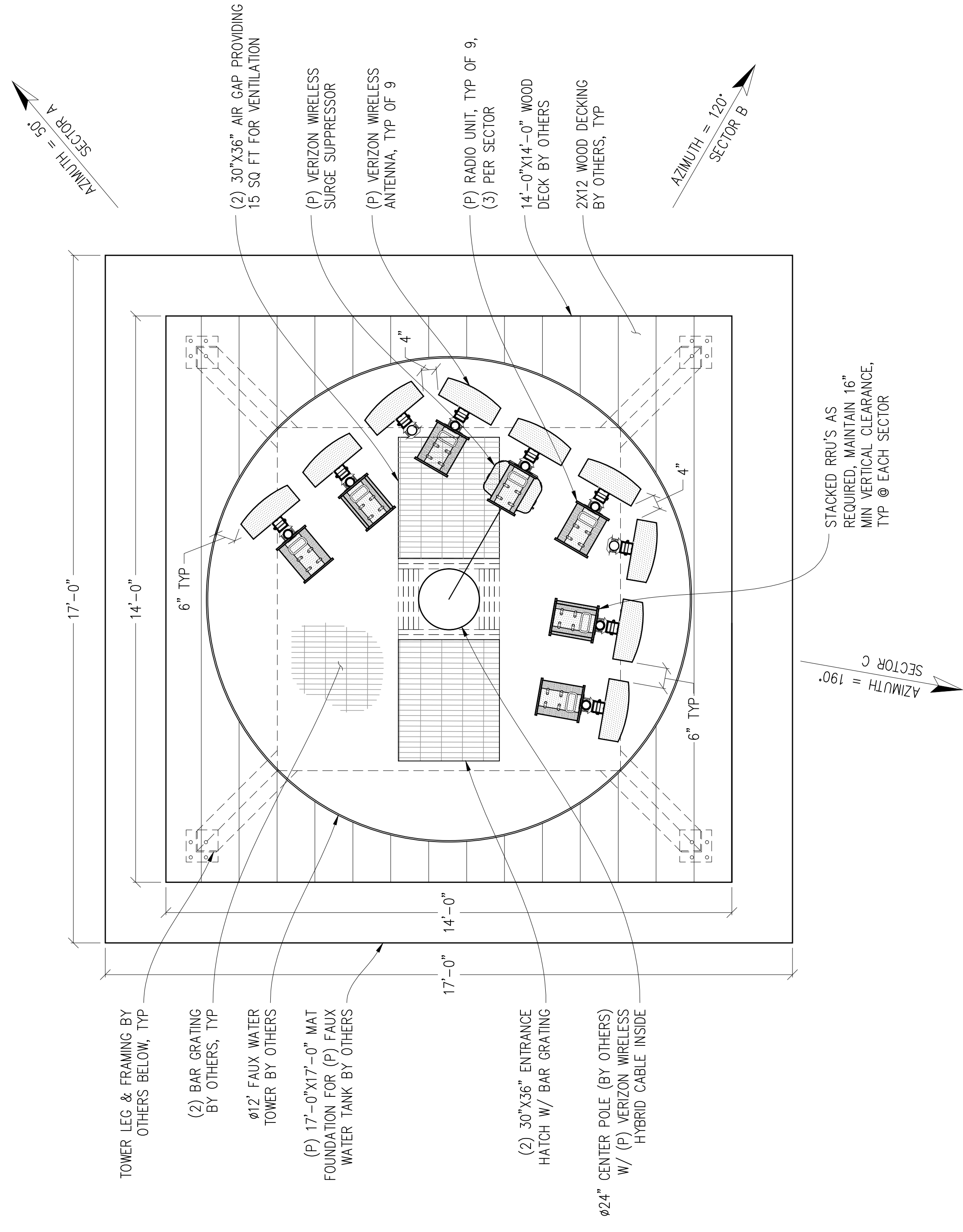


FRONT VIEW

RIGHT VIEW

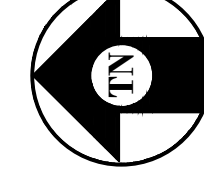
2 SURGE PROTECTION BOX

1"=1'-0" MAX WEIGHT: 32.0 LBS



STACKED RRU'S AS REQUIRED. MAINTAIN 16" MIN VERTICAL CLEARANCE, TYP @ EACH SECTOR

NOTE: (P) FAUX WATER TANK TO HAVE AN INDUSTRIAL LOOK & FEEL W/ NO WOOD APPEARANCE OR HORIZONTAL ARCHITECTURAL BANDS. (P) TANK TO BE A SILVER, SMOOTH WALLED WATER TANK. (P) WATER TANK TO BE FLAT @ THE TOP WITHOUT ROOF & HAVE A FRP MESH OVER THE TOP TO KEEP BIRDS OUT.



ANTENNA PLAN

1/2"=1'-0"

SUMMIT CHURCH 497892 7075 PYRAMID WAY SPARKS, NV 89436

Verizon 2785 MITCHELL DRIVE, BLDG 9 WALNUT CREEK, CA 94598

Streamline Engineering and Design, Inc. 8445 Sierra College Blvd, Suite E Granite Bay, CA 95661

PRELIMINARY: NOT FOR CONSTRUCTION KEVIN R. SORENSEN S4469

ISSUE STATUS table with columns: DATE, DESCRIPTION, REV., C.C., CLIENT REV, D.G.

SHEET TITLE: ANTENNA PLAN & DETAILS SHEET NUMBER: A-4

Streamline Engineering and Design, Inc.
8445 Sierra College Blvd, Suite E Granite Bay, CA 95661
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E-Mail: larry@streamlineeng.com Fax: 916-660-1941

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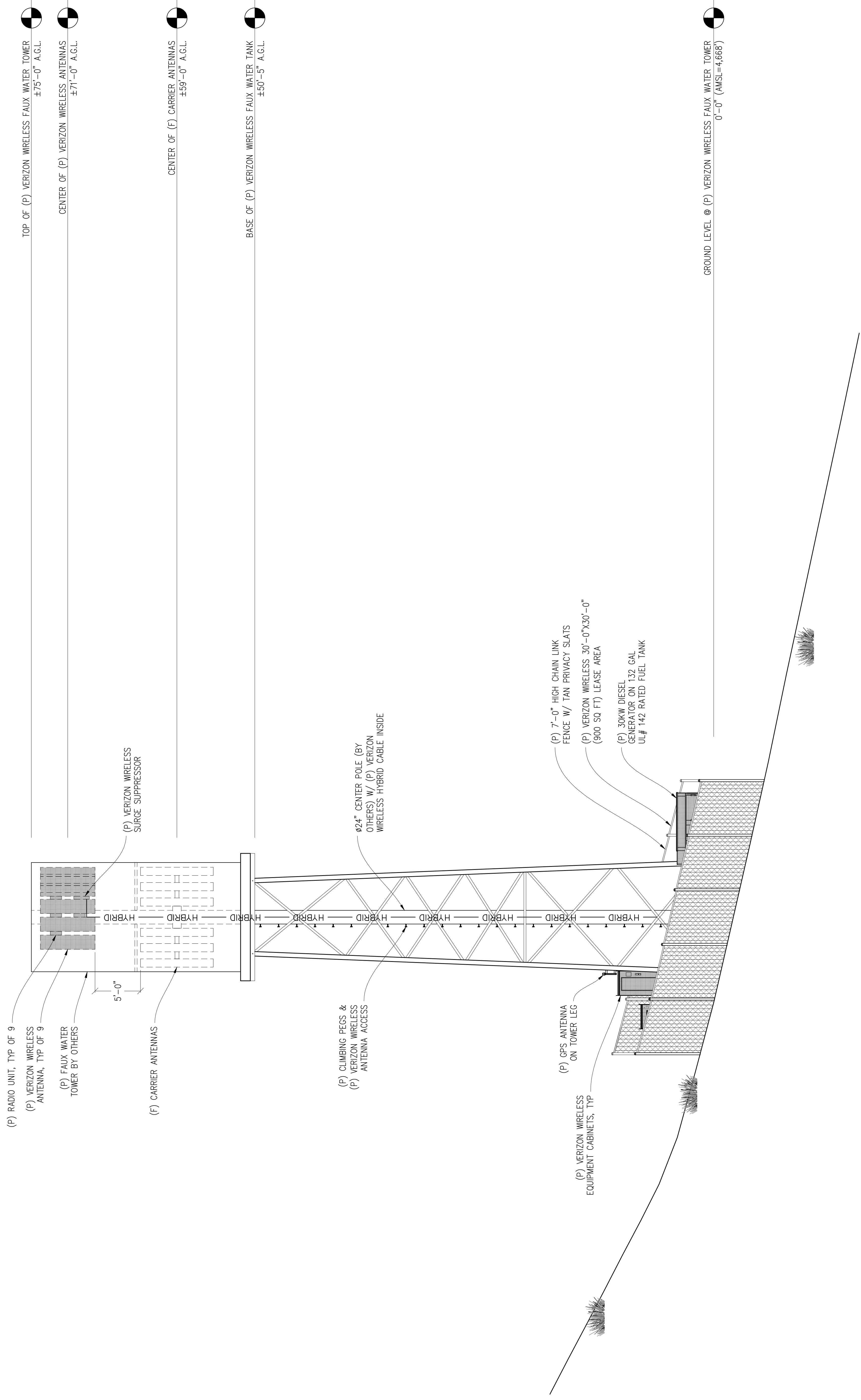
**PRELIMINARY:
NOT FOR
CONSTRUCTION**

KEVIN R. SORENSEN
S4469

ISSUE STATUS			
Δ	DATE	DESCRIPTION	REV.
	12/04/20	ZD 90%	C.C.
	12/17/20	CLIENT REV	A.A.
	02/02/21	ZD 100%	D.G.
	-	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-

DRAWN BY: C. CODY
CHECKED BY: J. GRAY
APPROVED BY: -
DATE: 02/02/21

SHEET TITLE:	
ELEVATION	
SHEET NUMBER:	A-5



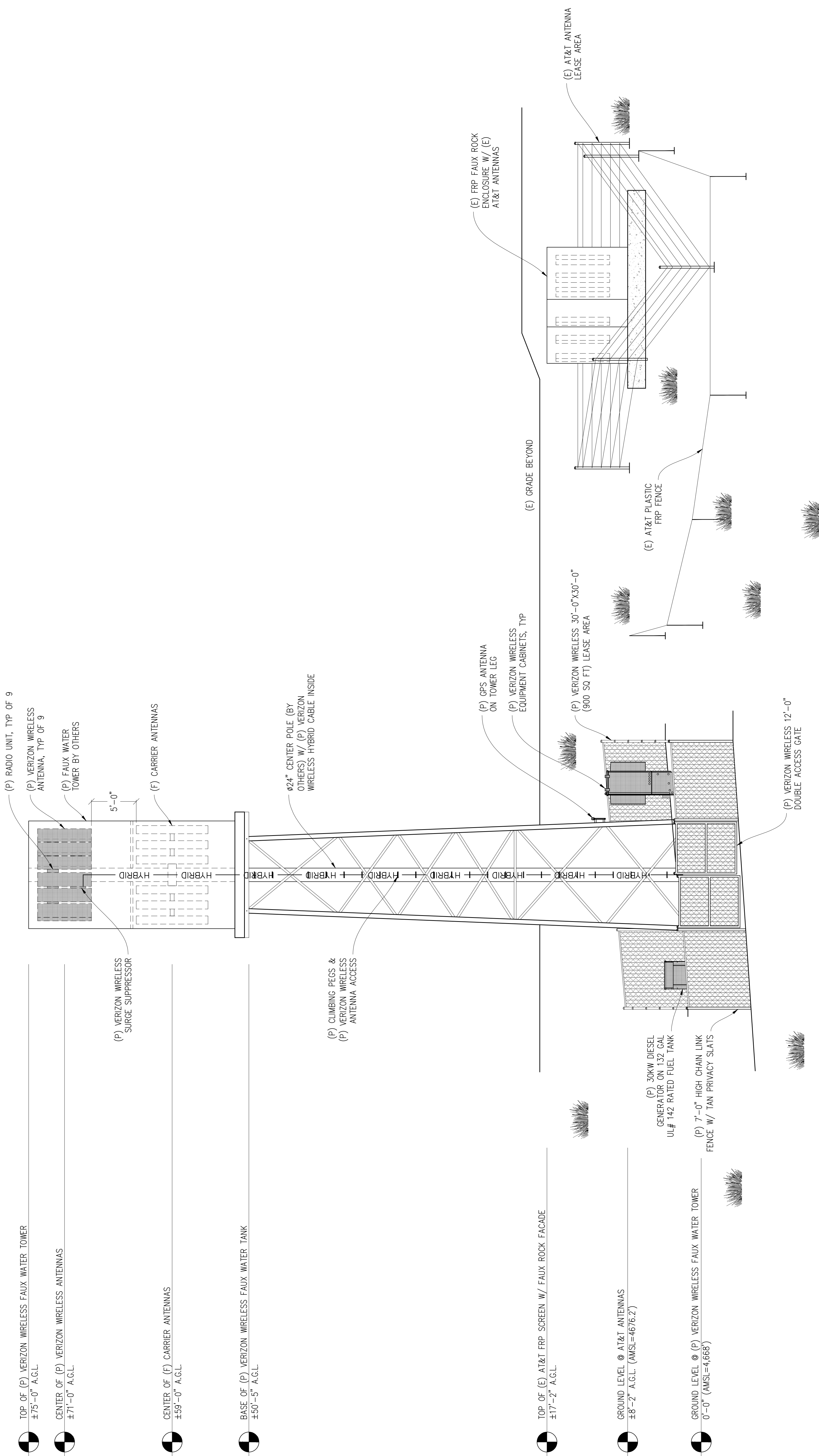
SOUTH ELEVATION
3/16" = 1'-0"

Δ	DATE	DESCRIPTION	REV.
	12/04/20	ZD 90%	C.C.
	12/17/20	CLIENT REV	A.A.
	02/02/21	ZD 100%	D.G.
	-	-	-
	-	-	-
	-	-	-
	-	-	-

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DATE: 02/02/21

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ELEVATION	
SHEET NUMBER:	A-6



EAST ELEVATION

3/16" = 1'-0"