Board of Adjustment Staff Report

Meeting Date: February 1, 2018 **Agenda Item: 8C**

SPECIAL USE PERMIT CASE NUMBER: WSUP17-0025 (Verizon Wireless – Hidden Valley Golf Club)

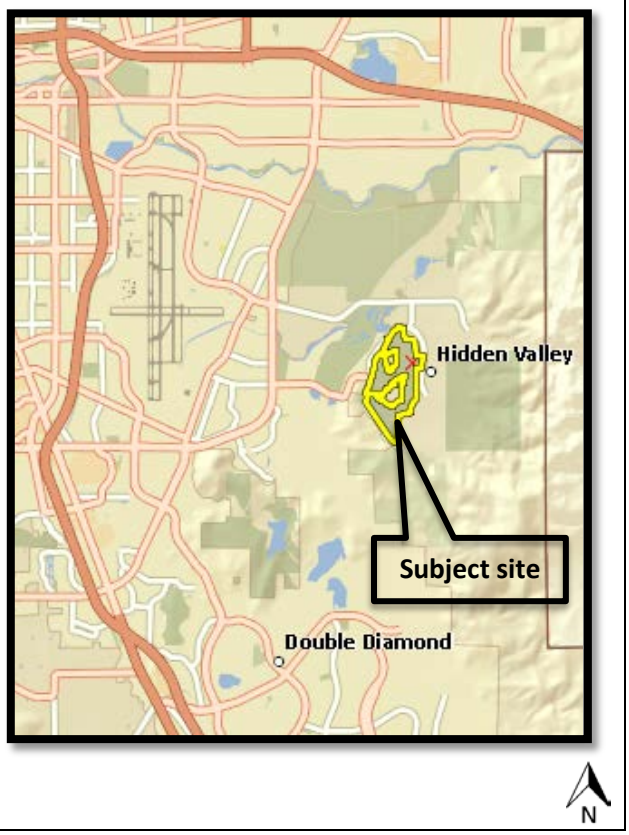
BRIEF SUMMARY OF REQUEST: To approve a special use permit for the construction of a new wireless cellular facility consisting of a 70-foot high stealth monopine structure

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 by the Washoe County Board of Adjustment to approve a special use permit for the construction of a new wireless cellular facility consisting of a 70-foot high stealth monopine structure (aka cell phone tower disguised to resemble a pine tree) located at the Hidden Valley Golf course maintenance yard toward the southern end of the golf course.

Applicant:	Verizon Wireless
Property Owner:	Hidden Valley Country Club
Location:	3575 E. Hidden Valley Dr.
APN:	051-400-30
Parcel Size:	202.92 acres
Master Plan:	Suburban Rural (SR)
Regulatory Zone:	Parks and Recreation (PR)
Area Plan:	Southeast Truckee Meadows
Citizen Advisory Board:	South Truckee Meadows/Washoe Valley
Development Code:	Authorized in Article 324 Communication Facilities; and Article 810, Special Use Permits
Commission District:	2 – Commissioner Lucey
Section/Township/Range:	Section 27, T19N, R20E, MDM, Washoe County, NV



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 WSUP17-0025 for Verizon Wireless, having made all five findings in accordance with Washoe County Code Section 110.810.30.

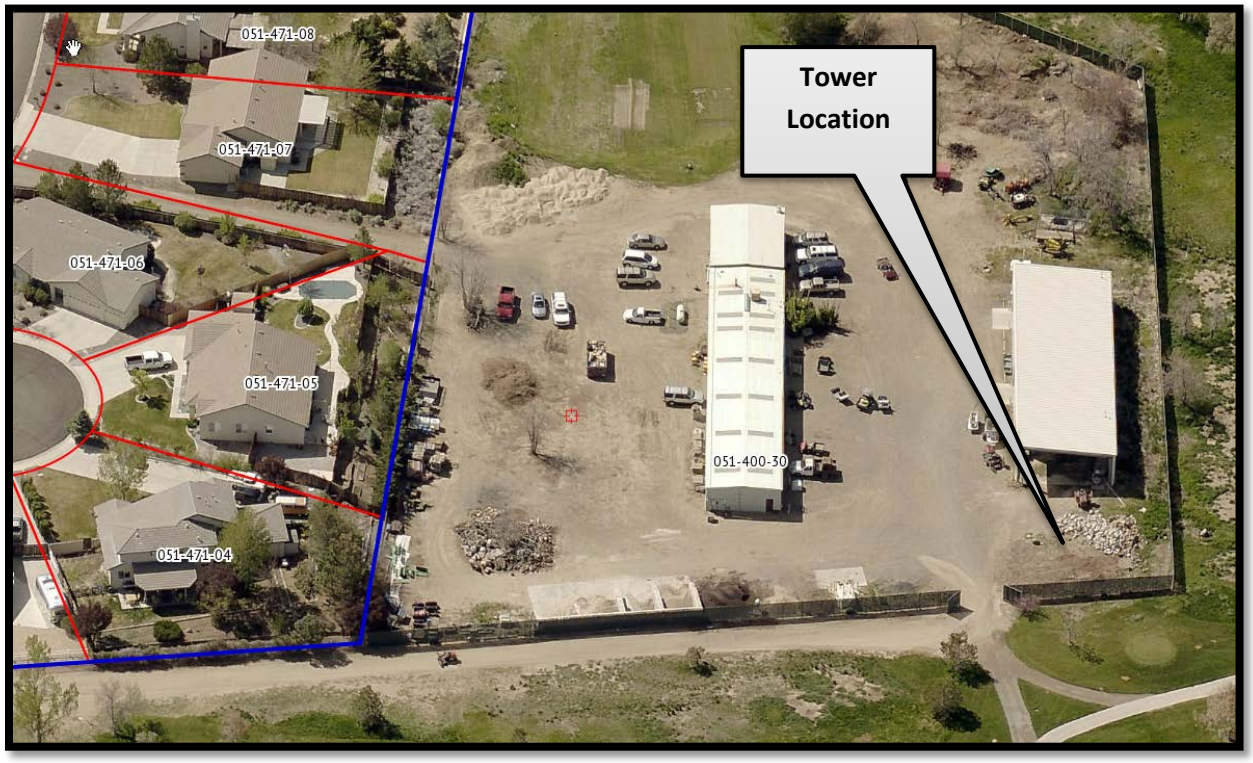
(Motion with Findings on Page 16)

Staff Report Contents

Exhibits Contents


PIPING ROCK DR
W HIDDEN VALLEY DR
LAKES GOLF COURSE
Hidden Valley
HIDDEN VALLEY
HIDDEN VALLEY COUNTRY CLUB
Tower Location

Site Plan



Aerial Photos

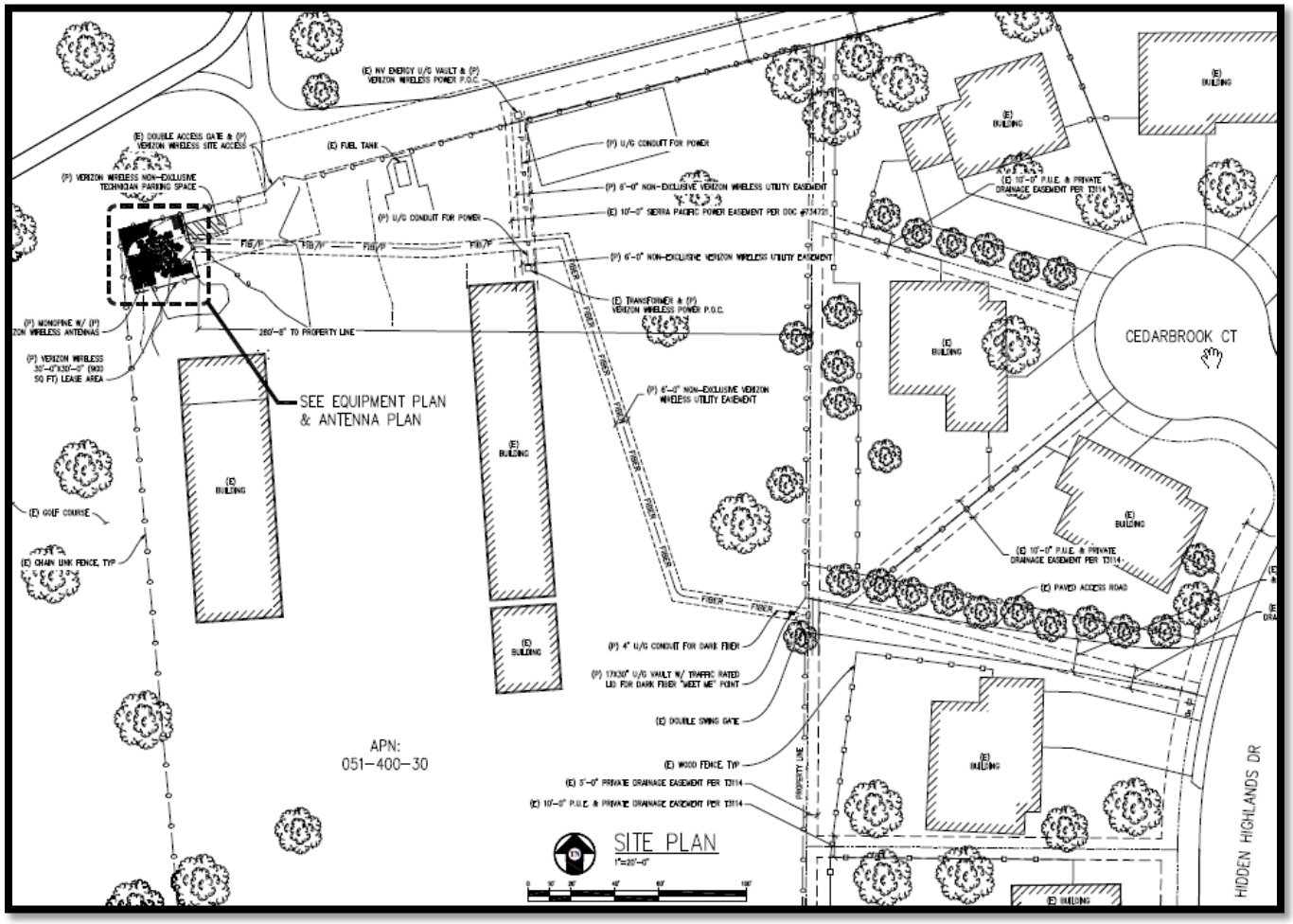
Existing Views and Proposed Views

View from Hidden Highland Drive looking west at the site

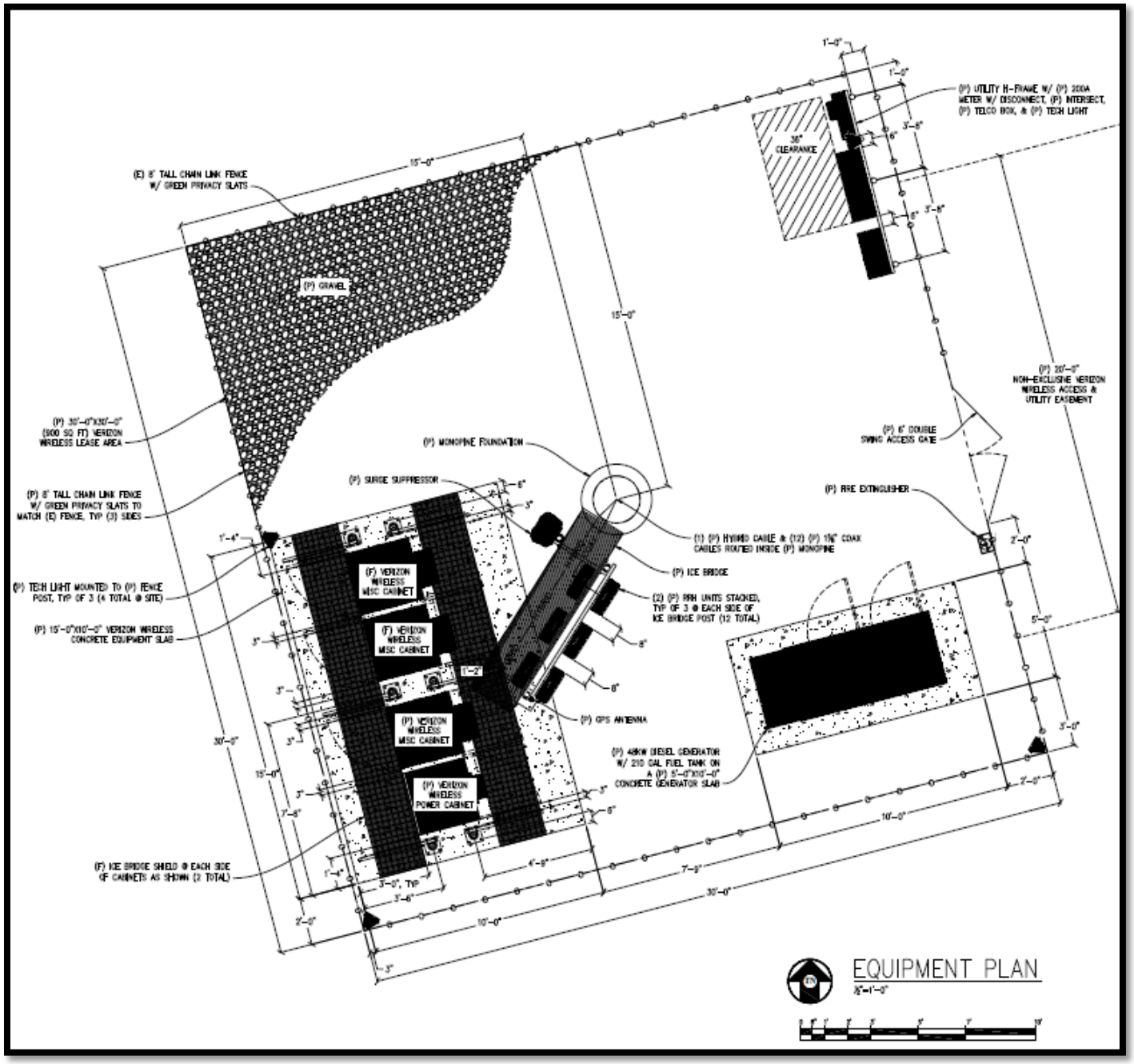
View from West Hidden Valley Drive looking northeast at the site

View from West Hidden Valley Drive looking southeast at the site

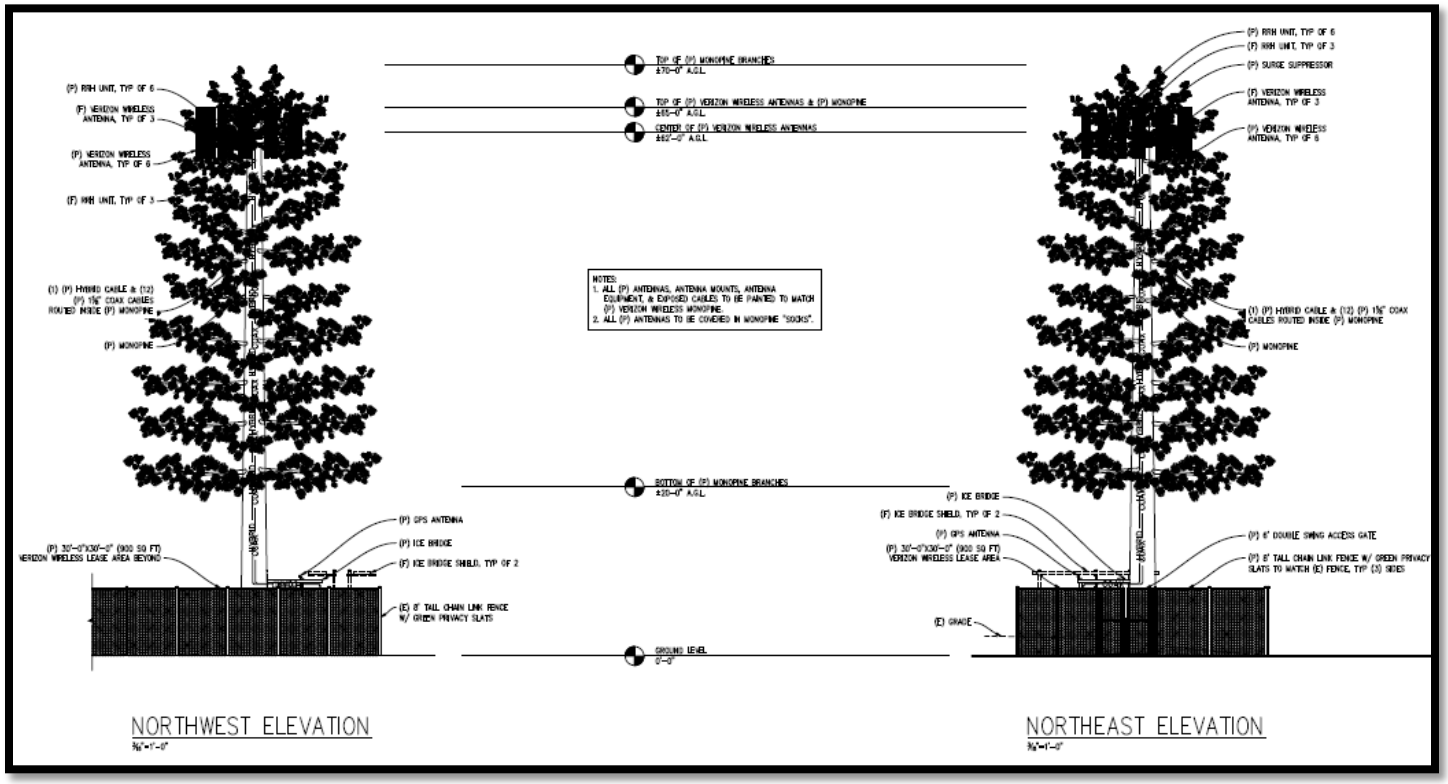
View from Carnoustie Drive looking southeast at the site



Site Location



Site Plan Drawing of 30' x30' Equipment Enclosure



Monopine Elevations

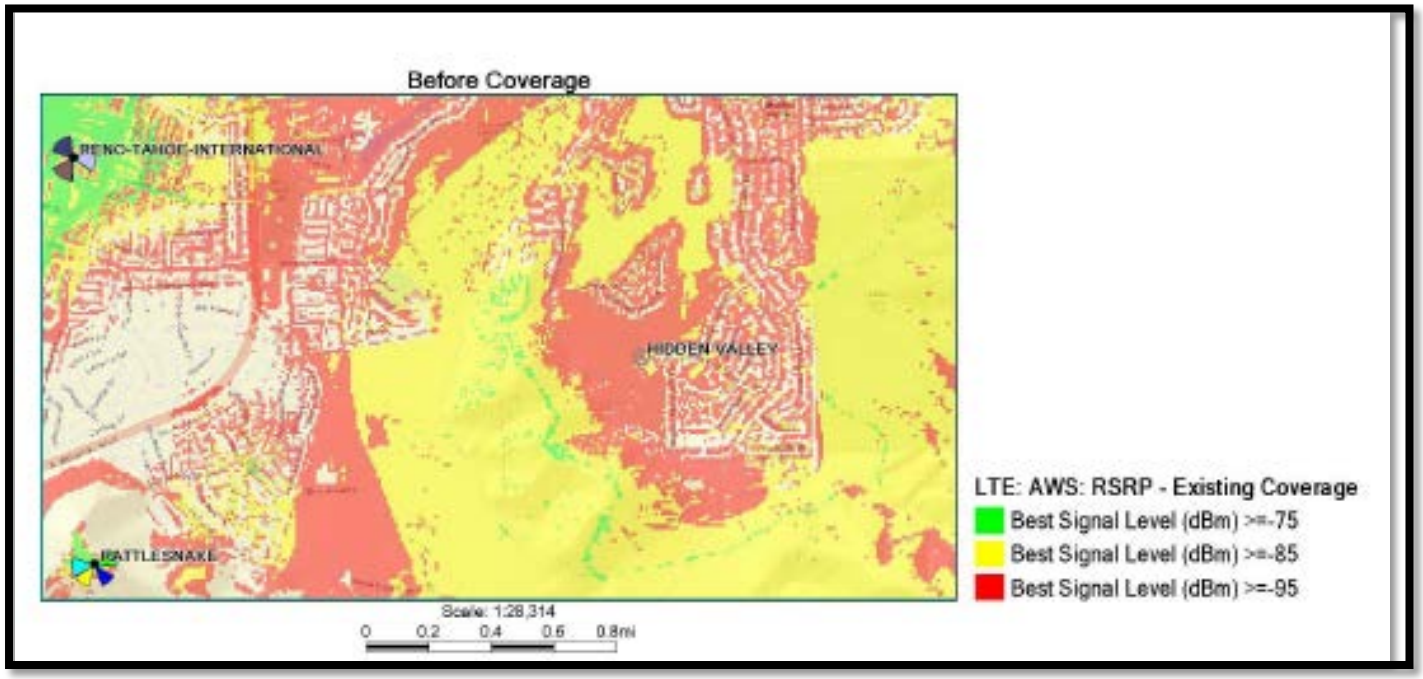
Project Evaluation

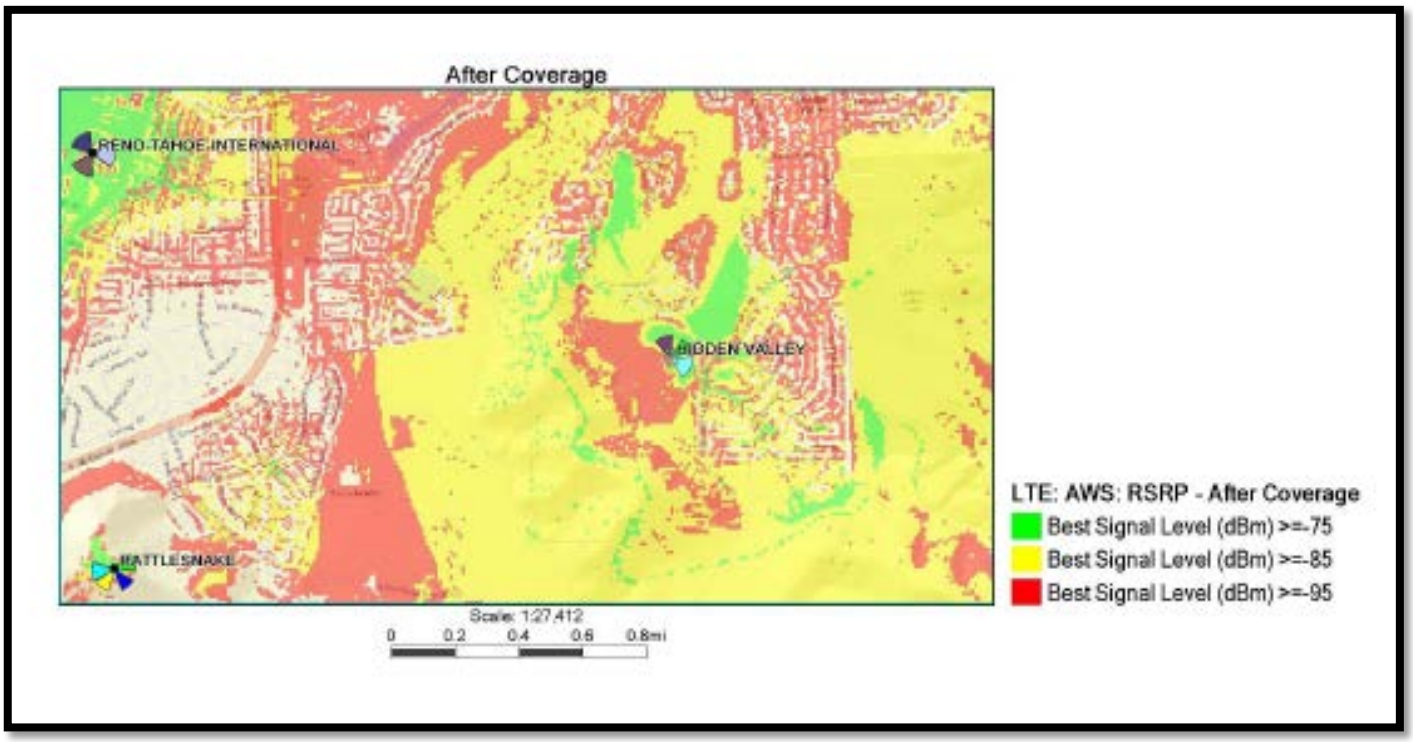
The project site is located at the maintenance yard of the Hidden Valley Golf course, in the southeast area of the golf course (See the Site Plan on page 3). The site has a regulatory zone of Public and Recreation (PR). The proposed area/pad will be leased from the Hidden Valley Golf Course and is located in the northeastern area of the maintenance yard and the area is currently vacant. The subject area abuts the golf course and golf pathways to the north and west. East of the maintenance yard there is a single family residential subdivision and the nearest dwelling is located approximately 280 feet from the proposed area to be leased for the wireless facility. The neighboring residential properties have the regulatory zone Medium Density Suburban (MDS). The applicant has requested to remove the landscaping requirement because the facility is located next to and surrounded by the Hidden Valley golf course and the numerous trees and other vegetation in the area. A modification application has been submitted requesting a modification to the landscaping requirement (Permit WDMOD17-0011), which will be reviewed if the special use permit is approved.

The permitted height for a wireless tower is based on the regulatory zoning of the property and the allowed height for the PR regulatory zone is 65 feet. Washoe County Code section 110.324.50(e)(1)& (3) allows an additional 10 feet and an additional 25% of the pole height if the tower is stealth. The total height of the tower in PR could be 75 feet and with an additional 25% for the tower being stealth is an additional 19 feet. This would allow the tower to be 94 feet.

Verizon Wireless has requested a special use permit to construct a wireless cellular facility consisting of a 70 foot high tower utilizing a stealth design disguised as a pine tree. The proposed wireless facility would add (6) antennas, (1) hybrid trunk cables, (18) RRHs, (2) surge suppressors, (1) 48kw diesel generator, and (12) 1 5/8' coax cables. All antennas will be covered in monopine "socks" to better blend in (See elevations above and layout on previous pages). The applicant will

construct a 30' x 30' enclosure for all the wireless equipment, with an 8 foot high chain link fenced with green privacy slats to match the proposed monopine surrounding the enclosure. The applicant has indicated that another wireless company could possibly collocate on the structure.





Hidden Valley Coverage Maps

Verizon Wireless is proposing to add a new wireless facility in the area to improve capacity and coverage. Verizon has a tower on Rattlesnake Mountain, however the wireless facility has had spotty service in the area and Verizon plans on decommissioning the tower after there is sufficient coverage in the area. Verizon did look at collocating on an existing tower, but could not find a

tower in the area that met their requirements. Verizon's technical staff reviewed possible new locations in the area, including the Hidden Valley Clubhouse, and the maintenance yard was selected as the best location. The Hidden Valley Golf Course owns the property and approved this location at the maintenance yard for the wireless facility. Verizon states that the proposed facility will address the increased need for wireless communication service in the southeast area and will also, potentially improve public safety communications. (See coverage maps above on page 12).

The applicant estimates that construction of the facility will take approximately 6-8 weeks. The unmanned facility and associated ground mounted equipment will be visited by a technician twice a month to ensure proper maintenance. Also, Verizon will install a standby generator at the site to ensure quality and consistent coverage in the event of a power outage or disaster. This generator will be run approximately 15 minutes every other week for maintenance purposes and also used during power outages and disasters.

South Truckee Meadows/Washoe Valley Citizen Advisory Board (STM/WVCAB)

The proposed project was presented at the regularly scheduled Citizen Advisory Board meeting on January 11, 2018. Minutes of this CAB meeting were not available as of the writing of this staff report; however, staff attended the meeting and took notes of the discussion. Buzz Lynn presented information for the applicant and answered numerous questions from the board and public concerning location, tower height, more towers, and health issues. Five people made public comments concerning other possible locations for the tower, views being blocked, the need for cell towers in the area, the health impacts from cell towers, and tower height. The CAB members engaged in a brief discussion and the board did not express any major concerns, though the recommendation was to approve the request by a vote of 4 to 1.

As of the date of this report staff received three phone calls asking about the location of the tower and the hearing dates and 1 letter of opposition regarding the project (See Exhibit D).

Reviewing Agencies

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

- Washoe County Community Services Department
  - Planning and Building Division
  - Engineering and Capital Projects
- Washoe County Health District
- Truckee Meadows Fire Protection District
- Regional Transportation Commission
- Washoe Storey Conservation District
- Airport Authority

4 out of the 7 above listed agencies/departments provided comments and/or recommended conditions of approval in response to their evaluation of the project application. A **summary** of each agency's comments and/or recommended conditions of approval and their contact information is provided. The Conditions of Approval document is attached to this staff report and will be included with the Action Order.

- Washoe County Planning and Building Division is recommending approval of this application subject to standard development conditions, prohibiting any illumination of the structure, compliance with FAA analysis, and substantial compliance to submitted plans.

  Contact: Julee Olander, 775.328.3627, jolander@washoecounty.us

- Truckee Meadows Fire Protection District has requires compliance with fire codes.
  Contact: Denise Reynolds, 775.326.6079, dreynolds@tmfpd.us
- Reno-Tahoe Airport Authority has comments concerning construction of antenna structure.
  Contact: Lissa Butterfield, 775.328.6476, lbutterfield@renoairport.com
- Washoe County Health District addressed the requirement for compliance with septic location.
  Contact: James English, 775.328.2434, jenglish@washoecounty.us

The Washoe County Engineering Division- Traffic and Regional Transportation Commission (RTC) reviewed the application and indicated they had no comments or conditions of approval.

Staff Comment on Required Findings

Washoe County Development Code Section 110.810.30, Article 810, *Special Use Permits*, requires that all of the following findings be made to the satisfaction of the Washoe County Board of Adjustment before granting approval of the request. Staff has completed an analysis of the special use permit application and has determined that the proposal is in compliance with the required findings as follows.

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Southeast Truckee Meadows Area Plan.

   Staff Comment: The proposed facility does not conflict with the action programs, policies, standards, and maps of the Master Plan and the Southeast Truckee Meadows Area Plan as discussed previously in this report regarding compliance with applicable area plan policies.

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: Staff finds that adequate improvements and facilities have been provided to satisfy this policy. The site is developed and has existing facilities and roadways on site.

3. Site Suitability. That the site is physically suitable for the type of development and for the intensity of development.

   Staff Comment: After conducting a site visit and analyzing the application, staff finds that the site is physically suitable for the type and intensity of development proposed. While this commercial venture is located on property with a PR regulatory zone, WCC Section 110.324.50(e) allows the proposed use subject to a special use permit. The project appears to meet all applicable code requirements.

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: Provided the recommended conditions of approval are met, the project will not be significantly detrimental to the public health, safety or welfare. In fact, it could be argued that approval of the facility will improve public health and safety since emergency 911 service coverage will be enhanced. Due to the project design and

location, the facility does not appear to be 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.

   Staff Comment: There is no nearby military installation within 3,000 feet of the proposed site.

Findings from WCC Section 110.324.75:

1. Meets Standards. That the wireless communications facility meets all the standards of Sections 110.324.40 through 110.324.60 as determined by the Director of the Planning and Development Division and/or his authorized representative;

   Staff Comment: The proposed wireless communications facility meets the standards of WCC Sections 110.324.40 through 110.324.60 regarding such standards as height, location, access, photo simulations, setbacks, etc.

2. Public Input. That public input was considered during the public hearing review process;

   Staff Comment: Public notification of Special Use Permit Case Number WSUP17-0025 was provided per code. A minimum of 30 separate property owners were noticed. The project was reviewed by the CAB, which recommended approval of the project 4 to 1 subject to conditions, and public comment was received.

3. Impacts. That the wireless communications facility will not unduly impact the adjacent neighborhoods or the vistas and ridgelines of the County.

   Staff Comment: Determining whether undue impacts to adjacent neighborhoods would result from approval of the project is subjective and depends upon one's point of view. Staff has determined that the project does not impact any ridgelines or significant vistas. The applicant is proposing a stealth design in the form of a pine tree to mitigate potential visual impacts to the extent possible.

Recommendation

Those agencies which reviewed the application recommended conditions in support of approval of the project. Therefore, after a thorough analysis and review, Special Use Permit Case Number WSUP17-0025 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 WSUP17-0025 for Verizon Wireless, having made all five findings in accordance with Washoe County Code Section 110.810.30:

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Southeast Truckee Meadows 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;

3. Site Suitability. That the site is physically suitable for wireless communication facility, 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.

Findings from WCC Section 110.324.75:

1. Meets Standards. That the wireless communications facility meets all the standards of Sections 110.324.40 through 110.324.60 as determined by the Director of the Planning and Development Division and/or his authorized representative;
2. Public Input. That public input was considered during the public hearing review process;
3. Impacts. That the wireless communications facility will not unduly impact the adjacent neighborhoods or the vistas and ridgelines of the County.

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: Verizon Wireless
Attn: Buzz Lynn
8700 Auburn Folsom Rd., Suite 400
Granite Bay, CA 95746

Owner: Hidden Valley Country Club
3575 E. Hidden Valley Dr.
Reno, NV 89502

Conditions of Approval

Special Use Permit Case Number WSUP17-0025

The project approved under Special Use Permit Case Number WSUP17-0025 (Verizon Wireless Hidden Valley Golf course) shall be carried out in accordance with the Conditions of Approval granted by the Board of Adjustment on February 1, 2018. Conditions of Approval are requirements placed on a permit or development by each reviewing agency. Conditions of Approval may require submittal of documents, applications, fees, inspections, amendments to plans and more. **Conditions of Approval do not relieve the applicant from the obligation to obtain any other approvals and licenses from relevant authorities required under any other act, nor do these conditions relieve the applicant from abiding by all other generally applicable code regulations.**

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 Washoe County Engineer and Washoe County Planning and Development.

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 this 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.

THE 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 Planning and Building, which shall be responsible for determining compliance with these conditions.

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

a. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit. The Planning and Building Division shall determine compliance with this condition.

b. All related utilities, including telephone and electrical lines connected with the proposed wireless communications facility and within any and all Verizon utility easements on the subject site shall be placed underground.

c. The total height of the cell tower, including all antennas or any other apparatus, shall not exceed 70 feet from finished grade.

d. The applicant shall submit complete construction plans and 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.

e. An 8 foot high chain link fence with green privacy slats shall be erected around the entire 30' x 30' foot wireless communications lease area. All associated ground mounted equipment shall be enclosed within this walled area. No lighting shall be visible from within this enclosure.

f. No lighting, to include back lighting of the cross emblems, shall be installed on the cellular facility (unless required by the FAA for avigation safety purposes). In no instance shall reflective metal materials be utilized that could result in light and glare.

g. The applicant shall attach a copy of the action order granting approval of this project to all administrative permit applications (including building permits) applied for as part of this special use permit.

h. Prior to building permit issuance, the applicant shall provide proof that the FAA has completed its obstruction analysis and has issued a favorable airspace determination. The applicant shall incorporate any elements required by the FAA regarding painting, marking, or lighting.

i. A note shall be placed on all construction drawings and grading plans stating:

NOTE

> Should any prehistoric or historic remains/artifacts be discovered during site development, work shall temporarily be halted at the specific site and the State Historic Preservation Office of the Department of Museums, Library and Arts shall be notified to record and photograph the site. The period of temporary delay shall be limited to a maximum of two working days from the date of notification.

j. The following **Operational Conditions** shall be required for the life of the project:

1. This Special Use Permit shall expire and become null and void within 2 years from the final date of approval if final building permits have not been issued by said date.

2. The applicant and any successors shall be responsible for maintenance and repairs of everything within the 30 x 30 foot wireless communications compound and shall be responsible for all maintenance and repairs of the entire wireless communications facility, including required maintenance of the walled enclosure and replacement of any part of the stealth design cross monument / pole should it deteriorate or become damaged. The applicant

shall take action not more than 30 days after receiving notification from Washoe County of any damage to the wireless communications facility or the walled enclosure, to include graffiti removal.

3. If the facility ceases operations, or if abandonment is contemplated, then the operator/owner of record shall notify Washoe County of its intent at least 2 months in advance and shall submit demolition plans to the Washoe County Building and Safety division. The abandoned site shall be restored to its pre-development condition. The owner shall be responsible for all costs associated with demolition and restoration of the site.
4. Failure to comply with the Conditions of Approval shall render this approval null and void. Compliance with this condition shall be determined by Washoe County Planning and Development.
5. The applicant and any successors shall direct any potential purchaser/operator of the site and/or the special use permit to meet with Washoe County Planning and Development 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 Washoe County Planning and Development of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.
6. This special use permit shall remain in effect as long as the subject wireless communications facility is in operation and remains in compliance with the conditions of approval.

Truckee Meadows Fire Protection District

3. The following conditions are requirements of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with these conditions.

   Contact: Denise Reynolds., 775.326.6079, dreynolds@tmfpd.us

   a. Comply with 2012 IFC, NFPA 37, 2012 WUI code and any other applicable codes.

Reno-Tahoe Airport Authority Division

4. The following conditions are requirements of the Reno-Tahoe Airport Authority, which shall be responsible for determining compliance with these conditions.

   Contact: Lissa Butterfield, 775.328.6476, lbutterfield@renoairport.com

   a. If a crane is use to erect the antenna structure, the applicant shall submit one executed form set of FAA Form 7460-1 to the Chief of Air Traffic Division, FAA Western-Pacific Regional Office for any temporary crane.

Washoe County Health District Washoe County Health District

5. The following conditions are requirements of the Washoe County Health District, which shall be responsible for determining compliance with these conditions.

   Contact: James English, 775.328.2434, jenglish@washoecounty.us

   a. WCHD has reviewed the special use permit and has the following conditions that must be met prior to any approval by WCHD:
      1. The applicant must accurately locate the existing septic system for the shops and demonstrate the current location and repair location meet all requirements with the proposed placement of the cell tower.
      2. This must be submitted with the building plans for field verification.

i. It may be necessary to have the existing septic field marked and located on site and in the field.

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

From: Butterfield, Lissa
To: Olander, Julee
Cc: Fagan, Donna; Bartholomew, Dan
Subject: RE: December Agency Review Memo III
Date: Friday, December 22, 2017 2:59:47 PM
Attachments: image001.gif

Good afternoon, Julee:

The Reno-Tahoe Airport Authority (RTAA) was asked to review Special Use Permit Case Number WSUP17-0025 (Hidden Valley Golf Course). Upon review of the Special Use Permit Application, the RTAA has no comments or condition requests on the project as currently proposed.

There should be no impacts to operations at Reno-Tahoe International Airport or at Reno-Stead Airport, unless a crane is utilized as part of the erection of the antenna structure.

If a crane is to be used, the RTAA requests the following:

The applicant(s) shall submit one executed form set of FAA Form 7460-1, Notice of Proposed Construction or Alteration, to the Chief, Air Traffic Division, FAA Western-Pacific Regional Office, for any temporary crane. The applicant shall receive a favorable FAA airspace determination and incorporate any changes, special requirements, or supplemental information requested by the FAA, in its review.

Thank you for the opportunity to provide comments.

Lissa K. Butterfield
Senior Airport Planner
Reno-Tahoe Airport Authority
Reno-Tahoe International Airport / Reno-Stead Airport
PO Box 12490, Reno, NV 89510-2490
P 775.328.6476
lbutterfield@renoairport.com

From: Fagan, Donna [mailto:DFagan@washoecounty.us]
Sent: Thursday, December 21, 2017 1:57 PM
To: Butterfield, Lissa
Subject: December Agency Review Memo III

Lissa,

Please find the attached Agency Review Memo with a case received this month by CSD, Planning and Building.

You've been asked to review item #3. Click on the highlighted item descriptions for a link to the application.

Please send any comments or conditions to the planner for that item.

Thank you,
Donna

Donna Fagan
Office Support Specialist ½Washoe County Community Services Department ½Planning and Building Division
dfagan@washoecounty.us ½o 775.328.3616 ½f 775.328.6133 ½1001 E. Ninth St., Bldg. A, Reno, NV 89520

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From: Reynolds, Denise
To: Olander, Julee
Subject: Verizon Wireless
Date: Thursday, January 04, 2018 3:46:17 PM
Attachments: image001.png

Hi John,
I have the following for this project;
Comply with 2012 IFC and NFPA 37 and any other applicable codes.

Denise Reynolds
Interim Fire Marshal
Truckee Meadows Fire Protection District
1001 E. Ninth Street Bldg D Ste. 210
Reno, Nv 89512
775-326-6079
email: dreynolds@tmfpd.us

From: Reynolds, Denise
To: Olander, Julee
Subject: RE: Verizon Wireless
Date: Thursday, January 04, 2018 4:18:27 PM
Attachments: image001.png

Sorry can you add the 2012 WUI code as well☺

Denise Reynolds
Interim Fire Marshal
Truckee Meadows Fire Protection District
1001 E. Ninth Street Bldg D Ste. 210
Reno, Nv 89512
775-326-6079
email: dreynolds@tmfpd.us

From: Olander, Julee
Sent: Thursday, January 4, 2018 3:50 PM
To: Reynolds, Denise
Subject: RE: Verizon Wireless

Thank you Denise.

Julee Olander
Planner | Washoe County Community Services Department |Planning & Building Division
jolander@washoecounty.us | (775) 328-3627 |F(775)328-6133|1001 E. Ninth St., Bldg. A, Reno, NV 89512

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From: Reynolds, Denise
Sent: Thursday, January 04, 2018 3:46 PM
To: Olander, Julee
Subject: Verizon Wireless

Hi John,
I have the following for this project;
Comply with 2012 IFC and NFPA 37 and any other applicable codes.

Denise Reynolds
Interim Fire Marshal
Truckee Meadows Fire Protection District
1001 E. Ninth Street Bldg D Ste. 210
Reno, Nv 89512
775-326-6079
email: dreynolds@tmfpd.us

REGIONAL TRANSPORTATION COMMISSION
Metropolitan Planning • Public Transportation & Operations • Engineering & Construction
Metropolitan Planning Organization of Washoe County, Nevada

January 2, 2018

FR: Chrono/PL 183-17

Mr. Roger Pelham, Senior Planner
Community Services Department
Washoe County
PO Box 11130
Reno, NV 89520

RE: WSUP17-0023 (Williams Residence Grading)
WSUP17-0025 (Verizon Wireless-Hidden Valley Golf Course)
WTPM17-0011 (Pardula Living Trust)
WTPM17-0025 (Fritter)

Dear Mr. Pelham,

We have reviewed the above applications and have no comments at this time.

Thank you for the opportunity to comment on these applications. Please feel free to contact me at 775-332-0174 or email me at rkapuler@rtcwashoe.com if, you have any questions or comments.

Sincerely,

Rebecca Kapuler
Planner

RK/jm

Copies: Mojra Hauenstein, Washoe County Community Services
Trevor Lloyd, Washoe County Community Services
Julee Olander, Washoe County Community Services
Chris Bronczyk, Washoe County Community Services
Eva Krause, Washoe County Community Services
Jae Pullen, Nevada Department of Transportation, District II
Daniel Doenges, Regional Transportation Commission
Tina Wu, Regional Transportation Commission
Mark Maloney, Regional Transportation Commission
Julie Masterpool, Regional Transportation Commission
David Jickling, Regional Transportation Commission

/Washoe County no comment 01052018

PO Box 30002, Reno, NV 89520 · 1105 Terminal Way, Reno, NV 89502 · 775-348-0400 · rtcwashoe.com

WSUP17-0025
EXHIBIT B

WASHOE COUNTY
HEALTH DISTRICT
ENHANCING QUALITY OF LIFE

January 8, 2018

Julie Olander, Planner
Washoe County Community Services
Planning and Development Division
PO Box 11130
Reno, NV 89520-0027

RE: Verizon – Hidden Valley; APN 051-400-30
Special Use Permit; WSUP17-0025

Dear Mrs. Olander:

The Washoe County Health District, Environmental Health Services Division (WCHD) has reviewed the above referenced project. Approval by the WCHD is subject to the following conditions:

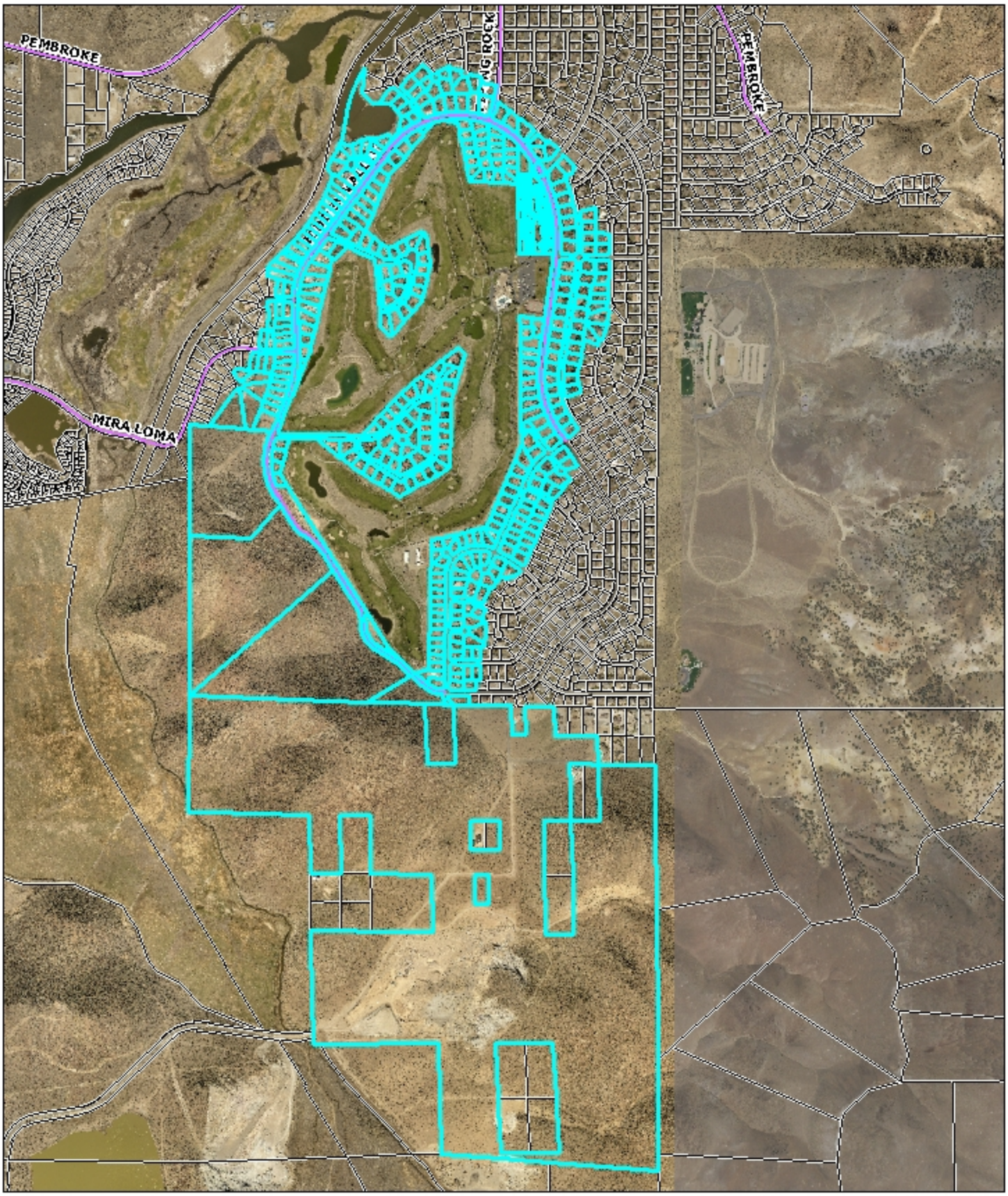
1. WCHD has reviewed the above special use permit and has the following conditions that must be met prior to any approval by WCHD:
    a. The applicant must accurately locate the existing septic system for the shops and demonstrate the current location and repair location meet all requirements with the proposed placement of the cell tower.
    b. This must be submitted with the building plans for field verification.
        i. It may be necessary to have the existing septic field marked and located on site and in the field.

If you have any questions or would like clarification regarding the foregoing, please contact Wes Rubio, Senior Environmental Health Specialist at wrubio@washoecounty.us regarding all Health District comments.

Sincerely,

James English, REHS, CP-FS
EHS Supervisor
Waste Management/Land Development Programs

JE:wr



WSUP17-0025 (Hidden Valley Verizon Wireless)

Noticing Map -500 Feet (426 Parcels)

0 1,000 2,000

Feet

Source : Program Name

Date : February, 2018

Community Services Department, Planning and Building

WASHOE COUNTY NEVADA

Post Office Box [illegible]
Reno, Nevada 89520 (775) 328-6000

WSUP17-0025
EXHIBIT C

Members of the Citizen's Advisory Board and the Washoe County Board of Adjustments:

My wife and I recently purchased a house in Hidden Valley at 5966 Hidden Highlands Drive and will move into the house after some remodeling. We are moving back to Reno from Arizona because Nevada is home. I was born and raised in Tonopah, I have family that lives in Hidden Valley, and my wife and I met while attending UNR. We have always planned to return to Nevada to be near family. Hence, it was disturbing to learn of plans to install a cell phone tower just 200 yards from our new home. It will be visible from our front yard and will be even closer to residents living in the Cedarbrook Court cul-de-sac. The proximity of this tower will expose residents, including infants, preschoolers, stay at home parents, and others to elevated levels of radio frequency (RF) radiation 24 hours a day.

Several studies have shown that residents living in close proximity to cell phone towers have an increase in the incidence and mortality from cancer and are apt to experience other adverse health effects. Numerous studies have implicated RF from cell phone towers in the causation of a variety of health problems of nearby residents. Importantly, a study conducted over a 10 year period (attached) determined that these negative effects dropped to background levels for residents living outside a radius of approximately a quarter mile from a tower. While there is controversy regarding the health effects of RF it seems prudent to mitigate the potential for negative impacts on the health of Hidden Valley residents.

We acknowledge that the cell phone service in this area is spotty and that there is need for additional coverage. Given this, we propose that the planned location of the cell phone tower be reconsidered and a site selected so that it is no closer than a quarter mile to any residence. This compromise would still provide improved cell phone service while mitigating any potential health impacts on residents of the area.

We hope that you will seriously consider our proposal.

Respectfully,
Jesse Martinez, Ph.D.
Joanne Martinez

The Influence of Being Physically Near to a Cell Phone Transmission Mast on the Incidence of Cancer

Horst Eger, Klaus Uwe Hagen, Birgitt Lucas, Peter Vogel, Helmut Voit

Published in *Umwelt·Medizin·Gesellschaft* 17,4 2004, as:
'Einfluss der räumlichen Nähe von Mobilfunksendeanlagen auf die Krebsinzidenz'

Summary

Following the call by Wolfram König, President of the Bundesamt für Strahlenschutz (Federal Agency for radiation protection), to all doctors of medicine to collaborate actively in the assessment of the risk posed by cellular radiation, the aim of our study was to examine whether people living close to cellular transmitter antennas were exposed to a heightened risk of taking ill with malignant tumors.

The basis of the data used for the survey were PC files of the case histories of patients between the years 1994 and 2004. While adhering to data protection, the personal data of almost 1,000 patients were evaluated for this study, which was completed without any external financial support. It is intended to continue the project in the form of a register.

The result of the study shows that the proportion of newly developing cancer cases was significantly higher among those patients who had lived during the past ten years at a distance of up to 400 metres from the cellular transmitter site, which has been in operation since 1993, compared to those patients living further away, and that the patients fell ill on average 8 years earlier.

In the years 1999-2004, *ie* after five years' operation of the transmitting installation, the relative risk of getting cancer had trebled for the residents of the area in the proximity of the installation compared to the inhabitants of Naila outside the area.

Key words: cellular radiation, cellular transmitter antennas, malignant tumours

The rapid increase in the use of mobile telephony in the last few years has led to an increasing number of cell phone transmission masts being positioned in or near to residential areas. With this in mind, the president of the German governmental department for protection against electromagnetic radiation (Bundesamtes für Strahlenschutz) Wolfram König, has challenged all doctors to actively help in the work to estimate the risks from such cell phone masts. The goal of this investigation was therefore to prove whether on not people living near to cell phone masts have a higher risk of developing cancerous tumours.

The basic data was taken from the medical records held by the local medical authority (Krankenkasse) for the years 1994 to 2004. This material is stored on computer. In this voluntary study the records of roughly 1,000 patients from Naila (Oberfranken) were used, respecting the associated data protection laws. The results from this study show a significantly increased likelihood of developing cancer for the patients that have lived within 400 metres of the cell phone transmission mast (active since 1993) over the last ten years, in comparison to those patients that live further away. In addition, the patients that live within 400 metres tend to develop the cancers at a younger age. For the years 1999 to 2004 (*ie* after five or more years of living with the cell phone transmission mast), the risk of developing cancer for those living within 400 metres of the mast in comparison to those living outside this area, was three times as high.

Introduction

A series of studies available before this investigation provided strong evidence of health risks and increased cancer risk associated with physical proximity to radio transmission masts. Haider *et al.* reported in 1993 in the Moosbrunn study frequent psychovegetive symptoms below the current safety limit for electromagnetic waves (1). In 1995, Abelin *et al.* in the Swiss- Schwarzenburg study found dose dependent sleep problems (5:1) and depression (4:1) at a shortwave transmitter station that has been in operation since 1939 (2).

In many studies an increased risk of developing leukaemia has been found; in children near transmitter antennas for Radio and Television in Hawaii (3); increased cancer cases and general mortality in the area of Radio and Television transmitter antennas in Australia (4); and in England, 9 times more leukaemia cases were diagnosed in people who live in a nearby

area to the Sutton Coldfield transmitter antennas (5). In a second study, concentrating on 20 transmitter antennas in England, a significant increased leukaemia risk was found (6). The Cherry study (7) indicates an association between an increase in cancer and living in proximity to a transmitter station. According to a study of the transmitter station of Radio Vatican, there were 2.2 times more leukaemia cases in children within a radius of 6 km, and adult mortality from leukaemia also increased (8).

In 1997 Goldsmith published the Lilienfeld-study that indicated 4 times more cancer cases in the staff of the American Embassy in Moscow following microwave radiation during the cold war. The dose was low and below the German limit (9).

The three studies of symptoms indicated a significant correlation between illness and physical proximity to radio transmission masts. A study by Santini *et al.* in France resulted in an association between irritability, depression, dizziness (within 100m) and tiredness within 300m of a cell phone transmitter station (10).

In Austria there was an association between field strength and cardiovascular symptoms (11) and in Spain a study indicates an association between radiation, headache, nausea, loss of appetite, unwellness, sleep disturbance, depression, lack of concentration and dizziness (12).

The human body physically absorbs microwaves. This leads to rotation of dipole molecules and to inversion transitions (13), causing a warming effect. The fact that the human body transmits microwave radiation at a very low intensity means that since every transmitter represents a receiver and transmitter at the same time, we know the human body also acts as a receiver.

In Germany, the maximum safe limit for high frequency microwave radiation is based on purely thermal effects. These limits are one thousand billion times higher than the natural radiation in these frequencies that reaches us from the sun.

The following study examines whether there is also an increased cancer risk close to cellular transmitter antennas in the frequency range 900 to 1800 MHz. Prior to this study there were no published results for long-term exposure (10 years) for this frequency range and its associated effects to be revealed. So far, no follow-up monitoring of the state of health of such a residential population has been systematically undertaken.

Materials and Methods

Study area

In June 1993, cellular transmitter antennas were permitted by the Federal Postal Administration in the Southern German city of Naila and became operational in September 1993.

The GSM transmitter antenna has a power of 15 dbW per channel in the 935MHz frequency range. The total transmission time for the study period is ca. 90,000 hours. In December 1997 there followed an additional installation from another company. The details are found in an unpublished report, appendix page 1-3 (14).

Fig. 1: Schematic plan of the antenna sites

To compare results an 'inner' and 'outer' area were defined. The inner area covered the land that was within a distance of 400 metres from the cellular transmitter site. The outer area covered the land beyond 400 metres. The average distance of roads surveyed in the inner area (nearer than 400m) was 266m and in the outer area (further than 400m) 1,026m. Fig. 1 shows the position of the cellular transmitter sites I and 2, surrounded by circle of radius 400 metres. The geographical situation shows the transmitter sites (560m) are the highest point of the landscape, which falls away to 525m at a distance of 450m. From the height and tilt angle of the transmitter it is possible to calculate the distance where the transmitter's beam of greatest intensity strikes the ground (see Fig. 2).

The highest radiation values are in areas of the main

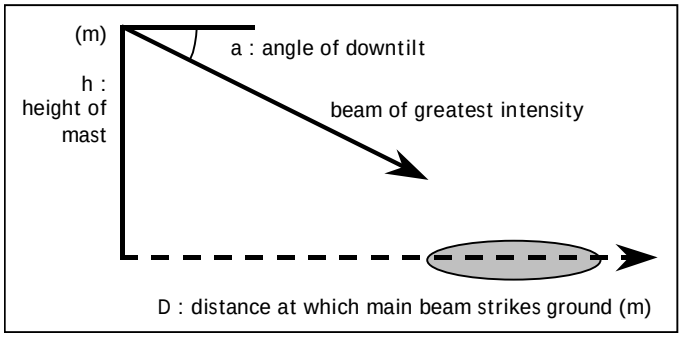


Fig. 2: From the mast height h and the downtilt angle a, the distance D at which the main beam reaches ground is given by D = tan(90-a) × h

beam where it hits the ground and from the expected associated local reflection; from this point the intensity of radiation falls off with the square of the distance from the transmitter.

In Naila the main beam hits the ground at 350m with a beam angle of 6 degrees (15). In the inner area, additional emissions are caused by the secondary lobes of the transmitter; this means in comparison that from purely mathematical calculations the outer area has significantly reduced radiation intensity.

The calculations from computer simulations and the measurements from the Bavaria agency for the environmental protection, both found that the intensity of radiation was a factor of 100 higher in the inner area as compared to the outer area. The measurements of all transmitter stations show that the intensity of radiation from the cell phone transmitter station in Naila in the inner area was higher than the other measurement shown in the previous studies of electromagnetic fields from radio, television or radar (14).

The study StSch 4314 from the ECOLOG Institute indicates an association between a vertical and horizontal distance from the transmitter station and expected radiation intensity on the local people (16). The reason for setting a distance of 400m for the differentiation point is partly due to physical considerations, and partly due to the study of Santini *et al.* who chose 300m (10).

Data Gathering

Similar residential streets in the inner area and outer areas were selected at random. The large old people's home in the inner area was excluded from the study because of the age of the inhabitants. Data gathering covered nearly 90% of the local residents, because all four GPs in Naila took part in this study over 10 years. Every team researched the names of the patients from the selected streets that had been ill with tumours since 1994. The condition was that all patients had been living during the entire observation time of 10 years at the same address.

The data from patients was handled according to data protection in an anonymous way. The data was evaluated for gender, age, tumour type and start of illness. All cases in the study were based on concrete results from tissue analysis. The selection of patents for the study was always done in exactly the same way. Self-selection was not allowed. Also the subjective opinion of patients that the radio mast detrimentally affected their health has not affected this study. Since patients with cancer do not keep this secret from GPs, it was possible to gain a complete data set.

Population study

In the areas where data was collected 1,045 residents were registered in 31.12.2003. The registration statistics for Naila at the beginning of the study (1.1.1994) show the number of old people in the inner and outer areas, as shown in Table 1. The average age at the beginning of the study (1.1.1994) in both the inner and outer areas was 40.2 years. In the study period between 1994-2004, 34 new cases of cancer where documented out of 967 patients (Table 3). The study covered nearly 90% of local residents.

	female	male	total
Inner area	41.48	38.70	40.21
Outer area	41.93	38.12	40.20
Naila total	43.55	39.13	41.45

Table 1 : Overview of average ages at the beginning of the study in 1994

1994	inner 22.4%	outer 2.8%	Naila total 24.8%
2004	inner 26.3%	outer 26.7%	

Table 2 : Proportion of patients aged over 60

The average age of the residents in Naila is one year more than that of the study due to the effects of the old people's home. From the 9,472 residents who are registered in Naila, 4,979 (52.6%) are women and 4,493 (47.4%) are men. According to the register office, in 1.1.1994 in the outer area, the percentage was 45.4% male and 54.5% female, and in the inner area 45.3% male and 54.6% female. The number of people who are over 60 years old is shown in Table 2.

The social differences in Naila are small. Big social differences like in the USA do not exist here. There is also no ethnic diversity. In 1994 in Naila the percentage of foreigners was 4%. Naila has no heavy industry, and in the inner area there are neither high voltage cable nor electric trains.

Results

Results are first shown for the entire 10 year period from 1994 until 2004. Secondly, the last five-year period 1999 to 2004 is considered separately.

Period 1994 to 2004

As a null hypothesis it was checked to see if the physical distance from the mobile transmission mast had no effect on the number cancer cases in the selected population, *ie* that for both the group nearer than 400 metres and the group further than 400 metres the chance of developing cancer was the same. The relative frequencies of cancer in the form of a matrix are shown in Table 3. The statistical test method used on this data was the chi-squared test with Yates's correction. Using this method we obtained the value of 6.27, which is over the critical value of 3.84 for a

Period 1994-2004	**Inner area**	**Outer area**	**total**
new cases of cancers	18	16	34
with no new cancer	302	631	933
total	320	647	967

Table 3 : numbers of patients with and without cancers, 1994-2004

statistical significance of 0.05).

This means the null hypothesis that both groups within the 400-metre radius of the mast and beyond the 400 metre radius, have the same chance of developing cancer, can be rejected with a 95% level of confidence. With a statistical significance of 0.05, an even more significant difference was observed in the rate of new cancer cases between the two groups.

Calculating over the entire study period of 1994 until 2004, based on the incidence matrix (Table 3) we arrive at a relative risk factor of 2.27 (quotient of proportion for each group, *eg* 18/320 in the strongly exposed inner area, against 16/647 in the lower exposed comparison group). If expressed as an odds ratio, the relationship of the chance of getting cancer between strongly exposed and the less exposed is 2.35.

The following results show clearly that inhabitants who live close to transmitter antennas compared to inhabitants who live outside the 400m zone, double their risk of developing cancer. In addition, the average age of developing cancer was 64.1 years in the inner area whereas in the outer area the average age was 72.6 years, a difference of 8.5 years. That means during the 10 year study that in the inner area (within 400 metres of the radio mast) tumours appear at a younger age.

In Germany the average age of developing cancer is approximately 66.5 years, among men it is approximately 66 and among women, 67 (18).

Over the years of the study the time trend for new cancer cases shows a high annual constant value (Table 4). It should be noted that the number of people in the inner area is only half that of the outer area, and therefore the absolute numbers of cases is smaller.

Table 7 shows the types of tumour that have developed in the cases of the inner area.

Period 1994 to 1999

No. of cases of tumours per year of study	inner area: of the 320 people		outer area: of the 647 people	
	total cases	per 1,000	total cases	per 1,000
1994	—	—	I	1.5
1995	—	—	—	—
1996	II	6.3	I	1.5
1997	I	3.1	III	4.6
1998	II	6.3	III	4.6
1999	II	6.3	I	1.5
2000	IIIII	15.6	I	1.5
2001	II	6.3	II	3.1
2002	II	6.3	II	3.1
2003-3/2004	II	6.3	II	3.1

Table 4 : Summary of the total tumours occurring per year (no. and per thousand)

Period 1994-1999	Inner area	Outer area	total
new cases of cancers	5	8	13
with no new cancer	315	639	954
total	320	647	967

Table 5 : numbers of patients with and without cancers, 1994-1999

For the first five years of the radio transmission mast operation (1994-1998) there was no significant increased risk of getting cancer within the inner area as compared to the outer area (Table 5).

Period 1999 to 2004

Under the biologically plausible assumption that cancer caused by detrimental external factors will require a time of several years before it will be diagnosed, we now concentrate on the last five years of the study between 1999 and 2004. At the start of this period the transmitter had been in operation for 5 years. The results for this period are shown in Table 6. The chi-squared test result for this data (with Yates's correction) is 6.77 and is over the critical value of 6.67 (statistical significance 0.01). This means, with 99% level of confidence, that there is a statistically proven difference between development of cancer between the inner group and outer group. The relative risk of 3.29 revealed that there was 3 times more risk of developing cancer in the inner area than the outer area during this time period.

Period 1999-2004	Inner area	Outer area	total
new cases of cancers	13	8	31
with no new cancer	307	639	946
total	320	647	967

Table 6 : numbers of patients with and without cancers, 1999-2004

The odds-ratio 3.38 (VI 95% 1.39-8.25, 99% 1.05-10.91) allows us with 99% confidence to say that the difference observed here is not due to some random statistical effect.

Discussion

Exactly the same system was used to gather data in the inner area and outer areas. The medical chip card, which has been in use for 10 years, enables the data to be processed easily. The four participating GPs examined the illness of 90% of Naila's inhabitants over the last 10 years. The basic data for this study were based on direct examination results of patients extracted from the medical chip cards, which record also the diagnosis and treatment. The study population is (in regards to age, sex and cancer risk) comparable, and therefore statistically neutral. The study deals only with people who have been living permanently at the same address for the entire study period and therefore

Type of tumour (organ)	no. of tumours found	total expected	incidence per 100,000	ratio inner: outer
breast	8	5.6	112	5:3
ovary	1	1.1	23	0:1
prostate	5	4.6	101	2:3
pancreas	m 3 f 2	0.6 0.9	14 18	2:1 1:1
bowel	m 4 f 0	3.7 4.0	81 81	2:2 0:0
skin melanoma	m 1 f 0	0.6 0.7	13 14	1:0 0:0
lung	m 3 f 0	3.6 1.2	79 24	2:1 0:0
kidney	m 2 f 1	1.0 0.7	22 15	1:1 1:0
stomach	m 1 f 1	1.2 1.1	27 23	0:1 0:1
bladder	m 1 f 0	2.0 0.8	44 16	0:1 0:0
blood	m 0 f 1	0.6 0.7	14 15	0:0 1:0

Table 7 : Summary of tumours occurring in Naila, compared with incidence expected from the Saarland cancer register

have the same duration of exposure regardless of whether they are in the inner area or outer area.

The result of the study shows that the proportion of newly developing cancer cases was significantly higher ($p<0.05$) among those patients who had lived during the past ten years within a distance of 400 metres from the cellular transmitter site, which has been in operation since 1993, in comparison to people who live further away. Compared to those patients living further away, the patients developed cancer on average 8.5 years earlier. This means the doubled risk of cancer in the inner area cannot be explained by an average age difference between the two groups. That the transmitter has the effect that speeds up the clinical manifestations of the illness and general development of the cancer cannot be ruled out.

In the years 1999-2004, *ie* after five years and more of transmitter operation, the relative risk of getting cancer had trebled for the residents of the area in the proximity of the mast compared to the inhabitants of Naila in the outer area ($p>0.01$). The division into inner area and outer area groups was clearly defined at the beginning of the study by the distance to the cell phone transmission mast. According to physical considerations people living close to cellular transmitter antennas were exposed to heightened transmitted radiation intensity.

Both calculated and empirical measurements revealed that the intensity of radiation is 100 times higher in the inner area compared to the outer area. According to the research StSch 4314 the horizontal and vertical position in regards to the transmitter antenna is the most important criterion in defining the radiation intensity area on inhabitants (16).

The layered epidemiological assessment method used in this study is also used in assessment of possible chemical environmental effects. In this case the layering is performed in regards to the distance from the cell phone transmitter station. Using this method it has been shown that there is a significant difference in probability of developing new cancers depending on the exposure intensity.

The number of patients examined was high enough according to statistical rules that the effects of other factors (such as use of DECT phones) should be normalised across the inner area and outer area groups. From experience the disruption caused by a statistical confounding factor is in the range between 20% and 30%. Such a factor could therefore in no way explain the 300% increase in new cancer cases. If structural factors such as smoking or excessive alcohol consumption are unevenly distributed between the different groups this should be visible from the specific type of cancers to have developed (*ie* lung, pharyngeal or oesophageal). In the study inner area there were two lung cancers (one smoker, one non-smoker), and one in the outer area (a smoker), but no oesophageal cancers. This rate of lung cancer is twice what is statistically to be expected and cannot be explained by a confounding factor alone. None of the patients who developed cancer was from a family with such a genetic propensity.

Through the many years experience of the GPs involved in this study, the social structures in Naila are well known. Through this experience we can say there was no significant social difference in the examined groups that might explain the increased risk of cancer.

The type and number of the diagnosed cancers are shown in Table 7. In the inner area the number of cancers associated with blood formation and tumour-controlling endocrine systems (pancreas), were more frequent than in the outer area (77% inner area and 69% outer area).

From Table 7, the relative risk of getting breast cancer is significantly increased to 3.4. The average age of patients that developed breast cancer in the inner area was 50.8 years. In comparison, in the outer area the average age was 69.9 years, approximately 20 years less. In Germany the average age for developing breast cancer is about 63 years. The incidence of breast cancer has increased from 80 per 100,000 in the year 1970 to 112 per 100,000 in the year 2000. A possible question for future research is whether breast cancer can be used as a 'marker cancer' for areas where there is high contamination from electromagnetic radiation. The report of Tynes *et al.* described an increased risk of breast cancer in Norwegian female radio and telegraph operators (20).

To further validate the results the data gathered were compared with the Saarland cancer register (21). In this register all newly developed cancers cases since 1970 are recorded for each Bundesland. These data are accessible via the Internet. Patents that suffer two separate tumours were registered twice, which increases the overall incidence up to 10%. In this

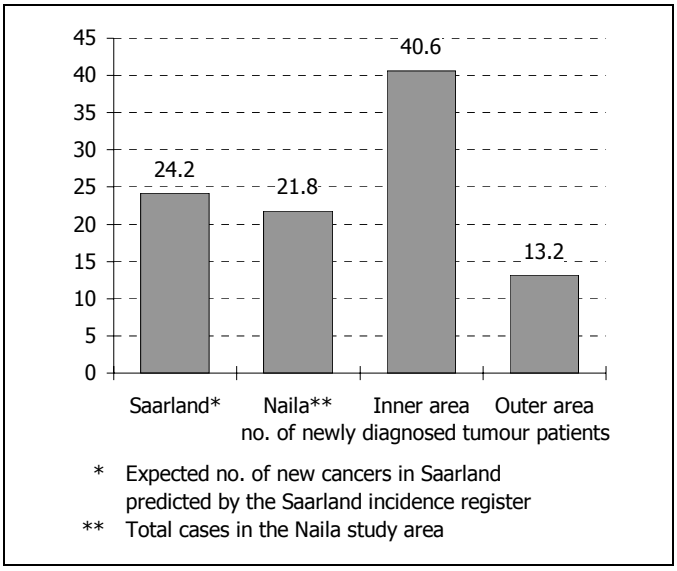


Fig. 3 : Number of new cancer cases 1999 to 2004, adjusted for age and gender, calculated for the 5,000 patient years

register there is no location-specific information, for instance proximity to cell phone transmission masts. The data in the cancer register therefore reflect no real control group but rather the effect of the average radiation on the total population.

From the Saarland cancer register for the year 2000 the incidence of new cancer cases was 498 per 100,000 for men and 462 per 100,000 for women. When adjusted for age and sex one would expect a rate of between 480 and 500 per 100,000 in Naila. For the years 1999 to 2004 there were 21 new cases of cancer among 967 patients. The expected number was 24 cases per 1,000 patients.

The results of the study are shown graphically in Fig. 3. The bars of the chart represent the number of new cancer cases per 1,000 patients in the separate areas, over the five years (bars 2 to 4). The first bar represents the expected number from the Saarland cancer register.

In spite of a possible underestimation, the number of newly developed cancer cases in the inner area is more than the expected number taken from the cancer register, which represents the total population being irradiated. The group who had lived during the past five years within a distance of 400 m from the cellular transmitter have a two times higher risk of developing cancer than that of the average population. The relative risk of getting cancer in the inner area compared with the Saarland cancer register is 1.7 (see to Table 7).

Conclusion

The result of this retrospective study in Naila shows that the risk of newly developing cancer was three times higher among those patients who had lived during past ten years (1994-2004), within a distance of 400m from the cellular transmitter, in comparison to those who had lived further away.

Cross-sectional studies can be used to provide the decisive empirical information to identify real problems. In the 1960s just three observations of birth deformities were enough to uncover what is today an academically indisputable Thalidomide problem.

This study, which was completed without any external financial support is a pilot project. Measurements of individual exposure as well as the focused search for further side effects would provide a useful extension to this work, however such research would need the appropriate financial support.

The concept of this study is simple and can be used everywhere, where there it a long-term electromagnetic radiation from a transmitting station.

The results presented are a first concrete epidemiological sign of a temporal and spatial connection between exposure to GSM base station radiation and cancer disease.

These results are, according to the literature relating to high frequency electromagnetic fields, not only plausible and possible, but also likely.

From both an ethical and legal standpoint it is necessary to immediately start to monitor the health of the residents living in areas of high radio frequency emissions from mobile telephone base stations with epidemiological studies. This is necessary because this study has shown that it is no longer safely possible to assume that there is no causal link between radio frequency transmissions and increased cancer rates.

Acknowledgements

Our thanks go to all those involved in developing this study, in particular, Herrn Professor Frentzel-Beyme for his advice on all the epidemiological questions.

(Received 14.09.2004; Accepted 08.10.2004)

Footnotes

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Kontakt:

Dr. med. Klaus Uwe Hagen
Birgitt Lucas
Peter Vogel
Dr. med.Helmut Voit

Korrespondenz:
Dr. med.Horst Eger
Marktplatz 16
95119 Naila
Tel.: 09282-1304
horst.eger@arcormail.de

WSUP17-0025
EXHIBIT D

Community Services Department

Planning and Building

SPECIAL USE PERMIT

(see page 5)

SPECIAL USE PERMIT FOR GRADING

(see page 11)

SPECIAL USE PERMIT FOR STABLES

(see page 16)

APPLICATION

Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89520

Telephone: 775.328.6100

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: Hidden Valley	
Project Description: Verizon's proposed site includes a 65' "stealth" monopine with a 62' rad-center utilizing (6) antennas and a 5' tree crown making the total height 70', all within the HVCC maintenance facility located at the southern end of HVCC.	
Project Address: 3575 E. Hidden Valley Dr., Reno NV 89502	
Project Area (acres or square feet): 900 Sq Ft	
Project Location (with point of reference to major cross streets **AND** area locator): Location is on Hidden Valley golf course, closest streets are Hidden Valley and the far east end of Mira Loma Dr. The proposed location on the south end of the property with access from residential road Hidden Highlands Drive	

Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
051-400-30	202.92 acres		

Section(s)/Township/Range:

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: Hidden Valley Country Club	Name: Verizon Wireless c/o Epic Wireless (Buzz Lynn)
Address: 3575 E. Hidden Valley Dr.	Address: 8700 Auburn Folsom Rd. Suite 400
Reno, NV Zip: 89502	Granite Bay, CA Zip: 95746
Phone: 775-857-4735 Fax:	Phone: 775-852-5367 Fax:
Email: wards@hvccreno.com	Email: buzz.lynn@epicwireless.net
Cell: Other:	Cell: Other:
Contact Person: Ward Sutton	Contact Person: Buzz Lynn
Applicant/Developer:	**Other Persons to be Contacted:**
Name: Verizon Wireless c/o Epic Wireless (Buzz Lynn)	Name:
Address: 8700 Auburn Folsom Rd., Suite 400	Address:
Granite Bay, NV Zip:95746	Zip:
Phone: 775-852-5367 Fax:	Phone: Fax:
Email: buzz.lynn@epicwireless.net	Email:
Cell: 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: Hidden Valley Country Club

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, John Crowell, Presidents
(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): 051-400-30

Printed Name John Crowell

Signed John Crowell

Address 35 75 E. Hidden Valley CC.

Reno, NV 89502

Subscribed and sworn to before me this 13TH day of December, 2017.

Roxanne Pina
Notary Public in and for said county and state

(Notary Stamp)

ROXANNE PINA
Notary Public, State of Nevada
Appointment No. 07-2510-2
My Appt. Expires Apr 5, 2019

My commission expires: April 5, 2019

*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)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to special use permits may be found in Article 810, Special Use Permits.

1. What is the type of project being requested?

Wireless Cellular Communications Facility

2. What currently developed portions of the property or existing structures are going to be used with this permit?

HVCC Maintenance Yard

3. What improvements (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.) will have to be constructed or installed and what is the projected time frame for the completion of each?

Construction time 6-8 weeks.

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

1 phase, 6-8 weeks.

5. 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 fenced equipment area and monopine structure behind existing fenced maintenance yard.

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

Increased cell service for the community.

7. What will you do to minimize the anticipated negative impacts or effect your project will have on adjacent properties?

No anticipated negative facts.

8. Please describe operational parameters and/or voluntary conditions of approval to be imposed on the project special use permit to address community impacts:

N/A

9. How many improved parking spaces, both on-site and off-site, are available or will be provided? (Please indicate on site plan.)

No change in parking spaces.

10. What types of landscaping (e.g. shrubs, trees, fencing, painting scheme, etc.) are proposed? (Please indicate location on site plan.)

No new proposed.

11. What type of signs and lighting will be provided? On a separate sheet, show a depiction (height, width, construction materials, colors, illumination methods, lighting intensity, base landscaping, etc.) of each sign and the typical lighting standards. (Please indicate location of signs and lights on site plan.)

N/A

12. 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.)

☐ Yes	☒ No

13. Utilities:

a. Sewer Service	N/A
b. Electrical Service	NV Energy
c. Telephone Service	N/A
d. LPG or Natural Gas Service	N/A
e. Solid Waste Disposal Service	Reno Disposal Co and Sparks Sanitation
f. Cable Television Service	N/A
g. Water Service	N/A

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

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

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

N/A

14. Community Services (provided and nearest facility):

a. Fire Station	Reno Fire Department 4.17 miles
b. Health Care Facility	Renown Regional Medical Center 4.66 miles
c. Elementary School	Hidden Valley Elementary School 1.35 miles
d. Middle School	Pine Middle School 2.97 miles
e. High School	Earl Wooster High School 3.77 miles
f. Parks	Hidden Valley Regional Park 0.50 miles
g. Library	Washoe County Library 5.52 miles
h. Citifare Bus Stop	N/A

PROJECT SUPPORT STATEMENT

DEVEPLOMENT APPLICATION FOR VERIZON SITE "Hidden Valley"

APN 051-400-30

3575 E HIDDEN VALLEY DR. RENO, NV 89502

INTRODUCTION

Verizon Wireless is seeking to improve communications service in the southeast side of the municipality of Reno, Nevada against the Virginia Range in Reno, NV, a suburban setting 6 miles East-Southeast of downtown Reno. Verizon would like to increase coverage and capacity by offloading sector-1 of Reno Tahoe International Airport macro site, aka "Rattlesnake Mountain" and that overcomes terrain issues that limit direct support of the area by constructing a new tower in order to increase and improve coverage and capacity for both current and potential customers. This is proposed not just as a capacity site, but also a coverage site since it includes the decommission of Rattlesnake Mountain, which is spottily served the area to this day. 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 3575 E Hidden Valley Dr. The location of the equipment and antennas is designed to comply with wireless design guidelines. The proposed Verizon communications facility will be adding (6) antennas, (1) hybrid trunk cables, (18) RRHs, (2) surge suppressors, (1) 48kw diesel generator, (12) 1 5/8' coax cables, to be located within a new fenced compound with green privacy slats to match the fence. All to be painted to match the Verizon Wireless proposed monopine. 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 70' monopine design 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 standby generator will be operated for approximately 15 minutes per week for maintenance purposes, and during power outages and disasters. The generator creates 63 dBA of sound at a distance of 23 feet. 63 dBA is comparable to the level of sound generated by a normal conversation from 3 feet away.

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 monopole that continues to blend with the existing surroundings.

MAINTENANCE AND STANDY GENERATOR TESTING

Verizon installs a standby diesel generator and batteries at many of its cell sites. The generator and batteries serve a vital role in Verizon emergency and disaster preparedness plan. In the event of a power outage, Verizon communications equipment will first transition over to the back-up batteries. The batteries can run the site for a few hours depending upon the demand placed upon the equipment. Should the power outage extend beyond the capacity of the batteries, the back-up generator will automatically start and continue to run the site. This two state back-up plan is an extremely important component of Verizon communications sites. Back-up batteries and generators allow Verizon communications sites to continue

providing valuable communications services in the event of a power outage, natural disaster or other emergency.

A standby generator will be installed at the site to ensure quality and consistent coverage in the event of a power outage or disaster. This generator will be run for approximately 15 minutes every other week for maintenance purposes, and during power outages and disasters.

A technician will visit the site approximately twice a month to check the facility and perform any necessary maintenance.

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.

Existing

Proposed

view from Hidden Highland Drive looking west at site

434657 Hidden Valley
3575 Hidden Valley Drive, Reno, NV
Photosims Produced on 12-6-2017

AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507

WSUP17-0025
EXHIBIT E

Existing

Proposed

view from W. Hidden Valley Drive looking northeast at site

434657 Hidden Valley
3575 Hidden Valley Drive, Reno, NV
Photosims Produced on 12-6-2017

AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507

WSUP17-0025
EXHIBIT E

Existing

Proposed

view from W. Hidden Valley Drive looking southeast at site

434657 Hidden Valley
3575 Hidden Valley Drive, Reno, NV
Photosims Produced on 12-6-2017

AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507

WSUP17-0025
EXHIBIT E

Existing

Proposed

view from Carnoustie Drive looking southeast at site

434657 Hidden Valley
3575 Hidden Valley Drive, Reno, NV
Photosims Produced on 12-6-2017

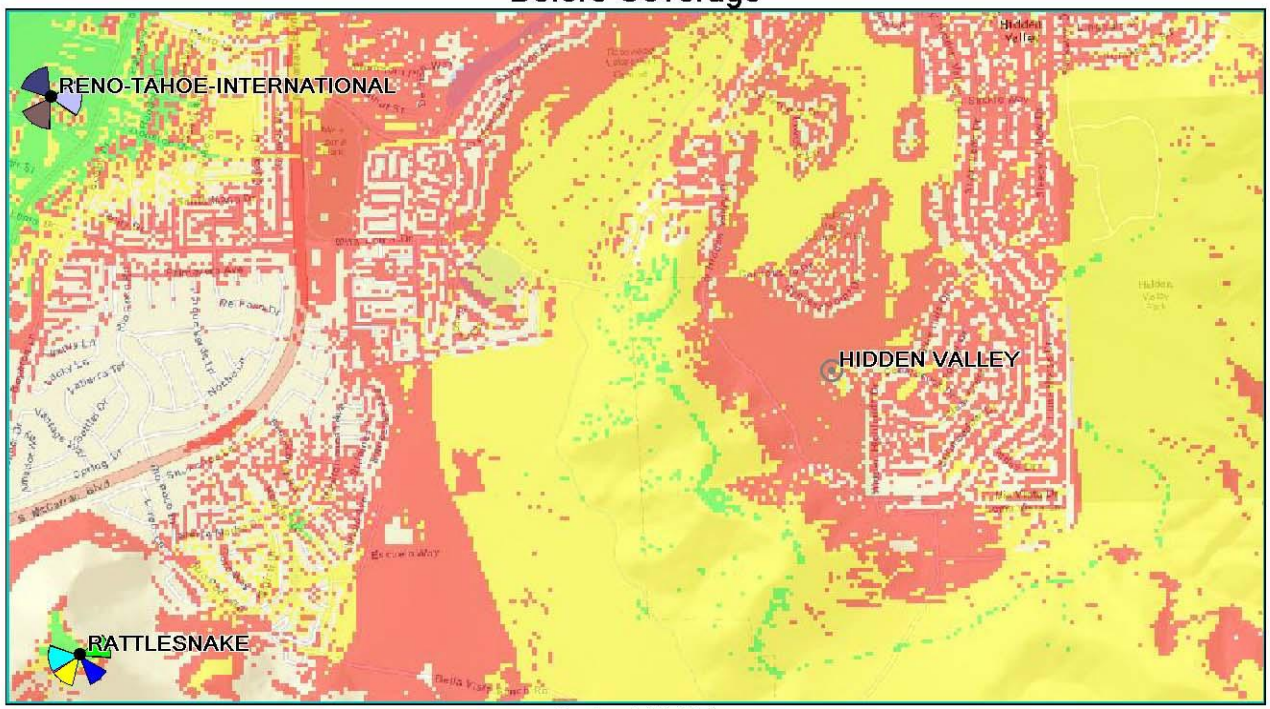
AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507

WSUP17-0025
EXHIBIT E

HIDDEN VALLEY
COVERAGE MAPS

verizon

Before Coverage



Scale: 1:28,314

0 0.2 0.4 0.6 0.8mi

LTE: AWS: RSRP - Existing Coverage

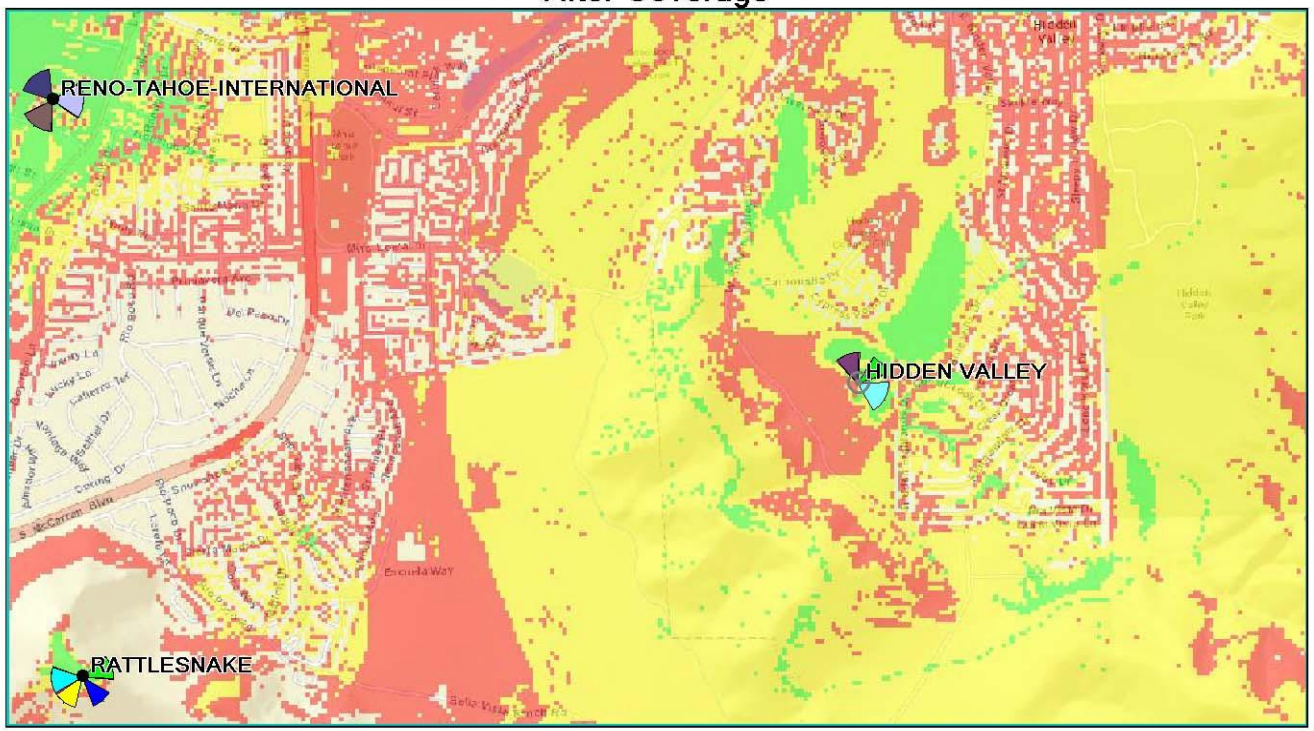
- Best Signal Level (dBm) >=-75
- Best Signal Level (dBm) >=-85
- Best Signal Level (dBm) >=-95

WSUP17-0025
EXHIBIT E

HIDDEN VALLEY
COVERAGE MAPS

verizon

After Coverage



Scale: 1:27,412

0 0.2 0.4 0.6 0.8mi

LTE: AWS: RSRP - After Coverage

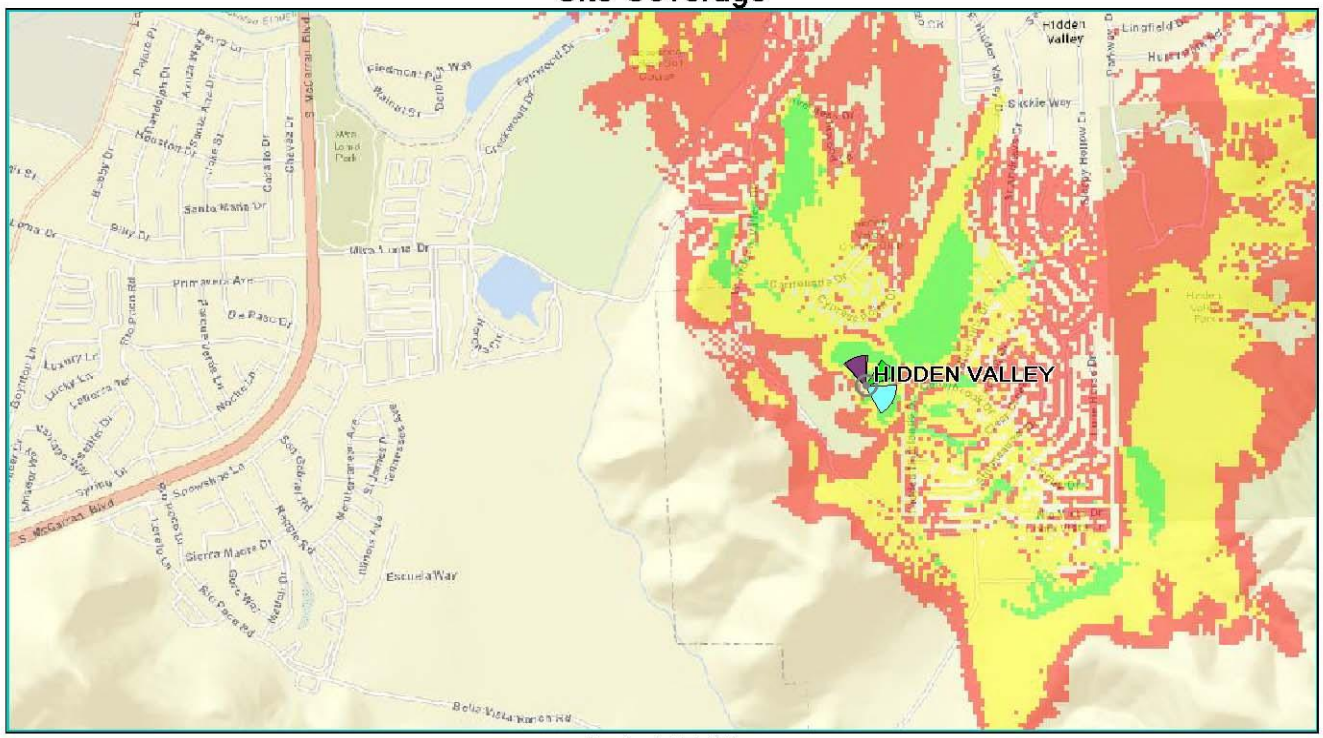
- Best Signal Level (dBm) >=-75
- Best Signal Level (dBm) >=-85
- Best Signal Level (dBm) >=-95

WSUP17-0025
EXHIBIT E

HIDDEN VALLEY
COVERAGE MAPS

verizon

Site Coverage



Scale: 1:27,196

0 0.2 0.4 0.6 0.8mi

LTE: AWS: RSRP - Site Coverage

- Best Signal Level (dBm) >=-75
- Best Signal Level (dBm) >=-85
- Best Signal Level (dBm) >=-95

WSUP17-0025
EXHIBIT E

Washoe County Treasurer
P.O. Box 30039, Reno, NV 89520-3039
ph: (775) 328-2510 fax: (775) 328-2500
Email: tax@washoecounty.us

Washoe County Treasurer
Tammi Davis

Account Detail

Back to Account Detail | Change of Address | Print this Page

Washoe County Parcel Information

Parcel ID	Status	Last Update
05140030	Active	12/5/2017 2:11:19 AM

Current Owner:
HIDDEN VALLEY COUNTRY CLUB

3575 E HIDDEN VALLEY DR
RENO, NV 89502

SITUS:
3575 E HIDDEN VALLEY DR B
WCTY NV

Taxing District

Geo CD:

Legal Description

Lot Range 20 Section SubdivisionName HIDDEN VALLEY GOLF COURSE Township 19 Block

Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2017	$36,037.90	$18,072.44	$0.00	$0.00	$17,965.46
2016	$35,777.68	$35,777.68	$0.00	$0.00	$0.00
2015	$36,043.95	$36,043.95	$0.00	$0.00	$0.00
2014	$35,729.84	$35,729.84	$0.00	$0.00	$0.00
2013	$43,003.88	$43,003.88	$0.00	$0.00	$0.00
				Total	$17,965.46

Important Payment Information

- ALERTS: If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See Payment Information for details.

Pay Online

Payments will be applied to the oldest charge first.

Select a payment option:

- (•) Total Due $17,965.46
- ( ) Oldest Due $8,982.73
- ( ) Partial

ADD TO CART

$0.00

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

Mailing Address:
P.O. Box 30039
Reno, NV 89520-3039

Overnight Address:
1001 E. Ninth St., Ste D140
Reno, NV 89512-2845

Payment Information

Special Assessment District

Installment Date Information

Assessment Information

WSUP17-0025
EXHIBIT E

Washoe County Treasurer
P.O. Box 30039, Reno, NV 89520-3039
ph: (775) 328-2510 fax: (775) 328-2500
Email: tax@washoecounty.us

Washoe County Treasurer
Tammi Davis

Bill Detail

Back to Account Detail | Change of Address | Print this Page

Washoe County Parcel Information

Parcel ID	Status	Last Update
05140030	Active	12/5/2017 2:11:19 AM

Current Owner:
HIDDEN VALLEY COUNTRY CLUB
3575 E HIDDEN VALLEY DR
RENO, NV 89502

SITUS:
3575 E HIDDEN VALLEY DR B
WCTY NV

Taxing District

Geo CD:

Legal Description
Lot Range 20 Section SubdivisionName HIDDEN VALLEY GOLF COURSE Township 19 Block

Installments

Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/21/2017	2017	$0.00	$0.00	$0.00	$0.00
INST 2	10/2/2017	2017	$0.00	$0.00	$0.00	$0.00
INST 3	1/1/2018	2017	$8,982.73	$0.00	$0.00	$8,982.73
INST 4	3/5/2018	2017	$8,982.73	$0.00	$0.00	$8,982.73
		Total Due:	**$17,965.46**	**$0.00**	**$0.00**	**$17,965.46**

Tax Detail

	Gross Tax	Credit	Net Tax
Remediation	$106.93	$0.00	$106.93
State of Nevada	$1,885.15	$0.00	$1,885.15
Truckee Meadows Fire Dist	$5,988.12	$0.00	$5,988.12
Washoe County	$15,432.72	$0.00	$15,432.72
Washoe County Sc	$12,624.95	$0.00	$12,624.95
TRUCKEE MDWS/SUN VALLEY WATER BASIN	$0.03	$0.00	$0.03
Total Tax	**$36,037.90**	**$0.00**	**$36,037.90**

Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2017	2017151977	B17.29753	$9,089.70	8/4/2017
2017	2017151977	B17.92618	$8,982.74	9/15/2017

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

Mailing Address:
P.O. Box 30039
Reno, NV 89520-3039

Overnight Address:
1001 E. Ninth St., Ste D140
Reno, NV 89512-2845

Change of Address

All requests for a mailing address change must be submitted in writing, including a signature (unless using the online form).

To submit your address change online click here

Address change requests may also be faxed to:
(775) 328-2500

Address change requests may also be mailed to:
Washoe County Treasurer
P O Box 30039
Reno, NV 89520-3039

WSUP17-0025
EXHIBIT E

HIDDEN VALLEY COUNTRY CLUB

Business Entity Information

Status:	Active	File Date:	2/27/1956
Type:	Domestic Non-Profit Corporation	Entity Number:	C175-1956
Qualifying State:	NV	List of Officers Due:	2/28/2018
Managed By:		Expiration Date:	
NV Business ID:	NV19561000128	Business License Exp:	

Additional Information

Central Index Key:	

Registered Agent Information

Name:	HIDDEN VALLEY COUNTRY CLUB ACCOUNTING MANAGER	Address 1:	3575 E HIDDEN VALLEY DRIVE
Address 2:		City:	RENO
State:	NV	Zip Code:	89502
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Noncommercial Registered Agent		

Financial Information

No Par Share Count:	0	Capital Amount:	$ 0

No stock records found for this company

Officers

☐ Include Inactive Officers

Treasurer - JAMES CLAUSEN			
Address 1:	3575 E. HIDDEN VALLEY DRIVE	Address 2:	
City:	RENO	State:	NV
Zip Code:	89502	Country:	USA
Status:	Active	Email:	
President - JOHN CROWELL			
Address 1:	3575 E. HIDDEN VALLEY DRIVE	Address 2:	
City:	RENO	State:	NV
Zip Code:	89502	Country:	USA
Status:	Active	Email:	
Director - DOUG MCINTYRE			
Address 1:	3575 E. HIDDEN VALLEY DRIVE	Address 2:	

WSUP17-0025
EXHIBIT E

City:	RENO	State:	NV
Zip Code:	89502	Country:	USA
Status:	Active	Email:	

Secretary - JIM OAKS

Address 1:	3575 E. HIDDEN VALLEY DRIVE	Address 2:	
City:	RENO	State:	NV
Zip Code:	89502	Country:	USA
Status:	Active	Email:	

Actions\Amendments

Action Type:	Articles of Incorporation		
Document Number:	C175-1956-001	# of Pages:	4
File Date:	2/27/1956	Effective Date:	

(No notes for this action)

Action Type:	Amendment		
Document Number:	20090236574-28	# of Pages:	4
File Date:	5/15/1963	Effective Date:	

(No notes for this action)

Action Type:	Registered Agent Change		
Document Number:	C175-1956-003	# of Pages:	1
File Date:	8/22/1985	Effective Date:	

JOE CASTILLO

3575 E. HIDDEN VALLEY DR RENO NV 89501

Action Type:	Amendment		
Document Number:	C175-1956-004	# of Pages:	1
File Date:	8/22/1985	Effective Date:	

REINSTATED - REVOKED 11/1/84

Action Type:	Registered Agent Change		
Document Number:	C175-1956-005	# of Pages:	1
File Date:	2/4/1988	Effective Date:	

EDGAR JONES

3575 E. HIDDEN VALLEY DR RENO NV 89502

Action Type:	Registered Agent Change		
Document Number:	C175-1956-006	# of Pages:	1
File Date:	2/25/1991	Effective Date:	

ROBERT E. ARMSTRONG, ESQ.

3575 E. HIDDEN VALLEY DR RENO NV 89501 F B

Action Type:	Annual List		
Document Number:	C175-1956-014	# of Pages:	1
File Date:	3/17/1998	Effective Date:	

(No notes for this action)

WSUP17-0025
EXHIBIT E

Action Type:	Annual List		
Document Number:	C175-1956-013	# of Pages:	2
File Date:	3/31/1999	Effective Date:	
(No notes for this action)			
Action Type:	Registered Agent Change		
Document Number:	C175-1956-007	# of Pages:	1
File Date:	6/1/1999	Effective Date:	
HELEN F. KENNEDY			
3575 E. HIDDEN VALLEY DRIVE RENO NV 89502 RAJ			
Action Type:	Annual List		
Document Number:	C175-1956-015	# of Pages:	2
File Date:	3/27/2000	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	C175-1956-011	# of Pages:	2
File Date:	2/23/2001	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	C175-1956-012	# of Pages:	2
File Date:	1/30/2002	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	C175-1956-009	# of Pages:	2
File Date:	2/12/2003	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	C175-1956-010	# of Pages:	2
File Date:	1/6/2004	Effective Date:	
(No notes for this action)			
Action Type:	Registered Agent Change		
Document Number:	C175-1956-008	# of Pages:	1
File Date:	10/5/2004	Effective Date:	
RALPH T. WOOLBRIGHT			
3575 EAST HIDDEN VALLEY DRIVE RENO NV 89502 SSH			
Action Type:	Annual List		
Document Number:	C175-1956-002	# of Pages:	1
File Date:	1/5/2005	Effective Date:	
List of Officers for 2005 to 2006			
Action Type:	Annual List		
Document Number:	20050657727-11	# of Pages:	2
File Date:	12/30/2005	Effective Date:	

(No notes for this action)			
Action Type:	Registered Agent Change		
Document Number:	20060162251-95	# of Pages:	1
File Date:	3/13/2006	Effective Date:	
(No notes for this action)			
Action Type:	Revival		
Document Number:	20060470905-33	# of Pages:	4
File Date:	7/25/2006	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20060470906-44	# of Pages:	2
File Date:	7/25/2006	Effective Date:	
(No notes for this action)			
Action Type:	Acceptance of Registered Agent		
Document Number:	20060470907-55	# of Pages:	1
File Date:	7/25/2006	Effective Date:	
(No notes for this action)			
Action Type:	Amended & Restated Articles		
Document Number:	20060495242-34	# of Pages:	4
File Date:	8/1/2006	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20070121306-12	# of Pages:	1
File Date:	2/21/2007	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20080052489-68	# of Pages:	1
File Date:	1/25/2008	Effective Date:	
(No notes for this action)			
Action Type:	Registered Agent Change		
Document Number:	20080055672-55	# of Pages:	1
File Date:	1/28/2008	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20090021662-48	# of Pages:	1
File Date:	1/13/2009	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20090866428-05	# of Pages:	1
File Date:	12/17/2009	Effective Date:	
(No notes for this action)			

Action Type:	Annual List		
Document Number:	20110014668-09	# of Pages:	1
File Date:	1/10/2011	Effective Date:	
(No notes for this action)			
Action Type:	Registered Agent Change		
Document Number:	20120017012-66	# of Pages:	1
File Date:	1/5/2012	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20120006893-81	# of Pages:	1
File Date:	1/5/2012	Effective Date:	
(No notes for this action)			
Action Type:	Amended List		
Document Number:	20120045935-11	# of Pages:	1
File Date:	1/23/2012	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20130000273-88	# of Pages:	1
File Date:	1/1/2013	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20130831874-67	# of Pages:	1
File Date:	12/20/2013	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20150000888-52	# of Pages:	1
File Date:	1/2/2015	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20160034454-49	# of Pages:	1
File Date:	1/26/2016	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20170031935-21	# of Pages:	1
File Date:	1/24/2017	Effective Date:	
(No notes for this action)			

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 – LEASING
SIGNATURE DATE	SIGNATURE DATE
EPIC WIRELESS GROUP – CONSTRUCTION	EPIC WIRELESS GROUP – ZONING
SIGNATURE DATE	SIGNATURE DATE

verizon

HIDDEN VALLEY

3575 HIDDEN VALLEY DRIVE, RENO, NV 89502
LOCATION NUMBER: 434657

PROJECT DESCRIPTION

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

- (P) 70'–0" HIGH MONOPINE (TO TOP OF BRANCHES)
- (6) (P) VERIZON WIRELESS ANTENNAS
- (3) (F) VERIZON WIRELESS ANTENNAS
- (2) (P) SURGE SUPPRESSORS, (1) @ EQUIPMENT & (1) @ ANTENNAS
- (18) (P) RRH'S & (3) (F) RRH'S
- (P) 48KW DIESEL GENERATOR W/ 210 GAL FUEL TANK
- (P) VERIZON WIRELESS 30'–0"X30'–0" (900 SQ FT) EQUIPMENT LEASE AREA
- (P) GPS ANTENNA
- (1) (P) HYBRID CABLE & (12) (P) ø1⅝" COAX CABLES

PROJECT INFORMATION

SITE NAME:	HIDDEN VALLEY	SITE #:	434657
COUNTY:	WASHOE	JURISDICTION:	WASHOE COUNTY
APN:	051–400–30	POWER:	NV ENERGY
SITE ADDRESS:	3575 HIDDEN VALLEY DRIVE RENO, NV 89502		
CURRENT ZONING:	PARKS REC (PR)		
CONSTRUCTION TYPE:	V–B		
OCCUPANCY TYPE:	U, (UNMANNED COMMUNICATIONS FACILITY)		
PROPERTY OWNER:	HIDDEN VALLEY COUNTRY CLUB 3575 EAST HIDDEN VALLEY DR RENO, NV 89502		
APPLICANT:	VERIZON WIRELESS 2785 MITCHELL DRIVE, BLDG 9 WALNUT CREEK, CA 94598		
SITE ACQUISITION COMPANY:	EPIC WIRELESS GROUP 8700 AUBURN FOLSOM RD, STE 400 GRANITE BAY, CA 95746		
LEASING CONTACT:	EPIC WIRELESS GROUP ATTN: BUZZ LYNN (775) 852–5367 BUZZ.LYNN@EPICWIRELESS.NET		
ZONING CONTACT:	EPIC WIRELESS GROUP ATTN: BUZZ LYNN (775) 852–5367 BUZZ.LYNN@EPICWIRELESS.NET		
CONSTRUCTION CONTACT:	EPIC WIRELESS GROUP ATTN: RALPH NARVAEZ (916) 500–3770 RALPH.NARVAEZ@EPICWIRELESS.NET		

VICINITY MAP

CODE COMPLIANCE

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

2012 INTERNATIONAL BUILDING CODE
2012 INTERNATIONAL RESIDENTIAL CODE
2012 INTERNATIONAL EXISTING BUILDING CODE
2012 INTERNATIONAL ENERGY CONSERVATION CODE
2012 INTERNATIONAL FUEL GAS CODE
2012 INTERNATIONAL GREEN CONSTRUCTION CODE
2012 INTERNATIONAL MECHANICAL CODE
2012 INTERNATIONAL WILDLAND URBAN INTERFACE CODE
2012 INTERNATIONAL SWIMMING POOL AND SPA CODE
2012 UNIFORM PLUMBING CODE
2012 UNIFORM MECHANICAL CODE
2015 NATIONAL ELECTRICAL CODE
2012 NORTHERN NEVADA ENERGY CODE AMENDMENTS BY THE NNICC
2012 NORTHERN NEVADA CODE AMENDMENTS BY THE NNICC

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

DRIVING DIRECTIONS

FROM: 2785 MITCHELL DRIVE, BLDG 9, WALNUT CREEK, CA 94598
TO: 3575 HIDDEN VALLEY DRIVE, RENO, NV 89502

DEPART MITCHELL DR TOWARD PEACHWILLOW LN	0.2 MI
TURN LEFT ONTO OAK GROVE ROAD	2.0 MI
TURN LEFT ONTO MONUMENT BLVD	1.3 MI
TAKE RAMP RIGHT FOR I–680 N	21.1 MI
TAKE RAMP RIGHT FOR I–80 EAST TOWARD SACRAMENTO	41.4 MI
TAKE RAMP RIGHT FOR I–80 EAST TOWARD RENO / AIRPORT	139.6 MI
AT EXIT 19, TAKE RAMP RIGHT AND FOLLOW SIGNS FOR MCCARRAN BLVD EAST	0.2 MI
TURN RIGHT ONTO NV–659 / S MCCARRAN BLVD	2.5 MI
TURN LEFT ONTO PEMBROKE DRIVE	1.5 MI
TURN RIGHT ONTO PIPING ROCK DRIVE	0.3 MI
TURN LEFT ONTO E HIDDEN VALLEY DRIVE	0.4 MI

END AT: 3575 HIDDEN VALLEY DRIVE, RENO, NV 89502

ESTIMATED TIME: 3 HOUR 9 MINUTES ESTIMATED DISTANCE: 210.6 MILES

SHEET INDEX

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

HIDDEN VALLEY

434657
3575 HIDDEN VALLEY DRIVE
RENO, NV 89502

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
Contact: Larry Houghtby Phone: 916-275-4180
E-Mail: larry@streamlineeng.com Fax: 916-660-1941

PRELIMINARY: NOT FOR CONSTRUCTION

KEVIN R. SORENSEN
S4469

ISSUE STATUS

△	DATE	DESCRIPTION	REV.
	06/22/17	ZD 90%	J.S.
	06/30/17	CLIENT REV	J.S.
	08/28/17	CLIENT REV	M.S.
	09/14/17	ZD 100%	J.S.
	10/11/17	CLIENT REV	M.H.
	–	–	–

DRAWN BY: J. SMITH
CHECKED BY: J. GRAY
APPROVED BY: –
DATE: 10/11/17

SHEET TITLE:
TITLE

SHEET NUMBER:
T-1

WSUP17-0025
EXHIBIT E

Lease Area Description

All that certain lease area being a portion of that certain parcel "Hidden Valley Golf Course" as is shown on that certain Record of Survey filed in the Office of the County Recorder of Washoe County, Nevada, as Record of Survey Map #5062, and being located in the City of Reno, County of Washoe, State of Nevada, and being a portion of Section 27, Township 19 North, Range 20 East, M.D.B.& M., being more particularly described as follows:

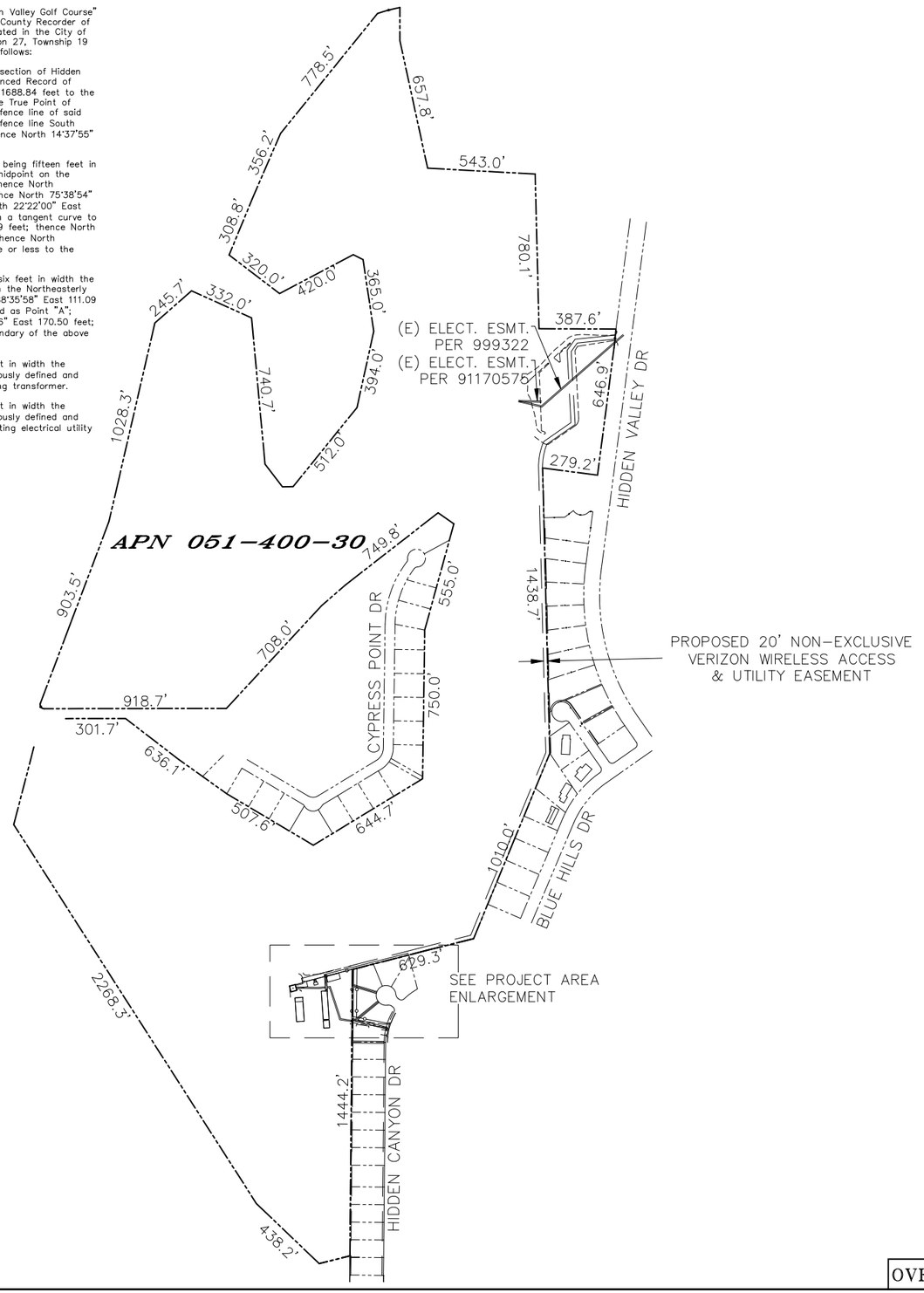
Commencing at a standard monument in box set at the centerline intersection of Hidden Valley Drive and Hidden Highlands Drive as is shown on the above referenced Record of Survey; thence from said point of commencement North 17°18'42" West 1688.84 feet to the Northwesterly fence corner post of an existing maintenance yard and the True Point of Beginning; thence from said point of beginning and along the Northerly fence line of said maintenance yard North 75°22'05" East 30.00 feet; thence leaving said fence line South 14°37'55" East 30.00 feet; thence South 75°22'05" West 30.00 feet; thence North 14°37'55" West 30.00 feet to the point of beginning.

Together with a non-exclusive easement for access and utility purposes being fifteen feet in width the centerline of which is described as follows: beginning at the midpoint on the Northeasterly boundary of the above described lease area and running thence North 75°22'05" East 48.61 feet; thence North 14°37'55" West 27.49 feet; thence North 75°38'54" East 630.02 feet; thence North 75°52'00" East 244.98 feet; thence North 22°22'00" East 1002.85 feet; thence North 01°27'00" West 1436.73 feet; thence through a tangent curve to the Right having a radius of 310 feet through an arc distance of 130.59 feet; thence North 55°18'07" West 170.01 feet; thence North 03°06'09" West 366.75 feet; thence North 35°30'37" East 60.80 feet; thence North 84°04'52" East 198.3 feet more or less to the public right of way more commonly known as Hidden Valley Drive.

Also together with a non-exclusive easement for utility purposes being six feet in width the centerline of which is described as follows: beginning at the midpoint on the Northeasterly boundary of the above described lease area and running thence South 88°35'58" East 111.09 feet; thence North 85°11'10" East 42.90 feet to a point hereafter defined as Point "A"; thence continuing North 85°11'10" East 17.13 feet; thence South 17°46'06" East 170.50 feet; thence South 81°10'22" East 60.8 feet more or less to the Easterly boundary of the above described "Hidden Valley Golf Course".

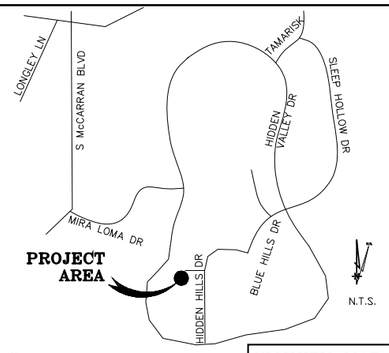
Also together with a non-exclusive easement for utility purposes six feet in width the centerline of which is described as follows: beginning Point "A" as previously defined and running thence South 04°48'50" East 14 feet more or less to the existing transformer.

Also together with a non-exclusive easement for utility purposes six feet in width the centerline of which is described as follows: beginning Point "A" as previously defined and running thence North 03°48'14" West 60.5 feet more or less to the existing electrical utility vault.



SCALE 1" = 300'

OVERALL PROJECT AREA



RENO, NV — VICINITY MAP

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE 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. 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.

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

Verizon Wireless

Project Name: HIDDEN VALLEY

Project Site Location: 3575 Hidden Valley Drive
Reno, NV 89502
Washoe County

Date of Observation: 06-08-17

Equipment/Procedure Used to Obtain Coordinates: Trimble Pathfinder Pro XL post processed with Pathfinder Office software.

Type of Antenna Mount: Proposed Monopine

Coordinates (Tower)
Latitude: N 39° 28' 52.11" (NAD83) N 39° 28' 52.43" (NAD27)
Longitude: W 119° 43' 30.65" (NAD83) W 119° 43' 26.98" (NAD27)

ELEVATION of Ground at Structure (NAVD88) 4424' AMSL

CERTIFICATION: I, the undersigned, do hereby certify elevation listed above is based on a field survey done under my supervision and that the accuracy of those elevations meet or exceed 1-A Standards as defined in the FAA ASAC Information Sheet 91:003, and that they are true and accurate to the best of my knowledge and belief.

Kenneth D. Geil Nevada PLS 13385

DATE OF SURVEY: 06-08-17

SURVEYED BY OR UNDER DIRECTION OF: KENNETH D. GEIL, 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 3.50' FROM ELEVATIONS SHOWN.

CONTOUR INTERVAL: 1'

ASSESSOR'S PARCEL NUMBER: 051-400-30

LANDLORD(S): HIDDEN VALLEY COUNTRY CLUB
3575 EAST HIDDEN VALLEY DRIVE
RENO, NV 89502

DEPT	APPROVED	DATE
A&C		
RE		
RF		
INT		
EE_IN		
OPS		
EE_OUT		

Surveyor
GEIL ENGINEERING
ENGINEERING * SURVEYING * PLANNING
AUBURN, CALIFORNIA 95603
1226 HIGH STREET
phone: (530) 885-0426
fax: (530) 823-1309

verizon

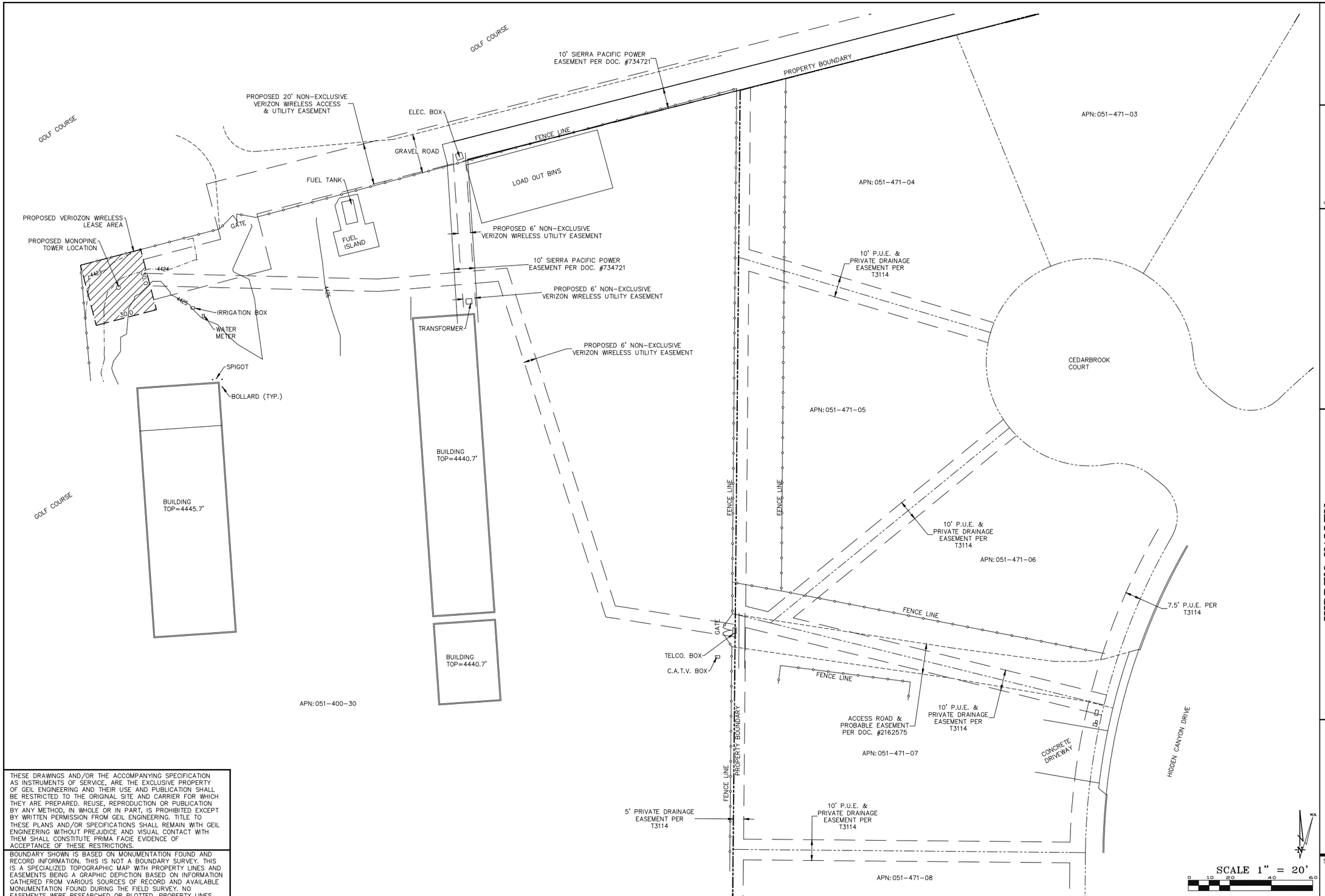
HIDDEN VALLEY
3575 HIDDEN VALLEY DRIVE
RENO, NV 89502

PLOT PLAN AND SITE TOPOGRAPHY

REVISIONS		
REV	06-14-17	Preliminary Drawing NR
REV	08-28-17	Easement Mod. NR
REV		
REV		
REV		
REV		

Sheet
C-1

WSUP17-0025
EXHIBIT E



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DEPT	APPROVED	DATE
A&C		
RE		
RF		
INT		
EE_IN		
OPS		
EE_OUT		

Surveyor
GEIL ENGINEERING
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verizon

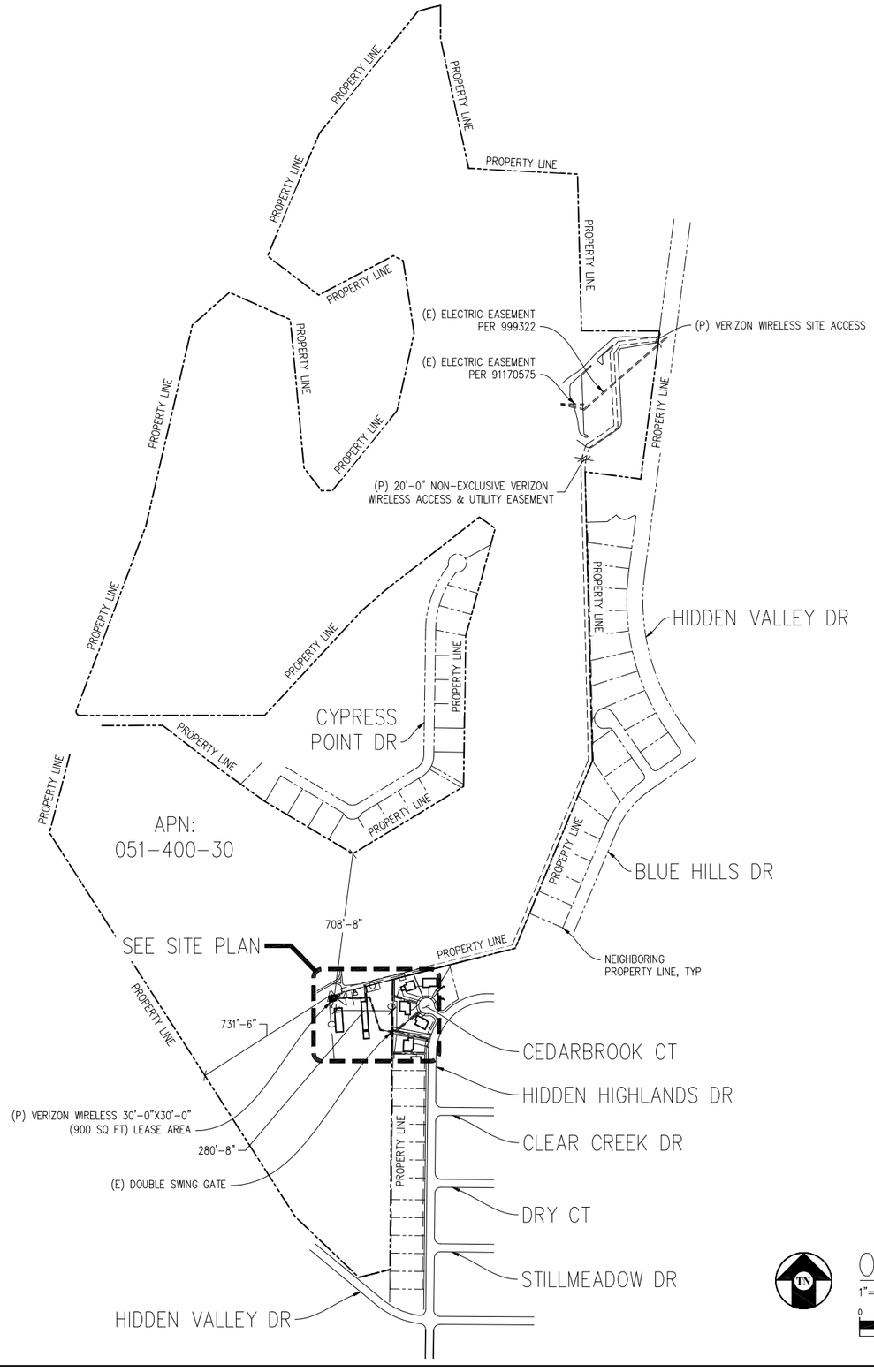
HIDDEN VALLEY
3575 HIDDEN VALLEY DRIVE
RENO, NV 89502

PLOT PLAN AND
SITE TOPOGRAPHY

Sheet
C-2

WSUP17-0025
EXHIBIT E

NOTES:
1. ALL (P) ANTENNAS, ANTENNA MOUNTS, ANTENNA EQUIPMENT, & EXPOSED CABLES TO BE PAINTED TO MATCH (P) VERIZON WIRELESS MONOPINE.
2. ALL (P) ANTENNAS TO BE COVERED IN MONOPINE "SOCKS".
3. ALL (P) ANTENNAS, & ANTENNA EQUIPMENT TO BE INSIDE (P) MONOPINE BRANCH RADIUS.



OVERALL SITE PLAN

1"=300'-0"

0 150' 300' 600' 900' 1,800'

HIDDEN VALLEY

434657
3575 HIDDEN VALLEY DRIVE
RENO, NV 89502

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
Contact: Larry Houghtby Phone: 916-275-4150
E-Mail: larry@streamlineeng.com Fax: 916-660-1941

PRELIMINARY:
NOT FOR CONSTRUCTION

KEVIN R. SORENSEN
S4469

ISSUE STATUS

△	DATE	DESCRIPTION	REV.
	06/22/17	ZD 90%	J.S.
	06/30/17	CLIENT REV	J.S.
	08/28/17	CLIENT REV	M.S.
	09/14/17	ZD 100%	J.S.
	10/11/17	CLIENT REV	M.H.
	–	–	–

DRAWN BY: J. SMITH
CHECKED BY: J. GRAY
APPROVED BY: –
DATE: 10/11/17

SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER:
A-1

WSUP17-0025
EXHIBIT E

NOTES:
1. ALL (P) ANTENNAS, ANTENNA MOUNTS, ANTENNA EQUIPMENT, & EXPOSED CABLES TO BE PAINTED TO MATCH (P) VERIZON WIRELESS MONOPINE.
2. ALL (P) ANTENNAS TO BE COVERED IN MONOPINE "SOCKS".
3. ALL (P) ANTENNAS, & ANTENNA EQUIPMENT TO BE INSIDE (P) MONOPINE BRANCH RADIUS.

(E) 10'-0" SIERRA PACIFIC POWER EASEMENT PER DOC #734721

(E) GOLF COURSE

(P) 20'-0" NON-EXCLUSIVE VERIZON WIRELESS ACCESS & UTILITY EASEMENT

PROPERTY LINE

(E) GOLF CART PATH, TYP

(E) NV ENERGY U/G VAULT & (P) VERIZON WIRELESS POWER P.O.C.

(E) DOUBLE ACCESS GATE & (P) VERIZON WIRELESS SITE ACCESS

(E) FUEL TANK

(P) U/G CONDUIT FOR POWER

(P) VERIZON WIRELESS NON-EXCLUSIVE TECHNICIAN PARKING SPACE

(P) 6'-0" NON-EXCLUSIVE VERIZON WIRELESS UTILITY EASEMENT

(E) 10'-0" SIERRA PACIFIC POWER EASEMENT PER DOC #734721

(P) U/G CONDUIT FOR POWER

FIB/P FIB/P FIB/P FIB/P

(P) 6'-0" NON-EXCLUSIVE VERIZON WIRELESS UTILITY EASEMENT

(E) TRANSFORMER & (P) VERIZON WIRELESS POWER P.O.C.

(P) MONOPINE W/ (P) VERIZON WIRELESS ANTENNAS

280'-8" TO PROPERTY LINE

(P) VERIZON WIRELESS 30'-0"X30'-0" (900 SQ FT) LEASE AREA

SEE EQUIPMENT PLAN & ANTENNA PLAN

(E) BUILDING

(E) GOLF COURSE

(E) CHAIN LINK FENCE, TYP

(E) BUILDING

(E) BUILDING

(E) BUILDING

(E) BUILDING

(E) BUILDING

(E) BUILDING

(E) 10'-0" P.U.E. & PRIVATE DRAINAGE EASEMENT PER T3114

CEDARBROOK CT

(P) 6'-0" NON-EXCLUSIVE VERIZON WIRELESS UTILITY EASEMENT

FIBER FIBER FIBER FIBER FIBER FIBER

(E) 7'-6" P.U.E. PER T3114

(E) 10'-0" P.U.E. & PRIVATE DRAINAGE EASEMENT PER T3114

(E) 15'-0" ACCESS ROAD & PROBABLE EASEMENT PER DOC #2162575

(E) PAVED ACCESS ROAD

(E) 10'-0" P.U.E. & PRIVATE DRAINAGE EASEMENT PER T3114

(P) 4" U/G CONDUIT FOR DARK FIBER

(P) 17X30" U/G VAULT W/ TRAFFIC RATED LID FOR DARK FIBER "MEET ME" POINT

(E) DOUBLE SWING GATE

(E) WOOD FENCE, TYP

PROPERTY LINE

(E) 5'-0" PRIVATE DRAINAGE EASEMENT PER T3114

(E) 10'-0" P.U.E. & PRIVATE DRAINAGE EASEMENT PER T3114

(E) BUILDING

HIDDEN HIGHLANDS DR

(E) BUILDING

APN:
051-400-30

TN

SITE PLAN

1"=20'-0"

0 10' 20' 40' 60' 100'

HIDDEN VALLEY

434657
3575 HIDDEN VALLEY DRIVE
RENO, NV 89502

verizon

2785 MITCHELL DRIVE, BLDG 9
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PRELIMINARY:
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KEVIN R. SORENSEN
S4469

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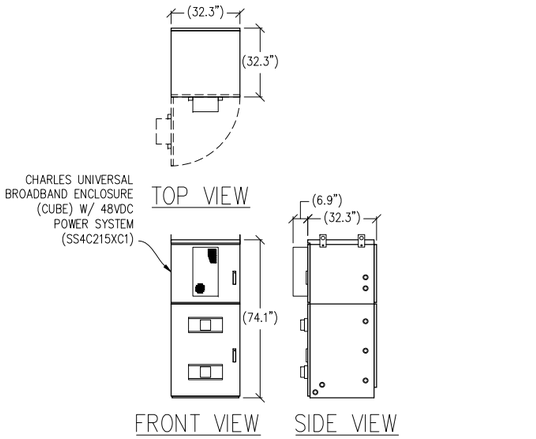
△	DATE	DESCRIPTION	REV.
	06/22/17	ZD 90%	J.S.
	06/30/17	CLIENT REV	J.S.
	08/28/17	CLIENT REV	M.S.
	09/14/17	ZD 100%	J.S.
	10/11/17	CLIENT REV	M.H.
	–	–	–

DRAWN BY: J. SMITH
CHECKED BY: J. GRAY
APPROVED BY: –
DATE: 10/11/17

SHEET TITLE:
SITE PLAN

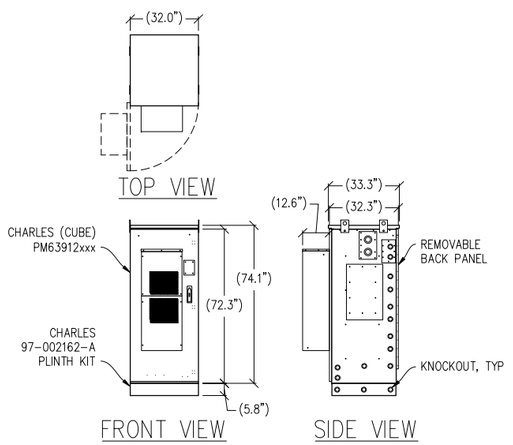
SHEET NUMBER:
A-2

WSUP17-0025
EXHIBIT E



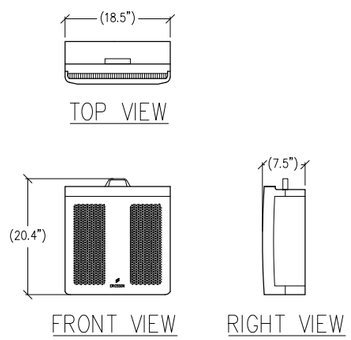
1 POWER CABINET DETAIL

3/8"=1'-0" WEIGHT: 2,260 LBS



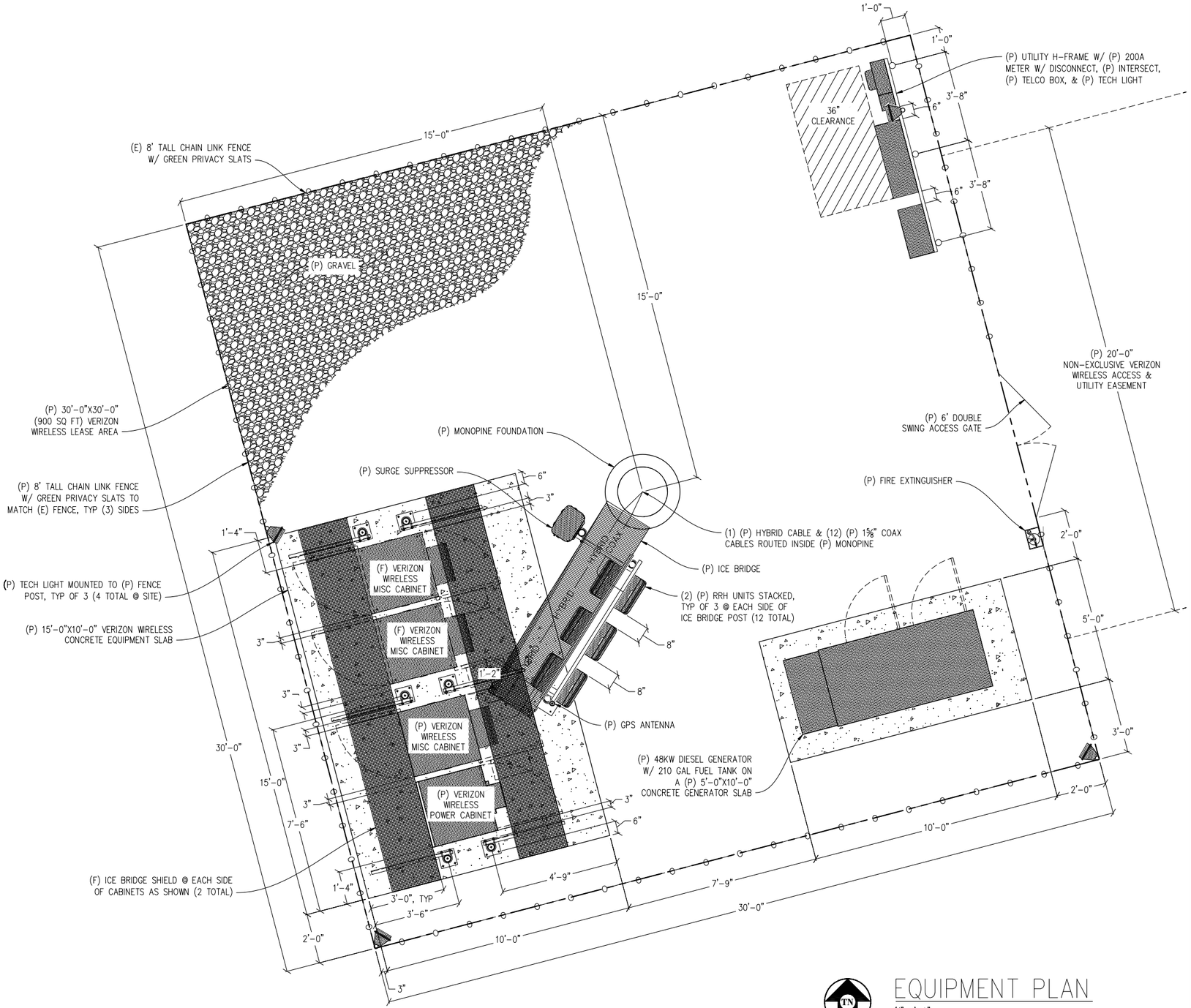
2 MISC CABINET DETAIL

3/8"=1'-0" MAX. WEIGHT: 500 LBS



3 RRH DETAIL

1"=1'-0" MAX WEIGHT: 50 LBS



EQUIPMENT PLAN

1/2"=1'-0"

0 6" 1' 2' 3' 5' 7' 10'

HIDDEN VALLEY

434657
3575 HIDDEN VALLEY DRIVE
RENO, NV 89502

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
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PRELIMINARY: NOT FOR CONSTRUCTION

KEVIN R. SORENSEN
S4469

ISSUE STATUS

△	DATE	DESCRIPTION	REV.
	06/22/17	ZD 90%	J.S.
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	09/14/17	ZD 100%	J.S.
	10/11/17	CLIENT REV	M.H.
	–	–	–

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CHECKED BY: J. GRAY
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EQUIPMENT PLAN & DETAILS

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A-3

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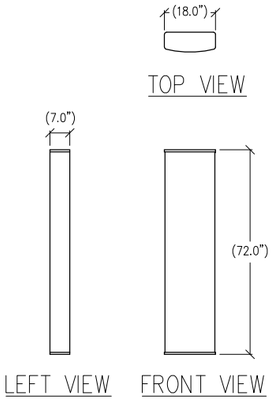
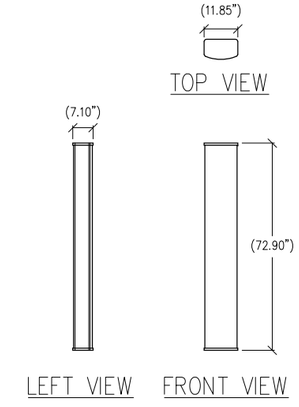
EXHIBIT E



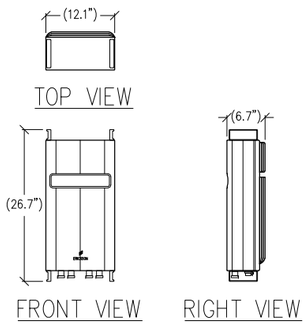
1 ANTENNA DETAIL SECTORS A&C

½"=1'-0" MAX WEIGHT: 64.4 LBS



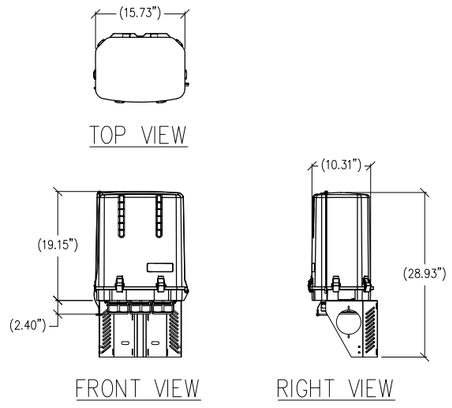
2 ANTENNA DETAIL SECTOR B

½"=1'-0" MAX WEIGHT: 50.71 LBS



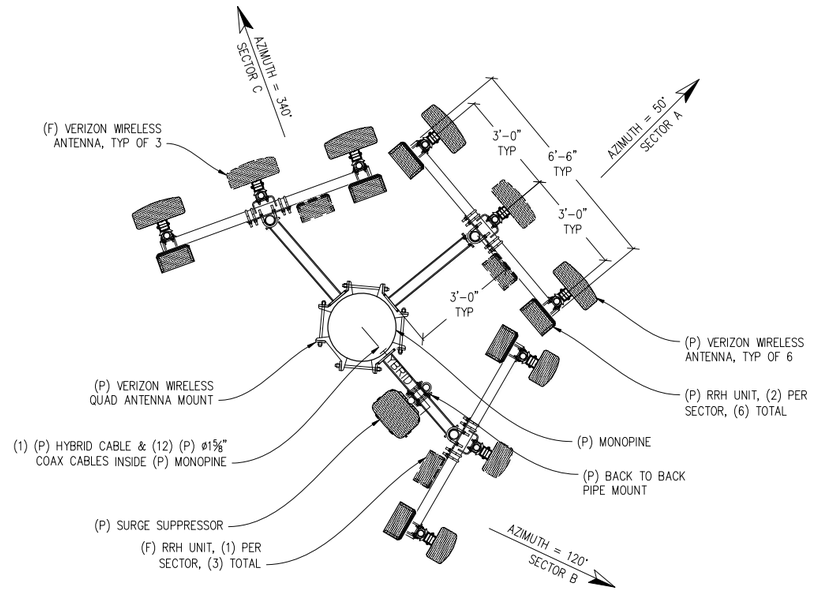
3 RRH DETAIL

1"=1'-0" MAX WEIGHT: 60 LBS



4 SURGE PROTECTION BOX

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



ANTENNA PLAN

½"=1'-0"

NOTES:
1. ALL (P) ANTENNAS, ANTENNA MOUNTS, ANTENNA EQUIPMENT, & EXPOSED CABLES TO BE PAINTED TO MATCH (P) VERIZON WIRELESS MONOPINE.
2. ALL (P) ANTENNAS TO BE COVERED IN MONOPINE "SOCKS".
3. MONOPINE BRANCHES NOT SHOWN FOR CLARITY.

HIDDEN VALLEY

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3575 HIDDEN VALLEY DRIVE
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	09/14/17	ZD 100%	J.S.
	10/11/17	CLIENT REV	M.H.
	–	–	–

DRAWN BY: J. SMITH
CHECKED BY: J. GRAY
APPROVED BY: –
DATE: 10/11/17

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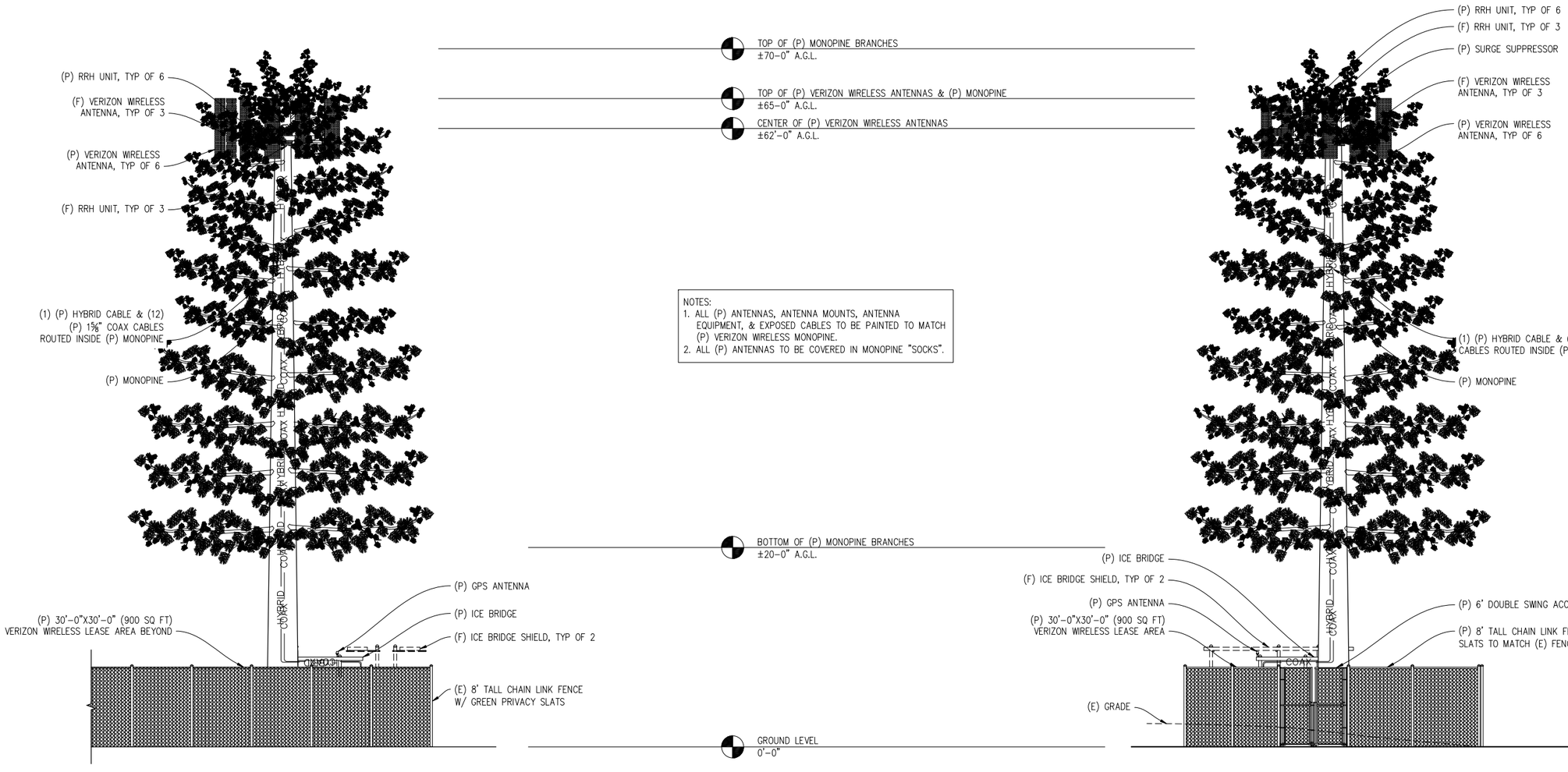
ANTENNA PLAN & DETAILS

SHEET NUMBER:
A-4

WSUP17-0025
EXHIBIT E



NOTES:
1. ALL (P) ANTENNAS, ANTENNA MOUNTS, ANTENNA EQUIPMENT, & EXPOSED CABLES TO BE PAINTED TO MATCH (P) VERIZON WIRELESS MONOPINE.
2. ALL (P) ANTENNAS TO BE COVERED IN MONOPINE "SOCKS".

NORTHWEST ELEVATION

3/16"=1'-0"

NORTHEAST ELEVATION

3/16"=1'-0"

HIDDEN VALLEY

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	–	–	–

DRAWN BY: J. SMITH
CHECKED BY: J. GRAY
APPROVED BY: –
DATE: 10/11/17

SHEET TITLE:

ELEVATIONS

SHEET NUMBER:

A-5

WSUP17-0025
EXHIBIT E