



# WASHOE COUNTY BOARD OF ADJUSTMENT NOTICE OF MEETING AND AGENDA

## Board of Adjustment Members

Robert F. Wideman, Chair  
Mary S. Harcinske, Vice Chair  
Philip J. Horan  
Richard "R.J." Cieri  
Kim Toulouse  
Bill Whitney, Secretary

Thursday April 5, 2012  
1:30 p.m.

Washoe County Commission Chambers  
1001 East Ninth Street  
Reno, NV

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### PUBLIC HEARING ITEMS

(complete case descriptions are provided beginning on page three of this agenda)

- **Special Use Permit Case No. SB12-001 – AT&T Mobility, Spanish Springs High School, Wireless Communication Facility**
- **Special Use Permit Case No. SB12-002 – AT&T Mobility, Incline Village High School, Wireless Communication Facility**
- **Special Use Permit Case No. SB12-004 – NV Energy, South Reno Water Tank, Monopole Antenna**
- **Special Use Permit Case No. SB12-003 - NV Energy**
- **Variance Case No. VA12-001 for Arthur Hinckley**
- **Administrative Permit Case No. AP12-001 – National Sierra, LLC**

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**Items for Possible Action:** All numbered or lettered items on this agenda are hereby designated for possible action as if the words "for possible action" were written next to each item (NRS 241.020), except for items marked with an asterisk (\*). Those items marked with an asterisk (\*) may be discussed but action will not be taken on them.

**Possible Changes to Agenda Order and Timing:** Discussion may be delayed on any item on this agenda, and items on this agenda may be taken out of order, combined with other items and discussed or voted on as a block, removed from the agenda, moved to the agenda of another later meeting or moved to or from the consent section. Items designated for a specified time will not be heard before that time, but may be delayed beyond the specified time.

**Public Comment; Disrupting of Meeting:** During the "Public Comment" periods listed below, anyone may speak pertaining to any matter either on or off the agenda. Public comment during these periods is limited to three minutes. Additionally, during action items (those *not* marked with an asterisk), public comment will be heard on that particular item before action is taken. See "Public Participation," below, for time limits. In either event, each speaker must fill out a "Request to Speak" form and give it to the recording secretary. Unused time may not be reserved or transferred. Comments are to be directed to the board as a whole and not to one individual. The presiding officer may (with or without advance warning) order the removal of a person whose conduct willfully disrupts the meeting to the extent that its orderly conduct is made impractical.

**Public Participation:** The Board of Adjustment adopted Rules, Policies and Procedures are available on the website provided above or by contacting the Community Development Department.

At least one copy of items displayed and at least ten copies of any written or graphic material for the Board's consideration should be provided to the Recording Secretary. Materials longer than one page in length submitted within six days of the Board of Adjustment meeting may not be considered by the Board in their deliberations. Subject to applicable law and the board's rules, policies, and procedures, public comment or testimony may be submitted to the board in written form for its consideration. However, the board is not required to read written statements aloud during the meeting.

Time allocations for public hearing items are as follows: 15 minutes for staff's presentation; 15 minutes for an applicant's presentation; 5 minutes for a group representative's comments; 3 minutes for individual comment. At the discretion of the Chair, additional time may be provided to any party if the request is made at least 24 hours in advance of the meeting start time. The Chair may reduce the per person time allotment for comment on a particular item; this determination will be made prior to hearing comment on the item.

**Posting of Agenda; Website Location:** Pursuant to NRS 241.020, this notice has been posted at the Washoe County Administration Complex, 1001 E. Ninth Street, Reno, Nevada, and at the following locations: Washoe County Clerk's Office-Courthouse (Court and Virginia Streets), Washoe County Library (301 South Center Street), and Sparks Justice Court (630 Greenbrae Drive). Agendas and staff reports are posted to the Washoe County website at [www.washoecounty.us/comdev](http://www.washoecounty.us/comdev) four days prior to the meeting.

**Special Accommodations:** Facilities in which this meeting is being held are accessible to the disabled. Persons with disabilities who require special accommodations or assistance (e.g. sign language, interpreters, or assisted listening devices) at the meeting should notify Washoe County Community Development, at 775.328.3600, two working days prior to the meeting.

**Appeal Procedure:** Most decisions rendered by the Board of Adjustment are appealable to the Board of County Commissioners. If you disagree with the decision of the Board of Adjustment and you want to appeal its action, call the Planning staff immediately, at 328-6100. You will be informed of the appeal procedure, application fee, and the time in which you must act. Appeal periods vary from seven (7) to fifteen (15) days, depending on the type of application.

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**1:30 p.m.**

**AGENDA**

- 1. \*Determination of Quorum**
- 2. \*Pledge of Allegiance**
- 3. \*Ethics Law Announcement**
- 4. \*Appeal Procedure**
- 5. \*Public Comment**

The public is invited to speak on any item on or off the agenda during this period. However, action may not be taken until this item is placed on an agenda as an action item.

- 6. Approval of Agenda**
- 7. Approval of Minutes**  
February 2, 2012
- 8. Chair and Board Items**

(Unless otherwise listed with a topic description, this portion of the agenda is limited to announcements, staff discussion of items or suggested items to be scheduled proposed for action at future meetings, and reports on planning issues and/or activities of organizations in which individual members may be involved.)

A. \*Report on Previous Board of Adjustment Items

B. \*Legal Information and Updates

## 9. Director's Items

A. Discussion: To move the "Chair and Board Items" and the "Director's Items" so they are heard after the Public Hearings items on the agenda.

## 10. Consent Items

None

11. **Project Review Items** - Possible action to approve/disapprove or recommend approval/disapproval (with or without conditions) the following project applications:

**A. PUBLIC HEARING: Special Use Permit Case No. SB12-001 – AT&T Mobility, Spanish Springs High School, Wireless Communication Facility** – To replace an existing stadium light pole and replace it with a wireless communication pole including 15 panel antennas and ancillary equipment, and construct an equipment shelter within a 30' x 23' fenced area.

- Location: At the sports stadium at Spanish Springs High School, 1065 Eagle Canyon Drive, adjacent to the intersection of Golden Eye and Eagle Canyon Drive
- Assessor's Parcel No.(s): 530-480-02
- Parcel Size: 53.482 acres
- Current Regulatory Zone(s): Public and Semi-Public Facilities (PSP)
- Area Plan: Spanish Springs
- Citizen Advisory Board: Spanish Springs
- Commission District: 4 – Commissioner Larkin
- Development Code: Authorized in Article 324, Communication Facilities and Article 810, Special Use Permits
- Section/Township/Range: Within Sections 27 and 34, T21N, R20E, MDM Washoe County, NV
- Staff: Roger Pelham, MPA, Senior Planner  
Phone: 775.328.3622  
Email: [rpelham@washoecounty.us](mailto:rpelham@washoecounty.us)

**B. PUBLIC HEARING: Special Use Permit Case No. SB12-002 – AT&T Mobility, Incline Village High School, Wireless Communication Facility** – To replace an existing stadium light pole with an 87-foot tall wireless telecommunications monopole, with up to 12 panel antennas, new light fixtures and all necessary ancillary equipment; and to construct an equipment cabinet shelter within a 26' x 18' fenced area adjacent to the monopole; and, to vary the overall pole height from an allowable 80 feet up to 87 feet.

- Location: At the sports stadium at Incline Village High School, 499 Incline Village Boulevard, approximately 400 feet north of its intersection with Northwood Boulevard

- Assessor's Parcel No.(s): 124-071-52
- Parcel Size: 19.01 acres
- Current Regulatory Zone(s): Public and Semi-Public Facilities (PSP)
- Area Plan: Tahoe
- Citizen Advisory Board: Incline Village / Crystal Bay
- Commission District: 1 – Commissioner Breternitz
- Development Code: Authorized in Article 324, Communication Facilities and Article 810, Special Use Permits
- Section/Township/Range: Within Section 15, T16N, R18E, MDM Washoe County, NV
- Staff: Sandra Monsalvè, AICP, Senior Planner  
Phone: 775.328.3608  
Email: [smonsalve@washoecounty.us](mailto:smonsalve@washoecounty.us)

**C. PUBLIC HEARING: Special Use Permit Case No. SB12-004 – NV Energy, South Reno Water Tank, Monopole Antenna** – To allow the construction of a wireless communication monopole 45 feet in height and associated equipment.

- Location: At the existing water tank approximately 600 feet west (uphill) from the intersection of Timberline Drive and Timberline View Court
- Assessor's Parcel No.(s): 049-070-41
- Parcel Size: 1.78 acres
- Current Regulatory Zone(s): General Rural (GR)
- Area Plan: Forest
- Citizen Advisory Board: Southwest Truckee Meadows
- Commission District: 1 – Commissioner Breternitz
- Development Code: Authorized in Article 324, Communication Facilities and Article 810, Special Use Permits
- Section/Township/Range: Within Section 34, T18N, R19E, MDM Washoe County, NV
- Staff: Roger Pelham, MPA, Senior Planner  
Phone: 775.328.3622  
Email: [rpelham@washoecounty.us](mailto:rpelham@washoecounty.us)

**D. PUBLIC HEARING: Special Use Permit Case No. SB12-003 for NV Energy** – To construct a 70-foot tall monopole wireless communication facility with associated equipment to support NV Energy's Smart Grid program known as "NV Energize".

- Location: 2030 W 1st Avenue, Sun Valley (Red Peak)
- Assessor's Parcel No: 502-250-07
- Parcel Size: ±10.27 acres
- Regulatory Zone: General Rural (GR)
- Area Plan: Sun Valley
- Citizen Advisory Board: Sun Valley
- Development Code: Authorized in Article 324, Communication Facilities & Article 810, Special Use Permits
- Commission District: 3-Commissioner Jung
- Section/Township/Range: Within Section 24 T20 R19 MDM Washoe County, NV

- Staff: Grace Sannazzaro, Planner  
Phone: 775.328.3771  
Email: [gsannazzaro@washoecounty.us](mailto:gsannazzaro@washoecounty.us)

**E. PUBLIC HEARING: Variance Case No. VA12-001 for Arthur Hinckley** – To vary the front yard setback from 20 feet to 12 feet to allow the placement of a ±1,494-square-foot manufactured home as authorized in Article 804 of the Washoe County Development Code.

- Location: 525 Polaris Street, approximately 1/3 mile northwest of Toll Road
- Assessor's Parcel No: 017-262-36
- Parcel Size: ±.205 acres
- Regulatory Zone: High Density Suburban (HDS)
- Area Plan: Southeast Truckee Meadows
- Citizen Advisory Board: Galena-Steamboat
- Development Code: Authorized in Article 804, Variances
- Commission District: 2 - Commissioner Humke
- Section/Township/Range: Within Section 28 T18 R20 MDM Washoe County, NV
- Staff: Trevor Lloyd, Senior Planner  
Phone: 775.328.3620  
Email: [tlloyd@washoecounty.us](mailto:tlloyd@washoecounty.us)

**F. PUBLIC HEARING: Administrative Permit Case No. AP12-001 – National Sierra, LLC** - To allow the establishment of a classic car restoration/storage facility within a newly renovated building.

- Location: 1595 Geiger Grade
- Assessor's Parcel No.(s): 017-055-31
- Parcel Size: 1.8 acres
- Current Regulatory Zone: General Commercial (GC)
- Area Plan: Southeast Truckee Meadows
- Citizen Advisory Board: Galena-Steamboat CAB
- Commission District: 2 – Commissioner Humke
- Development Code: Authorized in Article 302
- Section/Township/Range: Within Section 27, T18N, R20E, MDM Washoe County, NV
- Staff: Trevor Lloyd, Senior Planner  
Phone: 775.328.3620  
Email: [tlloyd@washoecounty.us](mailto:tlloyd@washoecounty.us)

**12. \*Other Items**

None

**13. \*Public Comment**

The public is invited to speak on any item on or off the agenda during this period. However, action may not be taken until this item is placed on an agenda as an action item.

**14. Adjournment**



# BOARD OF ADJUSTMENT MEETING MINUTES

## Board of Adjustment Members

Philip J. Horan, Chair

Robert F. Wideman, Vice Chair

Mary S. Harcinske

Richard "R.J." Cieri

Kim Toulouse

Bill Whitney, Secretary

Thursday February 2, 2012

1:30 p.m.

Washoe County Health Department  
1001 East Ninth Street  
Reno, NV

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## WASHOE COUNTY BOARD OF ADJUSTMENT

### Minutes

February 2, 2012

The regular meeting of the Washoe County Board of Adjustment was scheduled for Thursday, August 4, 2011 at 1:30 p.m., in the Washoe County Health Department Conference Rooms, 1001 East Ninth Street, Reno, Nevada.

### 1. Determination of Quorum

Chair Wideman called the meeting to order at 1:30 p.m. The following members and staff were present:

Members present: Robert Wideman, Chair  
Philip Horan  
Richard "R.J." Cieri  
Mary S. Harcinske

Members absent: Kim Toulouse

Staff present: Bill Whitney, Acting Community Planning Services Manager, Community Development  
Roger Pelham, Senior Planner, Community Development  
Trevor Lloyd, Senior Planner, Community Development  
Greg Salter, Deputy District Attorney, District Attorney's Office  
Dawn Spinola, Recording Secretary, Community Development

### 2. Pledge of Allegiance

Member Cieri led the pledge to the flag.

### 3. Ethics Law Announcement

Deputy District Attorney (DDA) Salter recited the Ethics Law standards.

### 4. Appeal Procedure

Mr. Whitney recited the appeal procedure for items heard before the Board of Adjustment.

## 5. Public Comment

As there was no response to the call for public comment, Chair Wideman closed the public comment period.

## 6. Approval of Agenda

In accordance with the Open Meeting Law, Member Horan moved to approve the agenda of February 2, 2012. The motion, seconded by Member Harcinske, passed by a vote of four in favor and none against, Member Toulouse absent.

## 7. Approval of Minutes

Member Cieri moved to approve the minutes of December 1, 2011. The motion was seconded by Member Harcinske and passed three in favor and none against, Member Horan abstaining as he had not been present at the meeting and Member Toulouse absent.

## 8. Chair and Board Items

None

## 9. Director's Items

Mr. Whitney introduced himself to the members and told them he was looking forward to working with them. He went on to explain Grace Sannazzaro was dealing with a family medical emergency so Mr. Pelham and Mr. Lloyd would be presenting her cases.

Mr. Whitney then asked the members to consider the possibility of holding 12 meetings a year rather than six in order to spread out their workload and expedite service to the public. He noted budgetary constraints may cause the rate of pay to be \$40 instead of \$80 if they do decide to hold the 12 meetings. All of the members present indicated they would do what was necessary to provide good service to the citizens. Member Horan and Chair Wideman indicated they did not feel that the current workload was burdensome. Mr. Whitney asked they consider the matter and told them an item would be placed on the April agenda for discussion and action.

## 10. Consent Items

None

## 11. Project Review Items

### Agenda Item 11A

PUBLIC HEARING: Special Use Permit Case No SB11-015 - Mount Rose Ski Tahoe – To allow the phased improvements to the Mt. Rose Ski Tahoe ski resort. The proposed improvements include the removal of two existing ski lifts (Ponderosa and Galena) and the replacement with a new single ski lift, the extension of an existing ski lift (Lakeview lift), expansion of the mountain terrain to include new ski trails and a new surface lift, the expansion of the existing Rose lodge by approximately ±30,000 square feet, the relocation of a ±5,000 square foot maintenance building, the construction of two snowmaking ponds, the construction of a relocated access road off of Mt. Rose Hwy., the construction of a new ±3,000 square foot on mountain restaurant, the construction of a ±15,000 seasonal locker building and the construction of a new terrain park ski lift on the slide side of the resort. The proposed improvements are projected to be phased over a 15-year timeframe.

- Location: 22222 Mt. Rose Highway near the top of the Highway
- Assessor's Parcel No: 048-112-12; 048-112-13; 048-112-14; 048-112-15; 048-112-04; and 048-120-22
- Parcel Size: ±1,009 acres
- Regulatory Zones: Parks and Recreation & Tourist Commercial
- Area Plan: Forest
- Citizen Advisory Board: Galena/Steamboat CAB & West Washoe Valley CAB
- Development Code: Authorized in Article 302, Allowed Uses & Article 810, Special Use Permits
- Commission District: 2 – Commissioner Humke
- Section/Township/Range: Within Sections 19, 20, 29 & 30 T17N R19E, MDM Washoe County, NV

Chair Wideman opened the public hearing and asked if any Board members wished to provide disclosures. Chair Wideman, Member Horan and Member Harcinske stated they had received invitations to tour the property and had declined.

Mr. Lloyd reviewed the staff report dated January 19, 2012. He noted that both CABs were very supportive of the project and had voted for unanimous approval. He noted each phase of construction would be over the course of five-year increments.

Member Horan noted it appeared as though the new access road was under construction and wanted to know if the county had already received Nevada Department of Transportation (NDOT) approval. Mr. Lloyd stated he would defer to the applicant on that subject.

Member Cieri noted Condition 1f revoked the Special Use Permit (SUP) if it were inactive for one year. Mr. Lloyd replied that condition referred to Operational functions, not construction. As an example, if the restaurant were inoperable for more than 12 months the SUP would be revoked. Mr. Lloyd pointed out the Operational Conditions section was separate from the construction requirements.

Applicant's Representative Lisa Foster reiterated much of What Mr. Lloyd had described, and expounded upon the resort's benefits to the community. She explained the SUP request for the road improvement referred to a realignment of the road in the Rose parking area. A secondary access road off the Mount Rose Highway had already been approved by NDOT and construction had begun. Member Horan asked why an internal realignment would require NDOT approval. Mr. Lloyd explained the intent was to be sure NDOT had no objections.

Ms. Foster noted the resort was surrounded primarily by Forest Service land and therefore had very little impact on neighboring property owners.

Member Harcinske asked if Forest Service denial of any piece of the project would affect the overall plan. Ms. Foster said the Forest Service had reviewed the documents and indicated they agreed with all of the elements of the plan. They have not given specific approval for each piece.

Applicant Paul Senft explained both ponds and two lift extensions were on Forest Service property. Their Engineering Division will provide final design approval at time of construction.



Chair Wideman reiterated Member Harcinske's concern regarding failure of the overall plan if a portion of it were denied by the Forest Service. Mr. Senft stated that if one piece was not approved it would not affect the other pieces.

Member Harcinske expressed concern they were being asked to approve a change to a road already approved by the County. Mr. Lloyd explained it was not uncommon for the county to approve conceptual design and then the applicant or their engineers determining an alteration of the original plan would be the preferred alternative so they then request the change through the Board.

Chair Wideman clarified the alignment of the roadway was a separate issue from its connection to the highway and that NDOT's interest ended at the end of the right-of-way. Mr. Lloyd stated that was correct.

Bill Henderson spoke in favor of the project.

Chair Wideman closed the public hearing.

Member Horan moved to approve conditionally Special Use Permit Case No SB11-015 - Mount Rose Ski Tahoe. The motion was seconded by Member Cieri and passed by a vote of four in favor and none against, Member Toulouse absent.

The motion was based on the following findings:

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Forest 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 type of development, 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; and
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.

### **Agenda Item 11B**

PUBLIC HEARING: Variance Case No. VA11-006 - Thomas R. Potter – A request to vary the maximum 4.5-foot fence height standard within the front yard setback to a fence height of 6 feet.

- Location: 25 and 35 Bargary Way, Reno
- Assessor's Parcel Nos.: 144-231-02 and 144-231-03
- Parcel Size: +2.48 acres (both parcels combined)
- Regulatory Zone: Medium Density Suburban (MDS)
- Area Plan: Southwest Truckee Meadows Area Plan
- Citizen Advisory Board: Galena-Steamboat CAB

- Development Code: Authorized in Article 804, Variances, to vary the standards in Article 214, Southwest Truckee Meadows Area and Article 406, Building Placement Standards
- Commission District: 2– Commissioner Humke
- Section/Township/Range: Within Section 30, T18, R20, MDM Washoe County, NV

Chair Wideman opened the public hearing and asked if any Board members wished to provide disclosures. None did.

Mr. Pelham reviewed the staff report dated January 20, 2012. He showed images of the difference between the allowable fence height and what was requested. He demonstrated it was proposed to be located along a public access easement, rather than behind the 20-foot setback, where a fence of that height was allowed by right. He demonstrated there was no hardship justifying a variance, there were other reasonable alternatives, so staff was recommending denial.

Applicant's Representative Richard Wood explained why the applicant wanted the wall to be constructed at that location and explained the property line along the access easement was not the front of the property. He reiterated a side yard was allowed a six-foot fence and showed pictures of other fences of that height along the same easement. He noted the lack of objection to the fence from the neighbors and opined it was not a detriment to anyone.

Member Cieri asked if the owner had considered placing the fence 20 feet back from the property line, making it legal, and Mr. Wood replied the owner had considered and rejected the idea.

Member Horan requested that Mr. Pelham address the six-foot fences on the opposite side of the lane. Mr. Pelham pointed out the fences were part of a separate subdivision that was accessed through a different roadway and the fences were legally constructed on the rear of the properties.

Chair Wideman asked how a front is determined and Mr. Pelham replied it is along the property line that abuts the access. A corner lot has two fronts, as there are potentially two accesses. He clarified a highway is not an access, so although the lot in question was a corner lot, it only had one legal access.

Member Cieri asked Mr. Wood which of the five required findings for approval of a Variance he claimed he could make a case for. Mr. Wood reiterated the property faced an easement, not a street, and there was only one other affected property. He viewed the situation as an exception to subdivision standards.

As there was no response to the call for public testimony, Chair Wideman closed the public hearing.

Member Harcinske stated a self-induced condition did not create a hardship and agreed with the staff determination.

Member Cieri stated he empathized with the property owner but pointed out the Board was bound by Code. He didn't feel a case was made that allowed them to make the required findings to grant the variance.

Member Horan acknowledged they needed to be reasonable and look at ways to make exceptions to the code in certain cases but this was not one of them.

Chair Wideman noted the Board was there to interpret the Code as adopted, not re-write it. He reiterated they were required to support all five Findings, not four. The issue was the question about what was the issue with the property itself that created the hardship. He stated he could not articulate what that was and find a hardship. If they were to approve the variance without that finding, they placed themselves in jeopardy of setting a precedent.

Member Horan moved to deny Variance Case No. VA11-006 - Thomas R. Potter. The motion was seconded by Member Harcinske and passed by a vote of four in favor and none against, Member Toulouse absent.

The motion was based on the following findings:

1. Special Circumstances. Because there are no special circumstances applicable to the two subject properties, such as exceptional narrowness, shallowness or shape of the specific properties; exceptional topographic conditions; extraordinary and exceptional situation or condition of the properties and/or location of surroundings; the strict application of county code does not result in an exceptional and undue hardship upon the owner of the two subject properties.
2. No Detriment. The relief, if granted, would impair the intent and purpose of the Development Code and the applicable policies under which the variance would be granted due to the fact that there are other options available in meeting the benefit of privacy and security that the property owner is seeking.
3. No Special Privileges. Granting of the variance would be granting special privileges and would be inconsistent with the limitations upon other properties in the vicinity with the identical regulatory zone of Medium Density Suburban (MDS). The property owner has not exhausted other options available, such as constructing a 4 ½ foot high wall within the front yard setback or constructing a 6 foot high wall outside the front yard setback. There are no 6 foot high fences or walls within front yard setbacks in the surrounding neighborhood.
4. Use Authorized. Granting of the variance would not authorize a use or activity which is not otherwise expressly authorized by the regulation governing the subject two parcels.
5. Effect on a Military Installation. Granting of the variance would not have a detrimental effect on the location, purpose, and mission of the military installation.

Ms. Spinola read the appeal language for the record.

### **Agenda Item 11C**

PUBLIC HEARING: Variance Case No. VA11-008- Arrowcreek Homeowners Association – A request to reduce the side yard setback on the east side of the subject property from 15 feet to 3 feet to facilitate construction of a maintenance building.

- Location: Northeast corner of the Alpine Frost Court/  
West Arrowcreek Parkway intersection
- Assessor's Parcel No: 152-472-03
- Parcel Size: ±0.78 acres
- Regulatory Zone: High Density Rural (HDR)
- Area Plan: Southwest Truckee Meadows Area Plan
- Citizen Advisory Board: Southwest Truckee Meadows Citizen Advisory  
Board
- Development Code: Authorized in Article 804, Variances, to vary the  
standards in Article 406, Building Placement  
Standards
- Commission District: 2 – Commissioner Humke
- Section/Township/Range: Within Section 23, T18N, R19E, MDM  
Washoe County, NV

Chair Wideman opened the public hearing and asked if any Board members wished to provide disclosures. None did.

Mr. Lloyd reviewed the staff report dated January 20, 2012. He explained the potential building sites were severely limited due to a utility corridor and accompanying setbacks running down the entire length of the property. He stated the project was able to meet all five findings for the variance.

Mr. Lloyd explained the applicant had requested Condition 1c be changed to allow two years to complete construction rather than the 18 months required by Code. Additionally, the applicant was requesting amendments to Conditions 6a and 6b, allowing completion of the required Fire conditions prior to the Certificate of Occupancy rather than prior to issuance of the building permit.

Applicant's Representative Steve Morton clarified the amendments were being requested to assist with the timing of the various phases of the project.

As there was no response to the call for public testimony, Chair Wideman closed the public hearing.

Member Harcinske moved to approve conditionally as amended Variance Case No. VA11-008- Arrowcreek Homeowners Association. The motion was seconded by Member Cieri and passed by a vote of four in favor and none against, Member Toulouse absent.

The motion was based on the following findings:

1. Special Circumstances. There are special circumstances applicable to the subject property which include an 80 foot utility corridor easement with required 10 foot setbacks on each side and a 20-foot waterline and sewer easement on a 0.78 acre parcel, which leaves little room for practical development; the strict application of county code results in an exceptional and undue hardship upon the subject property.
2. No Detriment. Granting the relief will not create a substantial detriment to the public good, nor will it impair affected natural resources or impair the intent and purpose of the Development Code or applicable policies under which the variance is granted.

3. No Special Privileges. The easements running through the subject property create a significant hardship; therefore, granting of the variance will not constitute a granting of special privileges inconsistent with the limitations upon other properties in the vicinity that have the identical High Density Rural (HDR) regulatory zone as the subject property.
4. Use Authorized. Granting of the variance will not authorize a use or activity which is not otherwise expressly authorized by the regulation governing the subject two parcels.
5. Effect on a Military Installation. Granting of the variance will not have a detrimental effect on the location, purpose, and mission of the military installation.

### **Agenda Item 11D**

**PUBLIC HEARING:** Special Use Permit Case No SB11-014 - Steamboat Hills, LLC - To allow approximately 16,000 cubic yards of grading with a surface disturbance of approximately 2.7 acres to create a new well pad to allow the drilling of a geothermal well to augment fluid and temperature at the existing geothermal power plan facility.

- **Location:** The property is located adjacent to the new I-580 right-of-way, approximately 3 miles south of its intersection with State Route 431 (Mount Rose Highway), at the existing Steamboat Hills Power Plant site. The property is accessed by way of an unnamed private access beginning between the UNR Redfield Campus and Galena High School
- **Citizen Advisory Board:** Galena-Steamboat
- **Area Plan:** South Valleys
- **Parcel Size:** 199.65 acres
- **Regulatory Zone(s):** General Rural (GR)
- **Assessor's Parcel No(s):** 144-020-04
- **Development Code:** Authorized in Article 438 Grading and 810 Special Use Permits
- **Commission District:** 2 – Commissioner Humke
- **Section/Township/Range:** Within Section 5, T17N, R20E, MDM  
Washoe County, NV

Chair Wideman opened the public hearing and asked if any Board members wished to provide disclosures. None did.

Mr. Pelham reviewed the staff report dated January 17, 2012. He explained the applicant had worked with staff to come up with a plan that created a more visually appealing result than originally proposed.

As there was no response to the call for public testimony, Chair Wideman closed the public hearing.

Member Cieri moved to approve conditionally Special Use Permit Case No SB11-014 - Steamboat Hills, LLC. The motion was seconded by Member Horan and passed by a vote of four in favor and none against, Member Toulouse absent.

The motion was based on the following findings:

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the South Valleys 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, as conditioned, the site is physically suitable for a construction pad for a well, and for the intensity of such a development;
4. Issuance Not Detrimental. That, as conditioned, 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 any military installation.

### **Agenda Item 11E**

**PUBLIC HEARING:** Special Use Permit Case No SB11-016 - Rugged 3R Ranch Commercial Stables - To allow the operation of a commercial equestrian stables including boarding of up to 44 horses (22 in stables and 22 in pastures) training, lessons, clinics, timed events, trail course rides and horse shows.

- Location: 3625 Lakeshore Drive, Washoe Valley
- Assessor's Parcel No: 050-320-03
- Parcel Size: 9.52 acres
- Regulatory Zone: Low Density Rural (LDR)
- Area Plan: South Valleys
- Citizen Advisory Board: East Washoe Valley
- Development Code: Authorized in Article 302, Allowed Uses and Article 810, Special Use Permits
- Commission District: 2 – Commissioner Humke
- Section/Township/Range: Within Section 6, T16N, R20E, MDM  
Washoe County, NV

Chair Wideman opened the public hearing and asked if any Board members wished to provide disclosures. None did.

Mr. Pelham reviewed the staff report dated January 20, 2012. He explained there would be no new construction and activities would be restricted to daylight hours. Lighting, noise and number of participants would be limited.

Applicant Matthew Richard described reasons why the property was optimal for the use requested.

As there was no response to the call for public testimony, Chair Wideman closed the public hearing.

Member Horan moved to approve conditionally Special Use Permit Case No SB11-016 - Rugged 3R Ranch Commercial Stables. The motion was seconded by Member Harcinske and passed by a vote of four in favor and none against, Member Toulouse absent.

The motion was based on the following findings:

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the South Valleys 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 commercial stables, 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; and
5. Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of any military installation.

## **12. Other Items**

## **13. Public Comment**

As there was no response to the call for public comment, Chair Wideman closed the public comment period.

## **14. Adjournment**

There being no further business to come before the Board of Adjustment, the meeting adjourned at 3:02 p.m.

Respectfully submitted,

---

Dawn Spinola, Recording Secretary

Approved by Board in session on \_\_\_\_\_, 2012

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Bill Whitney  
Secretary to the Board of Adjustment



# Board of Adjustment Staff Report

Meeting Date: April 5, 2012

Subject: Special Use Permit Case No: SB12-001  
Applicant(s): AT&T Mobility / EPIC Wireless Group  
**Agenda Item No. 11A**

Project Summary: To remove an existing stadium light pole and replace it with a wireless communication pole including 15 panel antennas and ancillary equipment, and construct an equipment shelter within a 30' x 23' fenced area.

**Recommendation: Approval with Conditions**

Prepared by: Roger D. Pelham, Senior Planner  
Washoe County Department of Community Development  
Phone: 775.328.3622  
E-Mail: [rpelham@washoecounty.us](mailto:rpelham@washoecounty.us)

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## Project Description

**Special Use Permit Case No. SB12-001 – AT&T Mobility, Spanish Springs High School, Wireless Communication Facility** – To remove an existing stadium light pole and replace it with a wireless communication pole including 15 panel antennas and ancillary equipment, and construct an equipment shelter within a 30' x 23' fenced area.

**Location:** At the sports stadium at Spanish Springs High School, 1065 Eagle Canyon Drive, approximately adjacent to the intersection of Golden Eye and Eagle Canyon Drive.

**Assessor's Parcel No.:** 530-480-02

**Parcel Size:** 53.482 acres

**Current Regulatory Zone:** Public and Semi-Public Facilities (PSP)

**Area Plan:** Spanish Springs

**Citizen Advisory Board:** Spanish Springs

**Commission District:** 4 – Larkin

**Development Code:** Authorized in Article 324, Communication Facilities and Article 810, Special Use Permits

**Section/Township/Range:** Within Sections 27 and 34, T21N, R20E, MDM, Washoe County, NV



**Staff Report Contents**

Project Description ..... 1  
Special Use Permit ..... 3  
Vicinity Map ..... 4  
Site Plan ..... 5  
Project Evaluation ..... 9  
Spanish Springs Citizen Advisory Board (SSCAB) ..... 12  
Reviewing Agencies ..... 12  
Recommendation ..... 12  
Motion ..... 13  
Appeal Process ..... 13

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**Exhibits Contents**

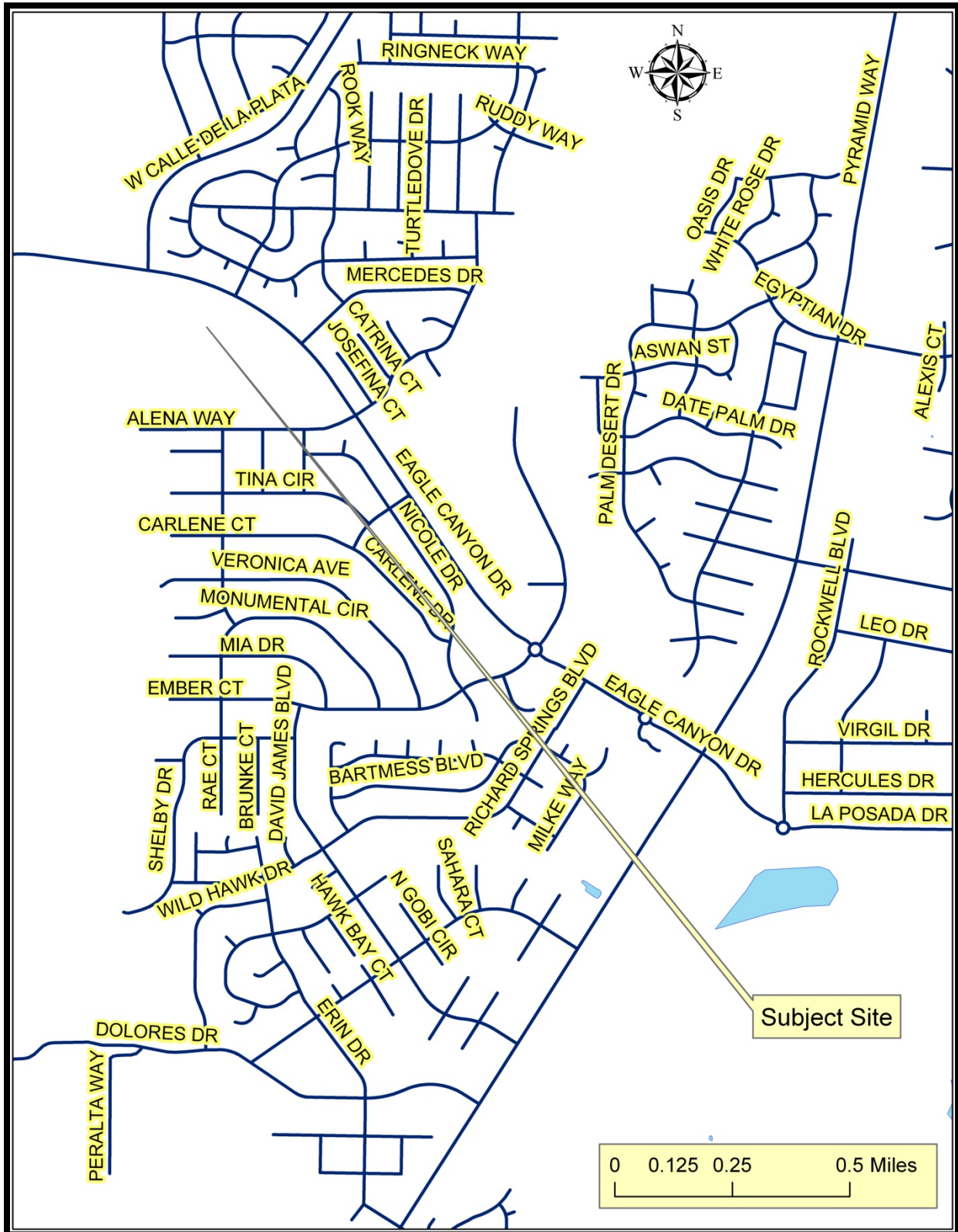
Conditions of Approval ..... Exhibit A  
Citizen Advisory Board Minutes ..... Exhibit B  
Public Notice Map ..... Exhibit C  
Project Application ..... Exhibit D  
Public Works, Engineering Division Memo ..... Exhibit E

### Special Use Permit

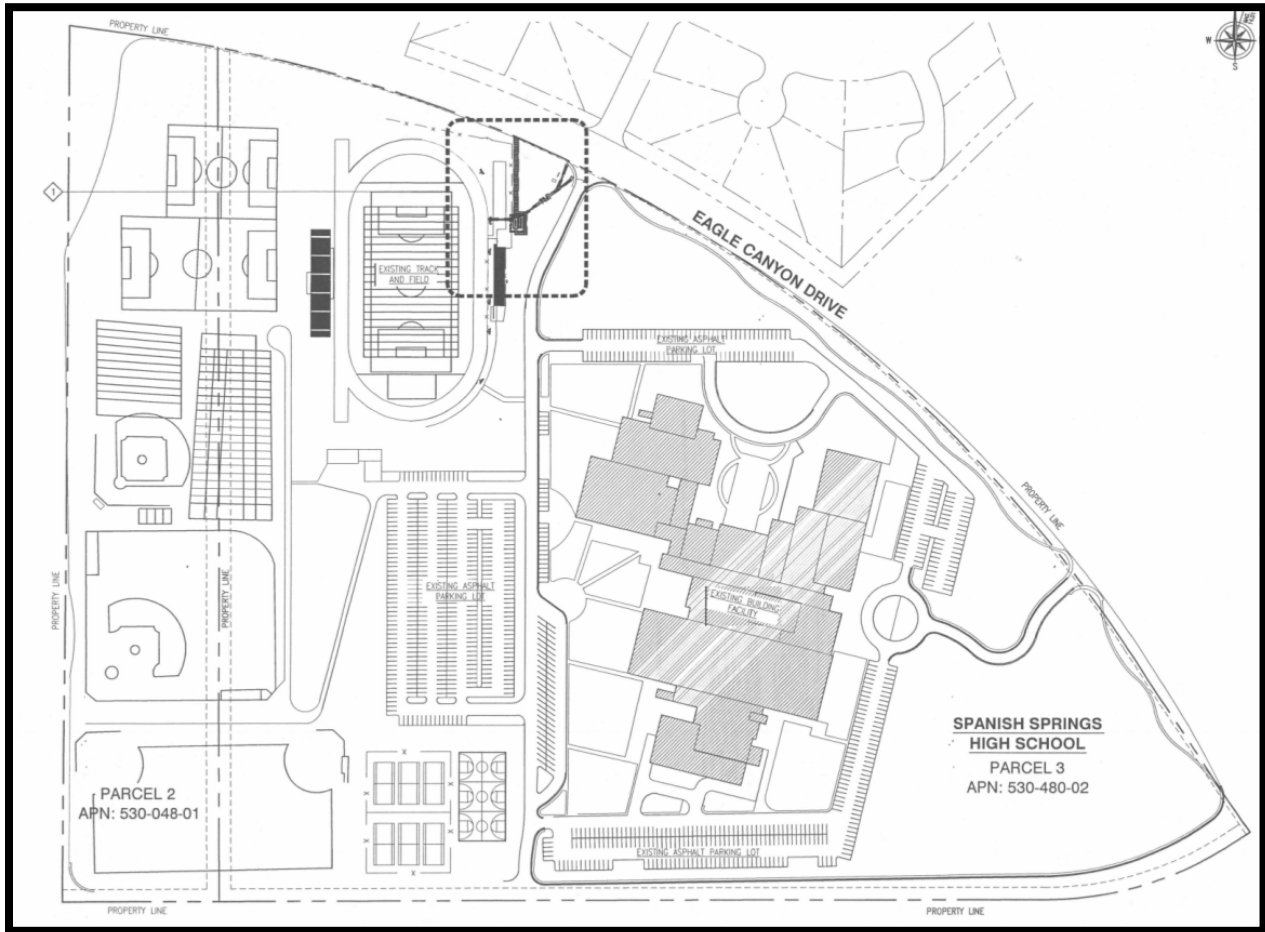
The purpose of a Special Use Permit is to allow a method of review to identify any potential harmful impacts on adjacent properties or surrounding areas for uses that may be appropriate within a regulatory zone; and to provide for a procedure whereby such uses might be permitted by further restricting or conditioning them so as to mitigate or eliminate possible adverse impacts. If the Board of Adjustment grants an approval of the Special Use Permit, that approval is subject to Conditions of Approval. Conditions of Approval are requirements that need to be completed during different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., a grading permit, a building permit, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure.
- 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 business or project.

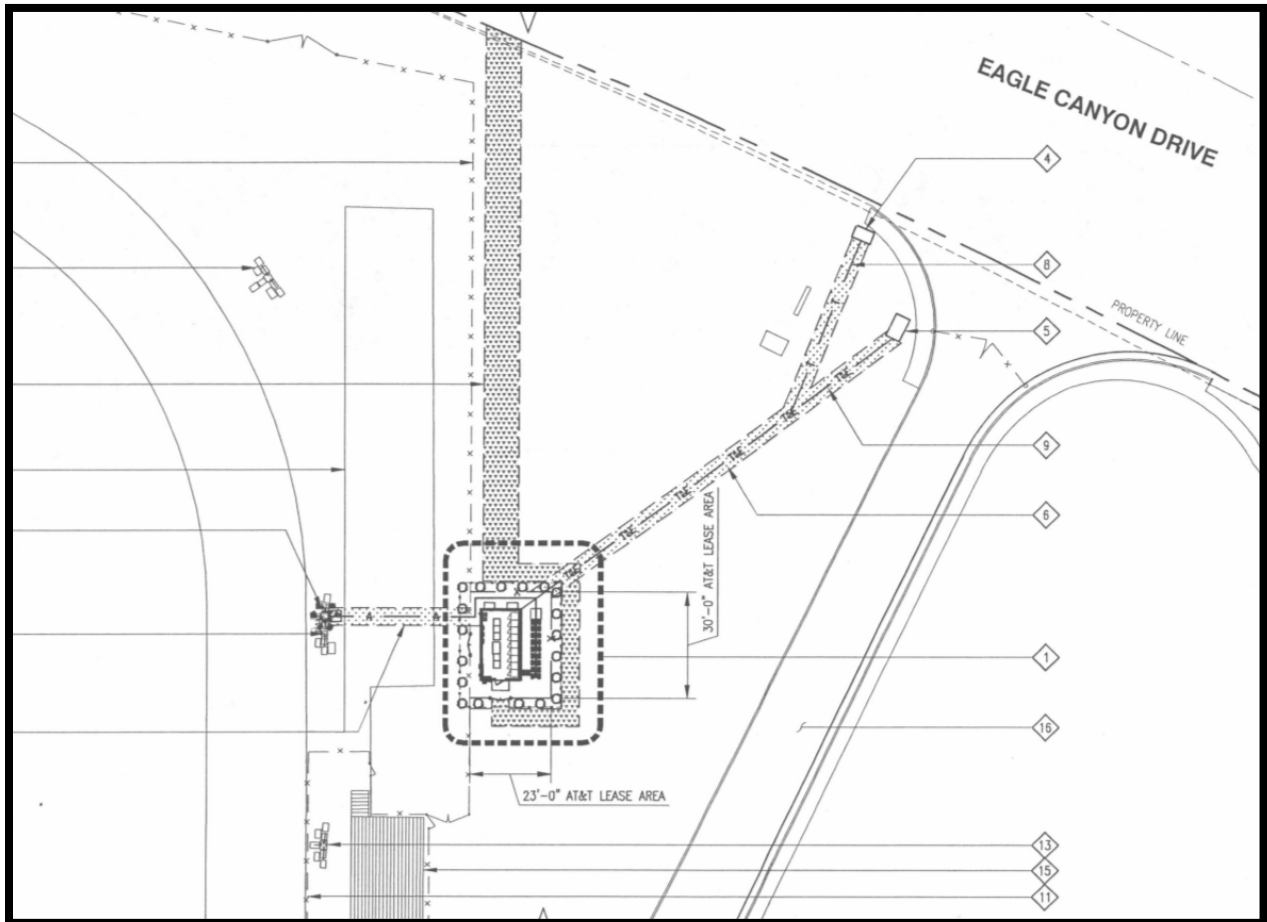
The Conditions of Approval for Special Use Permit Case No. SB12-001 are attached to this staff report and will be included with the Action Order.



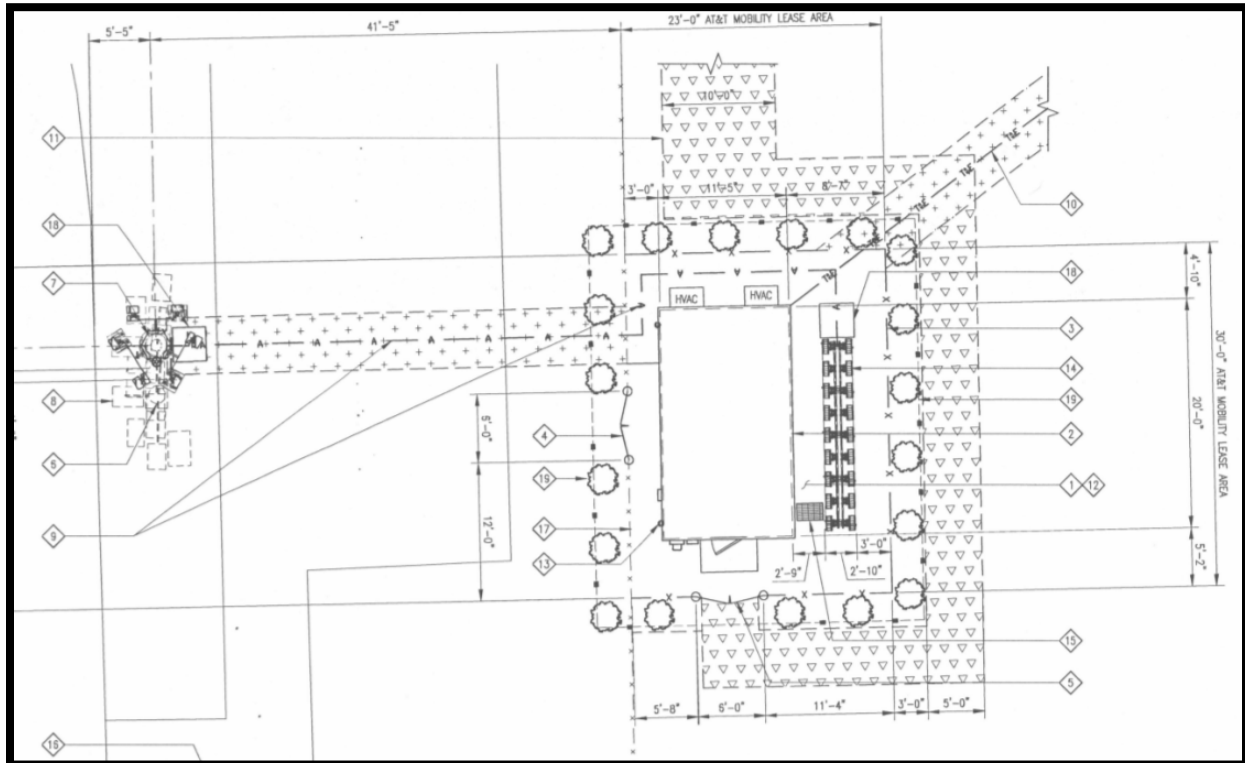
Vicinity Map



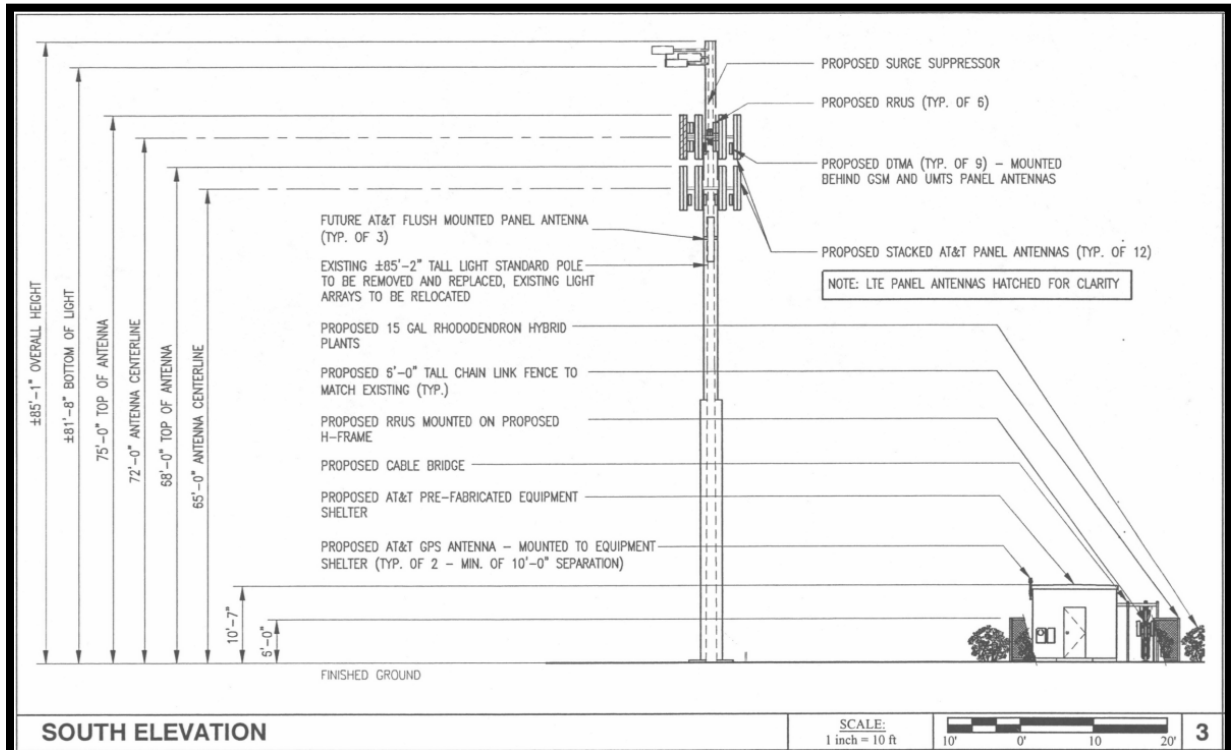
Overall Site Plan



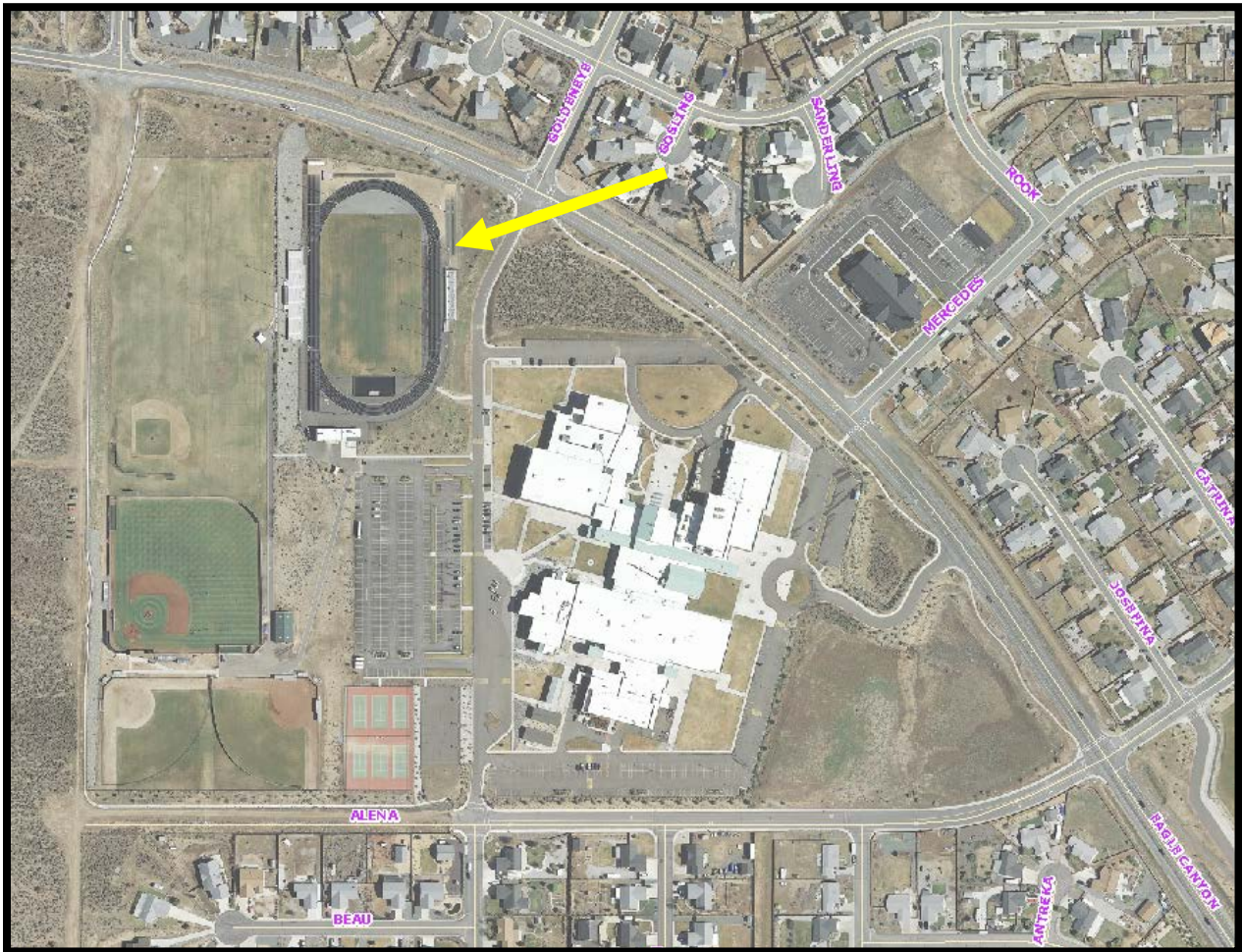
Enlarged Site Plan



Detail of Equipment and Tower Areas



Tower Elevation



Overhead Photo of Spanish Springs High School

**Project Evaluation**

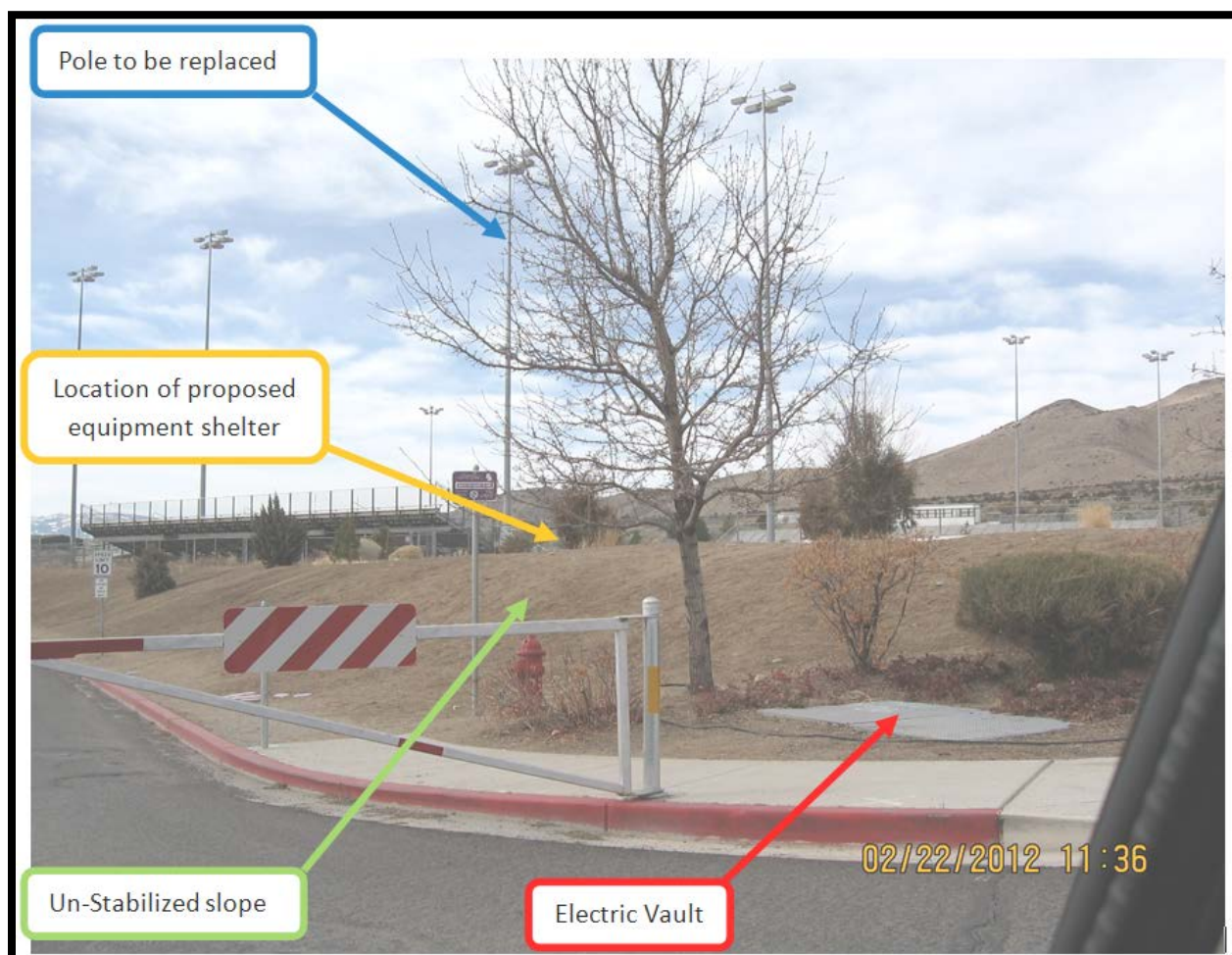
The applicant, AT&T Mobility, is requesting to construct a wireless communication monopole antenna (often referred to as a “cell tower”) pursuant to Washoe County Development Code section 110.324.50(e). The wireless communication monopole antenna is proposed to be located adjacent to the sports field at Spanish Springs High School. There are a number of existing 85-foot-tall light poles adjacent to the sports field. The applicant proposes to remove one of the existing light poles and replace it with the wireless communication monopole antenna. The maximum height of such facilities is specified in section 110.324.50(e)(1) of the Development Code and in the Public and Semi-Public Facilities regulatory zone a height of 75 feet is allowed. This height is arrived at by adding ten feet to the generally allowable building height of 65 feet. The wireless antennas on the proposed facility will not exceed the allowable height, however the overall all height of the light pole will remain at the existing height of 85 feet.

In addition to replacing the existing light pole with another pole that supports the wireless antennas the applicant is also requesting to construct an equipment shelter and a fenced area 30 feet by 23 feet in size directly adjacent to the existing fencing surrounding the sports field. That fenced area is proposed to be surrounded by landscape plantings as shown on the “Detail of Equipment and Tower Areas” shown on page 7 of this report. Because the antenna is proposed to replace an existing light pole, and due to the facility being sited within the boundaries of the Spanish Springs High School, there are few impacts associated with the proposal that are more intense than the existing use. Some additional impacts are anticipated, however, and are addressed below.

There are several conditions proposed to reduce identified impacts. The plans submitted by the applicant show bushes surrounding the perimeter of the equipment area. Staff recommends that those bushes be replaced with evergreen trees so that over time the height of the trees will reduce the visual impact of the facility. The plans submitted by the applicant indicate that the fencing surrounding the equipment area will be open chain-link. Staff recommends that slats be included in all new fencing, again to reduce the visual impact of the facility, and to match the existing school buildings.

As can be seen in the following photograph, the proposed facility is directly adjacent to an un-stabilized dirt slope with little or no vegetation.





The plans call for the applicant to trench diagonally along that slope to install the electricity and telecommunication connections necessary for the facility. An un-stabilized slope is far more likely to suffer significant erosion than a vegetated slope. Trenching along that slope would loosen the soil in that area, both in the trench area and in the area disturbed by construction equipment, and increase the chance for significant erosion. Staff recommends that the utility lines for connection to electricity and telecommunication be located under the proposed vehicular access to the facility and then proceed along Eagle Canyon Boulevard to the electric and telecommunication vaults. There are multiple reasons supporting this recommendation. The proposed access will be stabilized with compacted gravel or road-base material, thus reducing the chance for erosion. The route of the suggested alternative is much flatter than the area that would be disturbed by trenching along the slope, flat areas are much less prone to erosion than are sloped areas. The suggested alternative will be within an area that will be disturbed by construction in any case, so the use of that area for utility installation lessens the overall impact of the construction upon the surrounding area. An alternative would be to allow the applicant to permanently stabilize all areas disturbed by trenching and the equipment required for trenching, by means of placement of rock rip-rap. This is a much less desirable option as the visual impact of the rock rip-rap would be permanent and it would not match the surrounding area. It would, however, stabilize the newly disturbed area of the otherwise un-stabilized slope. If the applicant chooses this option, all rip-rap will be treated with a simulated desert varnish product to match

the color of the surrounding slope to the greatest practical extent. Yet another option would be for the applicant to using boring equipment to install the required connection cables. If this option is chosen the applicant will be required to fence off the un-stabilized slope during construction to reduce the likelihood of disturbance of that slope which would result in loosening of the soil and increasing the potential for erosion of that slope.

Finally, installation of the proposed facility will result in the removal of existing landscaping. Staff has included a condition of approval to require that all landscaping removed will be replaced prior to a final inspection and approval of the project and that for each existing tree removed that two trees will be planted (in addition to the trees required surrounding the equipment enclosure), and for each bush removed that two bushes will be planted. All landscaping must be supplied with permanent irrigation.

For the Board to approve a special use permit certain findings of fact must be made. The required findings of fact and staff analysis of each one follows.

- (a) Consistency. The proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the applicable area plan;

Comment: There are no Spanish Springs Area Plan goals that are particularly applicable to the proposed monopole.

- (b) Improvements. 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;

Comment: Being an unstaffed facility, and requiring only occasional visits by maintenance personnel, the proposed unpaved driveway is adequate for the use. Other improvements such as water and sewer are not necessary. It is the opinion of staff that an adequate public facilities determination can be made.

- (c) Site Suitability. The site is physically suitable for the type of development and for the intensity of development;

Comment: The monopole is proposed to be located within an existing developed public high school campus, the proposed use is no more intense that the current use. It is the opinion of staff that the site is physically suitable for the proposed monopole.

- (d) Issuance Not Detrimental. 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; and

Comment: The pole will replace an existing light pole in the sports stadium area and will not increase the height of the light pole. Conditions of approval to mitigate the visual impact of the equipment area associated with the facility have been recommended by staff. Given those considerations it is the opinion of staff that issuance of the special use permit will not be significantly detrimental in any way.

- (e) 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.

Comment: There is no military installation in the vicinity of the proposed monopole.

### **Spanish Springs Citizen Advisory Board (SSCAB)**

The proposed project was presented by the applicant's representative at the regularly scheduled Citizen Advisory Board meeting on March 14, 2012. The attached memorandum from the CAB reflect discussion on the following items:

- 

### **Reviewing Agencies**

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

- Washoe County Community Development
- Washoe County Department of Public Works, Engineering Division
- Washoe County Department of Water Resources
- Washoe County Health District, Environmental Health Division
- Truckee Meadows Fire Protection District
- Washoe County Fire Services Coordinator
- Regional Transportation Commission

Two out of the seven 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 Community Development addressed visual mitigation and stabilization of adjacent un-stabilized slope.  
Contact Roger Pelham, 775.328.3622, rpelham@washoecounty.us
- Washoe County Engineering Division provided standard conditions for construction drawings and specifications for easements to serve the project.  
Contact Leo Vesley, 775.328.2040, lvesely@washoecounty.us

### **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 No. SB12-001 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 Special Use Permit Case No. SB12-001 for AT&T Mobility, having made all five findings in accordance with Washoe County Development 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 Spanish Springs Area Plan;
2. Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
3. Site Suitability. That the site is physically suitable for a 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; and
5. Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

**Appeal Process**

Board of Adjustment action will be effective 10 days after the public hearing date, unless the action is appealed to the County Commission, in which case the outcome of the appeal shall be determined by the Washoe County Commission.

xc: Applicant: AT&T Mobility / EPIC Wireless Group, attn: Gary Mapa, 8700 Auburn Folsom Road, Suite 400, Granite Bay, CA 95746

Property Owner: Washoe County School District, attn: Mike Boster, PO Box 30425, Reno, NV 89520

Consultant: EPIC Wireless Group, attn: Bryon Sattler, 8700 Auburn Folsom Road, Suite 400, Granite Bay, CA 95746

Action Order xc: Greg Salter, Esq., District Attorney's Office; Carol Buonanoma, Assessor's Office (CAAS); Theresa Wilkins, Assessor's Office; Susan Hood/John Cella, Department of Water Resources; Kimble Corbridge/Leo Vesely, Engineering Division; Kurt Latipow, Fire Services Coordinator,

David Mills, Truckee Meadows Division, Reno Fire Department; Larry Todd, Reno Fire; Dan Birkel Reno Fire; Mike Greene, Sierra Fire Protection District; Spanish Springs Citizen Advisory Board, Chair.

# EXHIBIT A



## Conditions of Approval

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Special Use Permit Case No. SB12-001

The project approved under Special Use Permit Case No: SB12-001 shall be carried out in accordance with the Conditions of Approval granted by the Board of Adjustment on 4/5/2012. Conditions of Approval are requirements placed on a permit or development by each reviewing agency. These Conditions of Approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable Codes.

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

Operational Conditions are subject to review by the Department of Community Development prior to the renewal of a business license each year. Failure to adhere to the Operational Conditions may result in the Department of Community Development recommending that the business license not be renewed until conditions are complied with to the satisfaction of Washoe County.

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 Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies.**

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District. Any conditions set by the District Health Department must be appealed to the District Board of Health.**
- **The RENO-TAHOE AIRPORT AUTHORITY is directed and governed by its own Board. Therefore, any conditions set by the Reno-Tahoe Airport Authority must be appealed to their Board of Trustees.**
- **The REGIONAL TRANSPORTATION COMMISSION (RTC) is directed and governed by its own board. Therefore, any conditions set by the Regional Transportation Commission must be appealed to that Board.**

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

**Washoe County Community Development**

1. The following conditions are requirements of the Department of Community Development, which shall be responsible for determining compliance with these conditions.

Contact Name – Roger Pelham, 775.328.3622

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

**NOTE**

Should any 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 (2) working days from the date of notification.

- e. All new fencing installed as part of this project shall include slats and provide at least 75% visual screening. Slats shall be of a color to match the surrounding school buildings. Fencing materials shall be non-reflective.
- f. Prior to any ground disturbing activity, the applicant shall submit a landscaping design plan to the Department of Community Development. Said plan shall be substantially similar to the plans submitted as part of the special use permit application, however, each bush surrounding the proposed equipment enclosure shall be replaced with an evergreen tree. 50% of evergreen trees shall be at least 7 feet in height at time of planting and the remainder shall be at least 5 feet in height at time of planting.
- g. All existing trees and landscaping removed as part of the construction of this facility shall be replaced at the rate of two trees for each tree removed and two bushes for each bush removed. All disturbed areas shall be revegetated with a seed mix consisting of native plants. Landscape plans shall show all existing trees and landscaping, both to be preserved and to be removed.
- h. All landscaping shall be provided with water by means of a permanent irrigation system.
- i. A certification letter or series of letters by a registered landscape architect or other persons permitted to prepare landscaping and irrigation plans pursuant to N.R.S. 623A shall be submitted to and approved by the Department of Community Development. The letter(s) shall certify that all applicable landscaping provisions of Articles 408, 410 and 412 of the Development Code have been met. All landscaping plans and the letter shall be wet-stamped. The letter shall indicate any provisions of the code that the Director of Community Development has waived.
- j. All landscaping shall be maintained in accordance with the provisions found in Section 110.412.75, Maintenance. A three-year maintenance plan shall be submitted by a licensed landscape architect registered in the State of Nevada to the Department of Community Development, prior to a Certificate of Occupancy. The plan shall be wet-stamped.
- k. The applicant shall protect the un-stabilized dirt slope to the east of the equipment enclosure from danger of significant erosion by one of the following means.
  - 1) Trenching for utility lines for connection to electricity and telecommunication shall be located under the proposed vehicular access to the facility and then proceed southeast along Eagle Canyon Boulevard to the electric and telecommunication vaults; OR
  - 2) The applicant shall permanently stabilize all areas disturbed by trenching activities by placement of 6 to 12 inch rock rip-rap. All exposed rock rip-rap shall be treated with a simulated desert varnish product to match the color of the surrounding slope to the greatest practical extent; OR



- 3) The applicant shall use boring techniques to install the required utility connections and shall not disturb the surface of the un-stabilized dirt slope. The applicant shall install temporary construction fencing along the top and bottom of the slope to inhibit disturbance during construction activities.
- I. The following **Operational Conditions** shall be required for the life of the project:
    1. This special use permit shall remain in effect until or unless it is revoked or is inactive for one year.
    2. Failure to comply with the Conditions of Approval shall render this approval null and void. Compliance with this condition shall be determined by the Department of Community Development.
    3. The applicant and any successors shall direct any potential purchaser/operator of the site and/or the special use permit to meet with the Department of Community 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 Department of Community Development of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.
    4. This special use permit shall remain in effect as long as the business is in operation and maintains a valid business license.

### **Washoe County Department of Public Works**

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

**Contact Name** – Leo Vesely, 775.328.2040

- a. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site.
- b. The applicant shall provide permanent easements for the lease area, access and utilities. A copy of the easements shall be submitted to the Engineering Division prior to issuance of a building permit.
- c. All existing and proposed easements shall be shown on the site and/or grading plan. The County Engineer shall determine compliance with this condition.

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

# Exhibit B

## SPANISH SPRINGS CITIZEN ADVISORY BOARD



### MEMORANDUM

TO: Roger Pelham, Staff Representative  
FROM: Allayne Donnelly-Everett, Recording Secretary  
DATE: March 15, 2012  
SUBJECT: Special Use Permit SB12-001 AT&T Mobility, Spanish Springs High School Wireless Communications Facility

The following is a portion of the draft minutes of the regular meeting of the Spanish Springs Citizen Advisory Board held March 14, 2012.

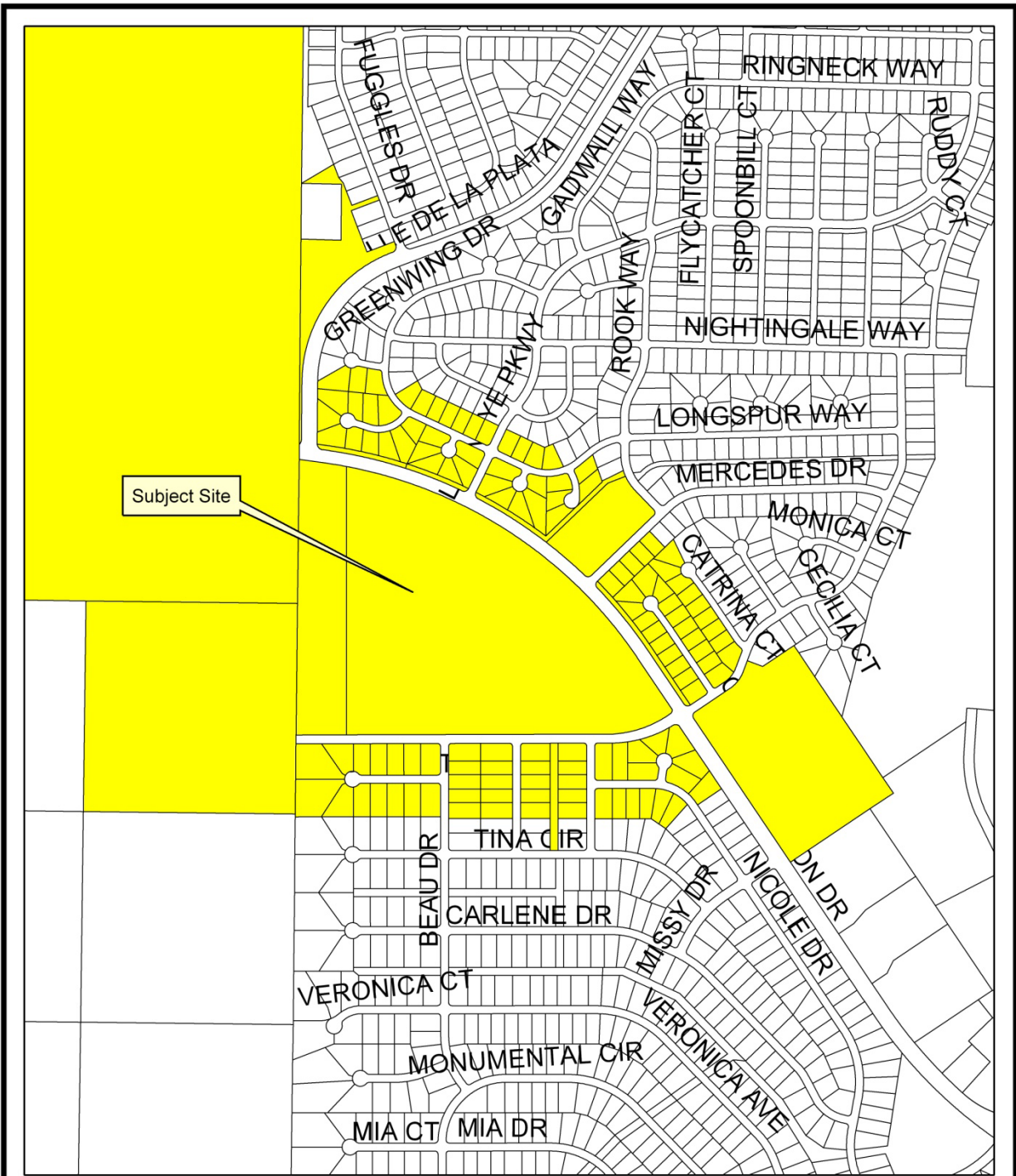
**Special Use Permit Case No. SB12-001 – AT&T Mobility, Spanish Springs High School, Wireless Communication Facility** – Gary Mapa, AT&T representative presented the request to replace an existing stadium light pole and replace it with a wireless communication pole including 15 panel antennas and ancillary equipment, and construct an equipment shelter within a 30' x 23' fenced area located at the sports stadium at Spanish Springs High School, 1065 Eagle Canyon Drive adjacent to the intersection of Golden Eye and Eagle Canyon Drive as authorized in Article 324, Communication Facilities and Article 810, Special Use Permits within Sections 25 and 34, T21N, R20E, MDM. The 53.482 acre parcel number 530-480-02 is zoned Public and Semi-Public Facilities (PSP) within the Spanish Springs Area Plan. Roger Pelham, MPA, Senior Planner, 775-837-3622 Email: [rpelham@washoecounty.us](mailto:rpelham@washoecounty.us) **MOTION:** Jonathan Reynolds moved to recommend approval of SB12-001, AT&T Mobility, Spanish Springs High School Wireless Communications Facility as presented. Joe DuRousseau seconded the motion. The motion carried unanimously.

#### **Comments and Concerns**

- There were no comments or concerns presented in opposition to the proposed project.

c: Robert Larkin, Commissioner  
Bonnie Weber, Commissioner  
Bill Whitney, Acting Director ComDev  
Cyndy Brown, Chair  
Bob Webb, Program Manager  
Sarah Tone, County Liaison  
Andrea Tavener, CAB Program Assistant

# Exhibit C



Mailing Label Map  
Special Use Permit Case No SB12-001  
AT&T Mobility, Spanish Springs High School  
Wireless Communication Facility

135 Parcels selected at 500 feet.

Source: Community Planning Services



Date: February 2012

Department of  
Community  
Development

WASHOE COUNTY  
NEVADA

Post Office Box 11130  
Reno, Nevada 89520  
(775) 328-3600

Exhibit D

SB12-001

Project Application

Staff Assigned Case No.:

SB12-001

**Washoe County Development Application**

<b>Project Information</b>			
Project Name (commercial/industrial projects only): AT&T Mobility CV0701 Spanish Springs			
Project Description: Unmanned Communication Facility; Remove and replace existing stadium light standard with new steel pole light standard; install 15 panel antennas with ancillary equipment at 3 heights (6 per height (3 at 3rd), equipment shelter within 30' x 23" fenced lease area.			
Project Address: 1065 EAGLE CANYON DRIVE, SPARKS, NV 89441			
Project Area (acres or square feet): PROPOSED 30' x 23' (690 SQ. FT.) AT&T LEASE AREA			
<b>Location Information</b>			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): PYRAMID WAY (NV-445). TURN LEFT ON EAGLE CANYON DR. ARRIVE AT 1065 EAGLE CANYON DR.			
Assessor's Parcel No(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
530-480-002	53.482		
Section(s)/Township/Range: Portion Section 27 / Portion Section 34 T. 21 North, R. 20 East, MDBM			
<b>Indicate any previous Washoe County approvals associated with this application:</b> Case Nos. None by this applicant			
<b>Applicant Information</b>			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: WASHOE COUNTY SCHOOL DIST		Name: EPIC Wireless Group	
Address: PO BOX 30425		Address: 8700 Auburn Folsom Rd, Ste 400	
RENO	Zip: 89520	Granite Bay, CA	Zip: 95746
Phone:	Fax:	Phone: 916-704-0899	Fax:
Email: mbooster@washoeschools.net		Email: bryon.sattler@epicwireless.net	
Cell: (775) 789-3810	Other:	Cell: 916-704-0899	Other:
Contact Person: MIKE BOSTER		Contact Person: Bryon Sattler	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: AT&T Mobility / EPIC Wireless Group		Name:	
Address: c/o: 8700 Auburn Folsom Rd, Ste 400		Address:	
Granite Bay, CA	Zip: 95746		Zip:
Phone: 530-320-9097	Fax: 530-878-7260	Phone:	Fax:
Email: gmapa@reatta.com		Email:	
Cell: 530-320-9097	Other:	Cell:	Other:
Contact Person: Gary G. Mapa		Contact Person:	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:			
CAB(s):		Land Use Designation(s):	

## 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?

Installation of new Wireless Communication Facility.

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

Remove and replace an existing stadium light standard.

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?

New replacement light standard, trench to utilities (power and telco), construct a 23' x 30' fenced lease area with prefabricated equipment shelter to be placed within. This is an unmanned facility and will not utilize water or sanitation facilities. Vehicular access by service road to meet County requirements. From issuance of a building permit to completion it is expected 30 days + or -. All work to be performed during County designated work days/hours.

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

No phasing proposed.

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?

Existing light standards will lessen visual impact(s). Level topography will minimize grading. This location is considered ideal for the purpose of wireless communication facilities.

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

Benefits will include enhanced wireless coverage, competitive pricing, high speed data transfer, E911 coverage and other essential services access for emergency response, public safety, etc.

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

Utilizing the existing stadium light standards in the "Ball Field-Track" is in itself minimizing a visual impact. This will eliminate the need for an additional structure in the vicinity of the High School and or surrounding neighborhoods.

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

It is proposed that the equipment shelter be fenced in a manner that hides its visual appearance. Drought resistant foliage is proposed.

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

This is an unmanned facility. Parking will be on occasion when equipment is serviced. Technician(s) are expected to visit the site monthly, unless an outage occurs. It is expected at least one space will be provided.

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

Drought resistant foliage will be proposed. Conforming with existing plants will be considered. Fencing can be wood, natural or paint grade, chain link with vinyl slatting or other material as may be suggested by property owner or planning staff.

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.)

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



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.)

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

13. Community Sewer

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

Community Water

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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## **AT&T Mobility Statement of Operations**

AT&T Mobility is the trade name for the wireless telecommunications services business segment of AT&T. It is licensed by the Federal Communications Commission and is regulated by the California Public Utilities Commission as a public utility. It operates its network in the Northern California/San Francisco-Sacramento-Reno Market utilizing the Global System for Mobile Communications (GSM) and Universal Mobile Telecommunications System (UMTS) technology at radio frequency bands of 850 MHz and 1900 MHz. The UMTS technology is employed by AT&T to provide the so-called third-generation or "3G" service for both voice and data transmission. AT&T Mobility is in the process of deploying so-called fourth-generation or "4G" service to greatly enhance data transmission service to support both cellular communications and wireless internet access using LTE and LTE Advanced technologies at the 750 and 1700/2100 MHz frequencies.

Wireless or "Cellular" Communications Networks generally consist of a network of inter-related low-power radio transmission and receiving antenna sites ("cell sites") that are connected to a "hard-wired" telecommunications network backbone of copper wire or fiber-optic cable with a complex digital switching system. The network provides mobile communications by handing off the incoming and outgoing radio signals from the user's mobile phone from one cell site to another as the user travels through the area covered by the network. In the initial phase of network development in the 1980s, cell sites were constructed in a grid or honeycomb pattern as much as five to ten miles apart over a geographical area to provide basic coverage for the network. Because of the limitations of the radio frequency bands and the available technology, each cell site has a limited capacity to handle calls or data transmission. Changes in technology from analog to digital helped provide additional capacity, however as the number of users and the integration of wireless data services (e.g. internet access) increased, the focus of network development in the late 90s and 2000s shifted to adding cell sites in order to accommodate the capacity of the networks to meet demand in areas where coverage already existed.

As cell sites are added, the coverage area or size of each cell in the honeycomb pattern decreases to one square mile or less in order to prevent the signals from each site interfering with the signals from the surrounding sites in the same network. In highly urbanized areas the density of cell sites is much greater than in suburban or rural areas. A denser pattern of smaller cells helps optimize both the coverage and the capacity of the system. Radio signals to and from cell phones must also contend with interference from buildings and other structures or hills or other geographical features, as well as foliage. Cell sites are often added to compensate for these factors. Despite these improvements, wireless customers and network engineers are still challenged with problems including call quality, dropped calls or inability to initiate calls during periods of peak network demand.

In the current phase of network development, cell sites are still being added to increase the capacity of the network to meet demand. Because the new 4G LTE technology operates at different radio frequency bands than the existing networks, full deployment of 4G services means building a whole new network on top of the existing network. To the extent that existing cell sites can be expanded to add the equipment and new antennas needed to provide 4G services; that path will be generally preferred. However, many cell sites in the existing network no longer have space on the tower or sufficient ground space for equipment to add the new 4G LTE technology. In areas where this is true, new cell sites will have to be developed in order to

provide 4G service. The goal for these new sites is to accommodate all the antennas and equipment needed for both the GSM/UMTS technology and the new 4G LTE technology.

Existing AT&T customers have cell phones, digital and 3G devices that are not compatible with the new 4G LTE technology. The current GSM/UMTS network will have to be maintained for at least the next five to ten years to continue to provide services to customers during the useful life of their current phones or other devices. The new 4G devices are generally backward compatible with the existing GSM/UMTS network, and may continue to rely on the older technology to provide voice transmission, while high bandwidth data transmission of as much as 1 G per second will use the LTE portion of the network.

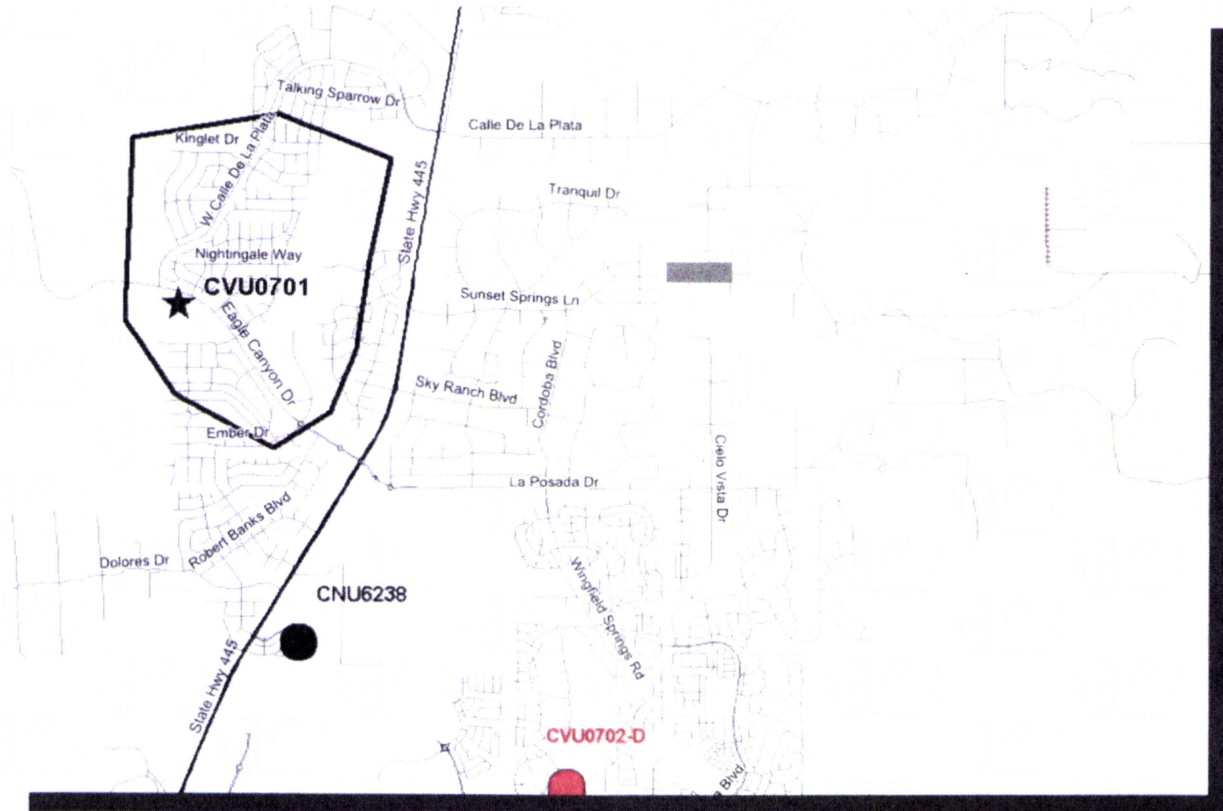
### **AT&T's Site Selection Process for "New Sites"**

Once the need for a new cell site has been identified by AT&T Network Engineers, and a budget for development of the new site has been approved, site acquisition consultants are retained to identify potential candidates in the desired area that will meet the Network Engineer's specifications for location, height and geographical coverage. The consultants review known inventories of existing tower sites from other wireless service providers and drive the area to identify other potential site candidates. Often an existing tower is identified as a potential candidate, but other tall structures suitable for collocation such as playing field light standards, high tension electrical power transmission towers, water towers will also be examined. Criteria include the availability of land-line telephone and electrical utility service, 24/7 access, sufficient ground space for an equipment shelter or equipment cabinets, and the ability to mount antennas at a sufficient height above ground level in order to provide the most optimal and desired coverage area for the site in relation to the existing surrounding sites. Collocation on existing structures is generally considered desirable as a means of reducing costs and decreasing permitting time and difficulty.

Where no suitable structures exist, appropriate sites for new construction with permissible zoning and a willing landlord are present. Typically at least three candidates are identified for each new site. The site selected for development is based on an evaluation of the most optimal solution that balances various factors, primary being the needs of the network, but also giving due consideration to cost as well as the time needed to obtain permits and construct the site. Site development costs, including engineering, design, leasing, permitting and construction, are typically well into six figures for every site. Site selection decisions are therefore not arbitrarily or capriciously made.

The objective for AT&T's new site CV0701 (Spanish Springs) is to offload CNU6238 (Figure 1) located south of Spanish Springs along the State Highway 445 corridor. The proposed site will also provide coverage to the existing businesses and residential areas in Spanish Springs. In addition, this proposed facility will contribute to seamless communication services along the SR 445.

Figure 1. CV0701 Search Ring Map



**LEGEND**

Cell Site Symbols

- Existing AT&T Sites
- Future AT&T Sites
- ★ Proposed AT&T Site
- Coverage Objective Boundary

## Project Description

**Site Name:** Spanish Springs (CV0701)

**APN:** 530-480-002

**Address:** 1065 Eagle Canyon Drive, Sparks, NV 89441

**Acres:** 53.482 Acres

**Zoning:** Public and Semi-Public

**General Plan Land Use Designation:** CMSC

**Project #:** CV0701

AT&T Mobility is proposing removal of an existing 85' 1" stadium field light standard and replacement with a new 85' 1" monopole communications facility located at 1065 Eagle Canyon Drive, Sparks, NV 89441 in the vicinity of northeast corner of the football stadium (edge of track). The total lease area on the subject property is expected to be 690 sq.ft, and will be contained by a surrounding 6' high chain link fence to prevent unauthorized access to the equipment shelter. The subject parcel also has a perimeter fence and entry gate to prevent unauthorized access to the property

AT&T Mobility will be the provider for this monopole and will be occupying the lease area with an 11'-6" X 20' equipment shelter. On top of the equipment shelter (or other location to be designated) will be two GPS units. AT&T proposes to install twelve panel antennas over three sectors allowing four antennas per sector at two heights (centerlines 72' and 61') and obtain approval for 3 additional "future" antennas, one in each of 3 sectors at 50' A.G.L. In order to provide premium coverage the antennas sectors will be distributed over two heights (3<sup>rd</sup> height for 3 future antennas at 50' height). The top three sectors (6 antennas) will have a center A.G.L of 72' while the middle sector (6 antennas) will have a center A.G.L of 61'. A lower three sectors (3 "future" antennas) is proposed at 50' A.G.L. The location and design of these new facilities can be viewed in the engineering plans and photo simulation exhibits which are attached to this application.

The placement of the lease area is located in the north portion of the subject property outside the stadium fence as seen in the "site layout" page of the zoning drawings. The western edge of the lease area is shared with the existing fence line.

## Site Selection Alternatives Analysis

In keeping with AT&T's general practice, three separate candidates within the search ring area were evaluated before the site which is the subject of this application was selected as the most desirable for development. Candidate C is the Church of Latter Day Saints located east / southeast of the Spanish Springs High School. Candidate B is the Water Tank(s) located north / northwest of the Spanish Springs High School. Candidate A, the Primary Candidate, is an existing light standard replacement located at the Spanish Springs High School sports stadium.

Sufficient space for AT&T's equipment shelter and other equipment would not be suitable for use in the area of the water tanks. It is considered doubtful that an adequate design could be proposed to meet the needs of AT&T Mobility while also creating a design that would appease community standards.



Figure 2. Candidates A, B and C Locations

Candidate C property which is the Church of Latter Day Saints provides sufficient area for AT&T facilities subject to loss of parking spaces, but discussions with the Church reveals that by policy the Latter Day Saints do not cooperate with cellular/wireless infrastructure at any of its locations nationwide. A middle school further east was not considered. The search area bulls-eye falls within a retention pond and was not considered.



Figure 3. Site diagram of Candidate A



Figure 4. Street View of Candidate A

Candidate A (Spanish Springs High School) was selected for development because ample space is available at that location on a portion of the lot without impeding the use of the property. In addition, the structure would be consistent visually and less intrusive as a result of its location within the view(s) of numerous similar stadium light structures. The zoning of this parcel will allow for the development of a cell tower as a conditional use and or under a variance to the Wireless Ordinance, aided with a request to modify the development standards which would allow the proposed monopole to exceed the six (6) antenna limit to fifteen (15). The height of the existing structure (85'1") will be maintained and the stadium lights will be re-mounted at its current height and "aimed" under the direction of the current "manufacturer". The request is deemed necessary in order to achieve communication services that accompany the growing demands for GSM/UMTS & LTE cellular use.

Adjacent to the property and across Eagle Canyon Drive to the north are residential subdivisions. To the east is located the Church of Latter Day Saints and a "Middle" School. South and south east is located residential subdivisions. West is large acreage Open Space vacant / unimproved USA owned land.

#### **Letter of Justification**

AT&T Mobility requests Washoe County's approval of a Special Use Permit and or Variance for a new replacement monopole (Stadium Light Standard 85' 1") communications tower located at 1065 Eagle Canyon Drive (Spanish Springs High School). The current use of this parcel is the Spanish Springs High School sports stadium and track. The establishment and operation of this proposed communication facility will add high-quality communications infrastructure to this region of Spanish Springs. With the exception of the number of antennas required by AT&T, the proposed facility is consistent with the provisions of the Washoe County Wireless Ordinance and is appropriately located in an area that will not interfere with existing land uses of the subject property or areas near this parcel. This proposal will contribute to the enhancement of wireless communications technology for students and staff at Spanish Springs High School, existing residences, commercial/ industrial establishments, and the existing primary roadway (Eagle Canyon Drive and SR 445) while also providing service for any future land uses that are currently vacant.

The proposed facility would not generate any additional traffic or create a strain on existing circulation routes for the existing use of the property. In addition, adjacent property whether vacant or occupied by existing residence or other uses in the proximity to the parcel will not be exposed to increased traffic or other impediments. The inherent function of this type of use provides added communication services to the region and does not increase transportation demands on existing infrastructure.

Per the RF Report that is part of this application, there is no known evidence that proves this new facility would adversely affect the health and safety of persons residing or working in the surrounding area. In addition the proposed communication equipment would not impair the



value of surrounding parcels due to setback restrictions and any landscaping requirements which will help screen the new facility.

By implementing the proposed development standards for this project it is viewed that a new communication monopole and accompanying equipment is suitable for the High School facility that currently exists on site. The design of this proposal takes into account existing uses not only onsite but also for surrounding uses.

#### Statement of Proposed Operations

AT&T Mobility requests Washoe County's approval of a Conditional Use Permit and or Variance for a new 85' 1" replacement monopole (Stadium Light Standard) communications tower located at 1065 Eagle Canyon Drive. This proposed facility is an unmanned communications monopole that functions 24 hours a day, seven days a week. Following installation, the only trips generated for this type of use would be for scheduled maintenance and would not impede the current automobile "trips" of the High School or surrounding properties.

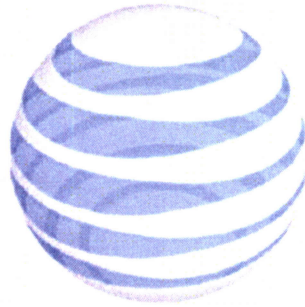
This new facility includes a variety of radio-electronic equipment within the equipment shelter necessary in enhancement of current communication services in the area. This proposal will include:

- Lease Compound surrounded by 6' fencing.
- 11.5' x 20' prefabricated equipment shelter
- 85' 1" replacement monopole with stadium lighting
- 15 Antennas (3 sectors of 4 antennas each and 3 sectors of 1 antenna each occupying 3 elevations (72', 61', and 50') below stadium lights. Configuration to include RRU's (Remote Radio Units) attached to antennas and a "surge suppressor" (see Zoning Drawings for equipment typicals and basic specs).
- 7/8" coaxial cables, typically 2 per antenna, contained within the monopole.
- Underground utility runs for electrical and telephone from points of service to the equipment area to be "bored", not open trenched.
- 2 GPS antennas mounted to Equipment Shelter or other designated location.
- Refer to Zoning Drawings for additional details.

**SITE CV0701 Spanish Springs**

**1065 Eagle Canyon Drive, Sparks, NV 89441**

**APN: 530-480-002**



**at&t**

**Photo-Simulations**

**Prepared by:**

Gary G. Mapa

Epic Wireless Group, Inc.

8700 Auburn Folsom Road, Suite 400

Granite Bay, CA 95746

Telephone: (530) 320-9097

[gmapa@reatta.com](mailto:gmapa@reatta.com)





at&t

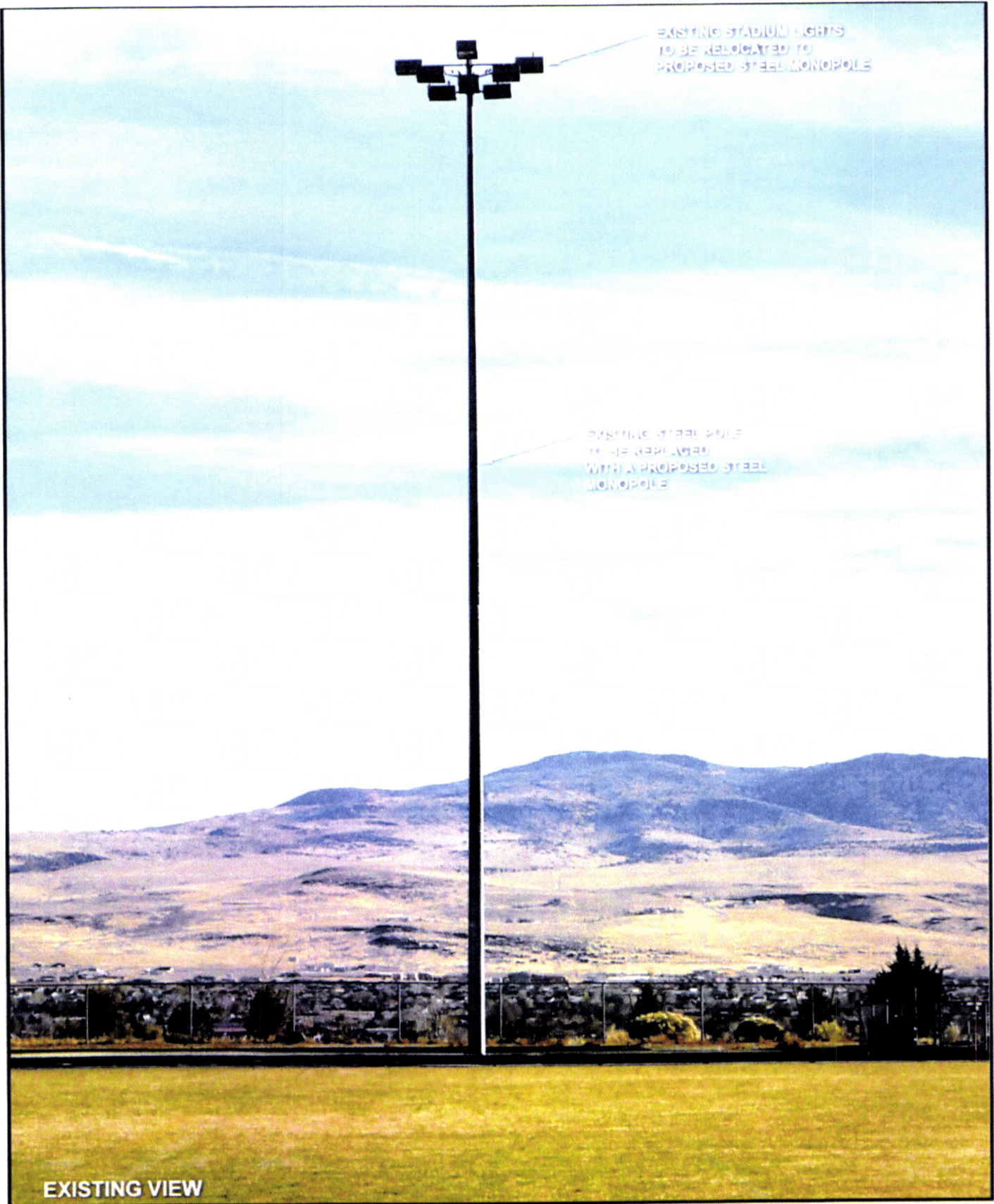
**PLAN VIEW WITH RESPECTIVE VIEW  
AT&T CV0701 SPANISH SPRINGS**

1065 EAGLE CANYON DRIVE, SPARKS NV 89441

PROPOSED AT&T EQUIPMENT SHELTER & PROPOSED MONOPOLE WITH ANTENNAS & STADIUM LIGHTS

PicCells  
Design

phone 530-320-9097  
www.piccellsdesign.net



EXISTING STADIUM LIGHTS  
TO BE RELOCATED TO  
PROPOSED STEEL MONOPOLE

EXISTING STEEL POLE  
TO BE REPLACED  
WITH A PROPOSED STEEL  
MONOPOLE

EXISTING VIEW

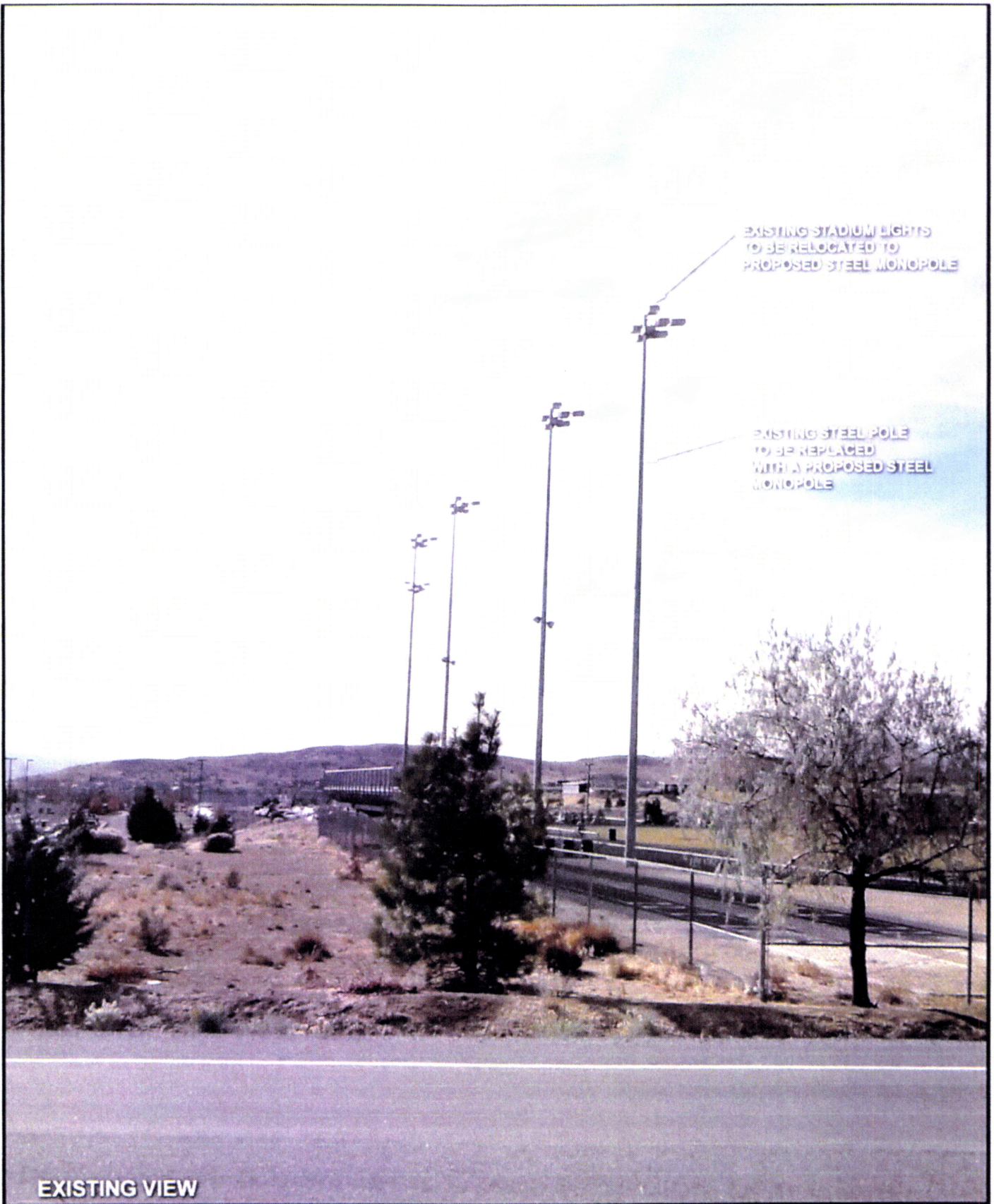


**VIEW 1: LOOKING E ACROSS SPORTS FIELD  
AT&T CV0701 SPANISH SPRINGS**

1065 EAGLE CANYON DRIVE, SPARKS NV 89441

**PicCells**  
Design

phone 530-320-9097  
www.piccellsdesign.net



EXISTING STADIUM LIGHTS  
TO BE RELOCATED TO  
PROPOSED STEEL MONOPOLE

EXISTING STEEL POLE  
TO BE REPLACED  
WITH A PROPOSED STEEL  
MONOPOLE

EXISTING VIEW

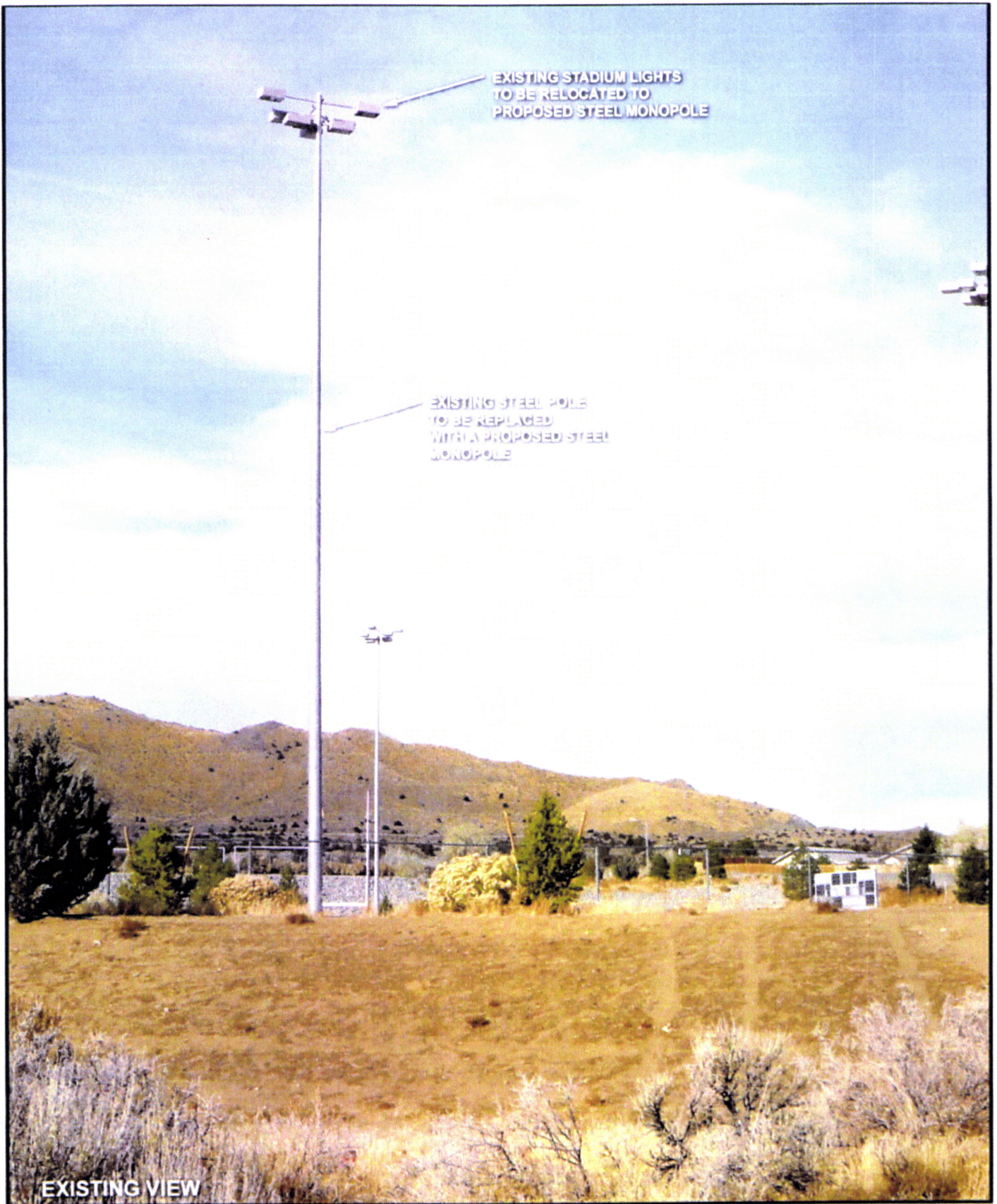


**VIEW 2: LOOKING S ACROSS EAGLE CANYON DR  
AT&T CV0701 SPANISH SPRINGS**

**PicCells**  
Design

1065 EAGLE CANYON DRIVE, SPARKS NV 89441

phone 530-320-9097  
www.piccellsdesign.net



EXISTING STADIUM LIGHTS  
TO BE RELOCATED TO  
PROPOSED STEEL MONOPOLE

EXISTING STEEL POLE  
TO BE REPLACED  
WITH A PROPOSED STEEL  
MONOPOLE

EXISTING VIEW

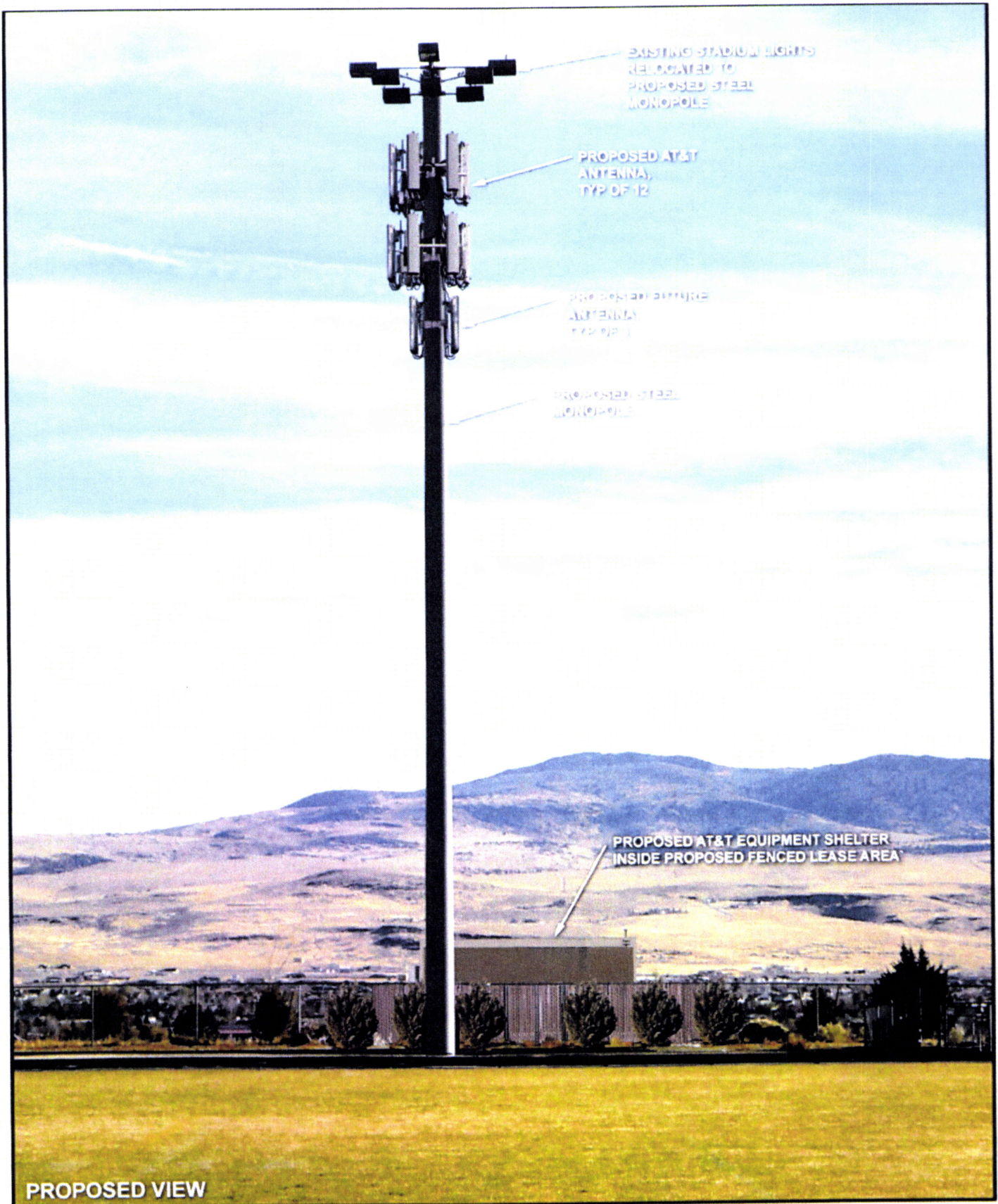


**VIEW 3: LOOKING NW FROM OPEN FIELD  
AT&T CV0701 SPANISH SPRINGS**

1065 EAGLE CANYON DRIVE, SPARKS NV 89441

**PicCells**  
Design

phone 530-320-9097  
www.piccellsdesign.net



EXISTING STADIUM LIGHTS  
RELOCATED TO  
PROPOSED STEEL  
MONOPOLE

PROPOSED AT&T  
ANTENNA,  
TYP OF 12

PROPOSED AT&T  
ANTENNA,  
TYP OF 12

PROPOSED STEEL  
MONOPOLE

PROPOSED AT&T EQUIPMENT SHELTER  
INSIDE PROPOSED FENCED LEASE AREA

PROPOSED VIEW

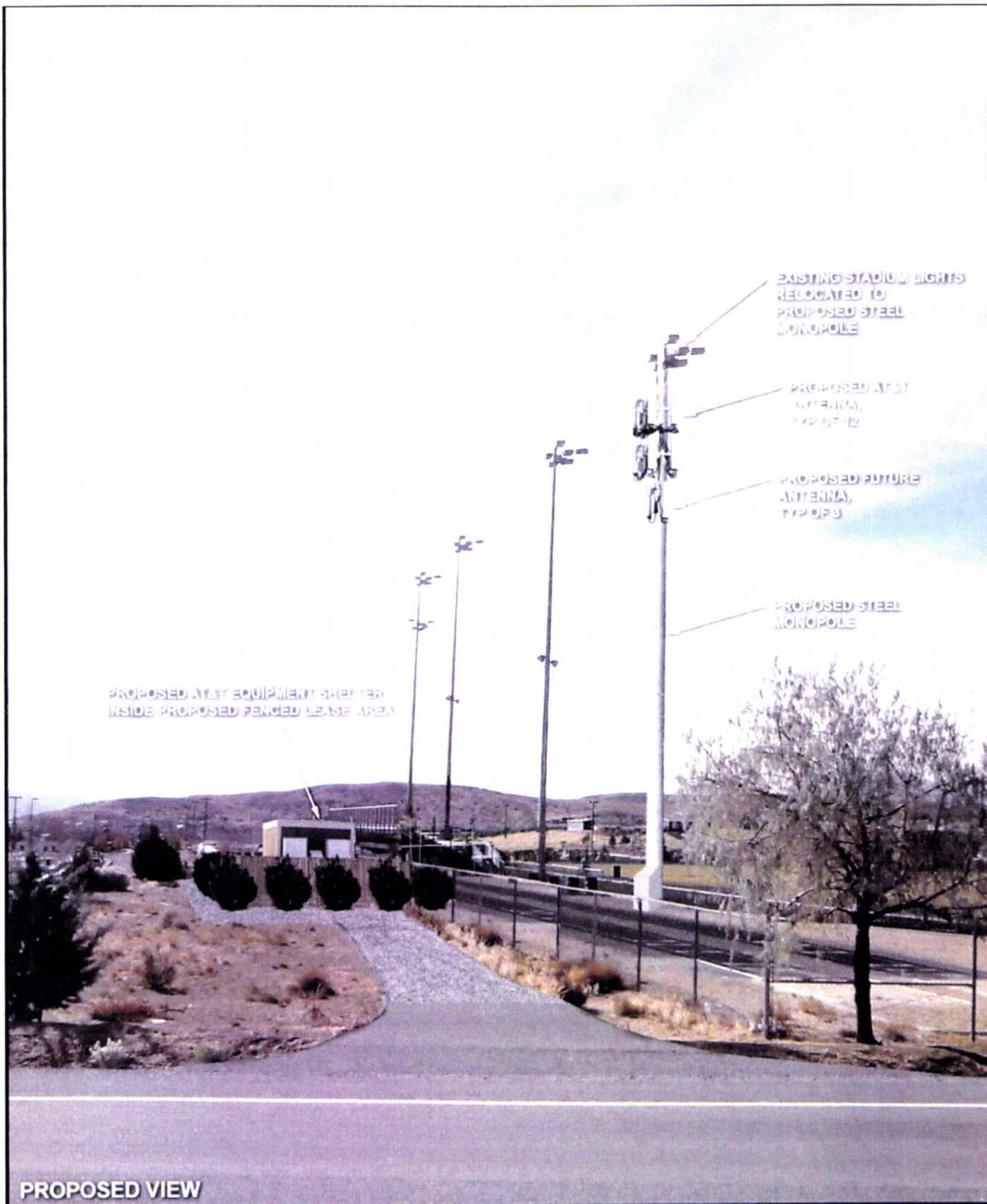


**VIEW 1: LOOKING E ACROSS SPORTS FIELD  
AT&T CV0701 SPANISH SPRINGS**

1065 EAGLE CANYON DRIVE, SPARKS NV 89441



phone 530-320-9097  
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EXISTING STADIUM LIGHTS  
RELOCATED TO  
PROPOSED STEEL  
MONOPOLE

PROPOSED AT&T  
ANTENNA,  
TYP 0712

PROPOSED FUTURE  
ANTENNA,  
TYP 0703

PROPOSED STEEL  
MONOPOLE

PROPOSED AT&T EQUIPMENT SHELTER  
INSIDE PROPOSED FENCED LEASE AREA

PROPOSED VIEW



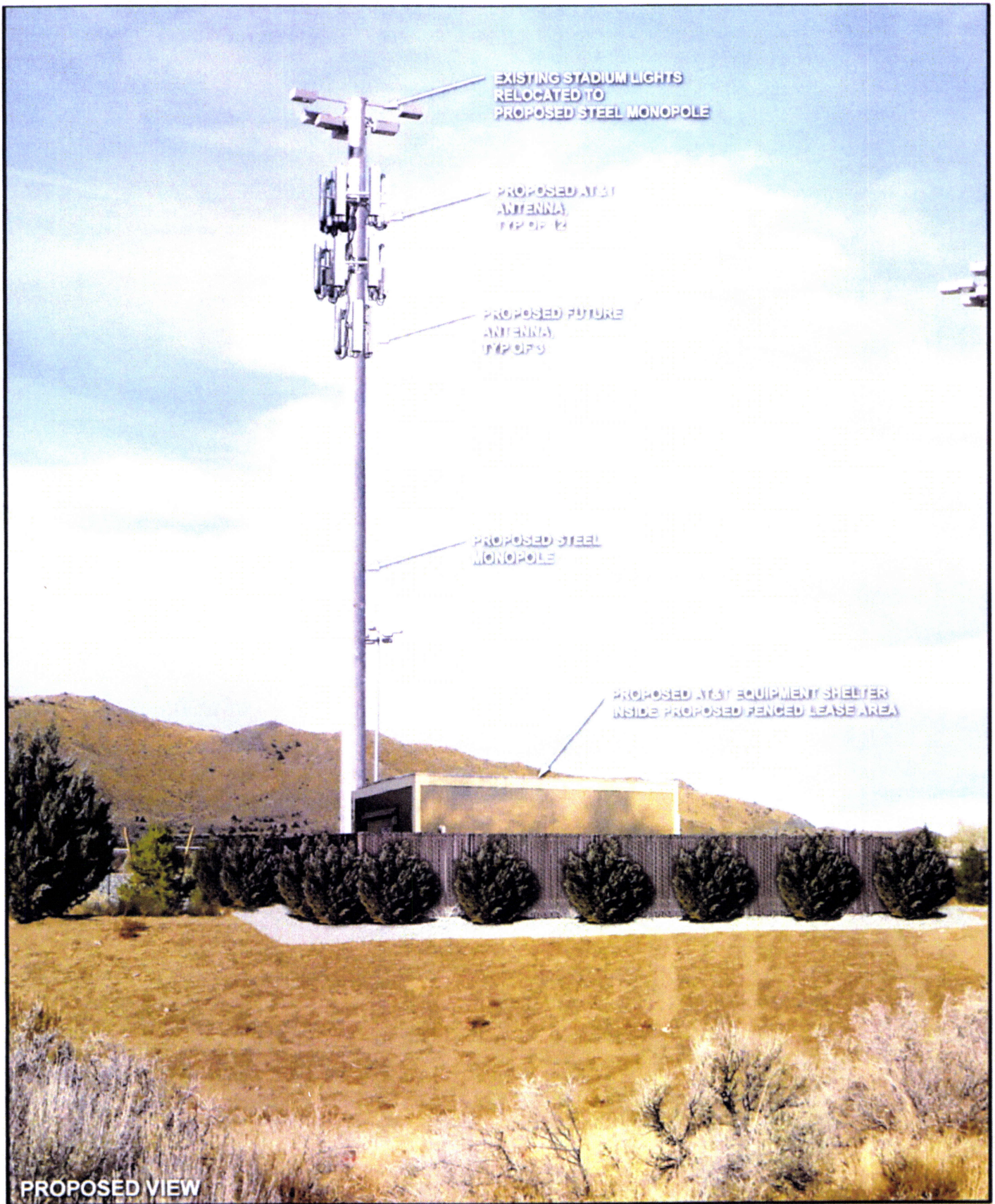
**VIEW 2: LOOKING S ACROSS EAGLE CANYON DR  
AT&T CV0701 SPANISH SPRINGS**



1065 EAGLE CANYON DRIVE, SPARKS NV 89441

phone 530-320-9097  
www.piccellsdesign.net





PROPOSED VIEW



**VIEW 3: LOOKING NW FROM OPEN FIELD  
AT&T CV0701 SPANISH SPRINGS**

1065 EAGLE CANYON DRIVE, SPARKS NV 89441

**PicCells**  
Design

phone 530-320-9097  
www.piccellsdesign.net

**SITE CV0701 Spanish Springs**

**1065 Eagle Canyon Drive, Sparks, NV 89441**

**APN: 530-480-002**



**Misc Site Photos**

**Prepared by:**

Gary G. Mapa

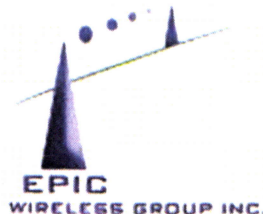
Epic Wireless Group, Inc.

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[gmapa@reatta.com](mailto:gmapa@reatta.com)





View site from east to west



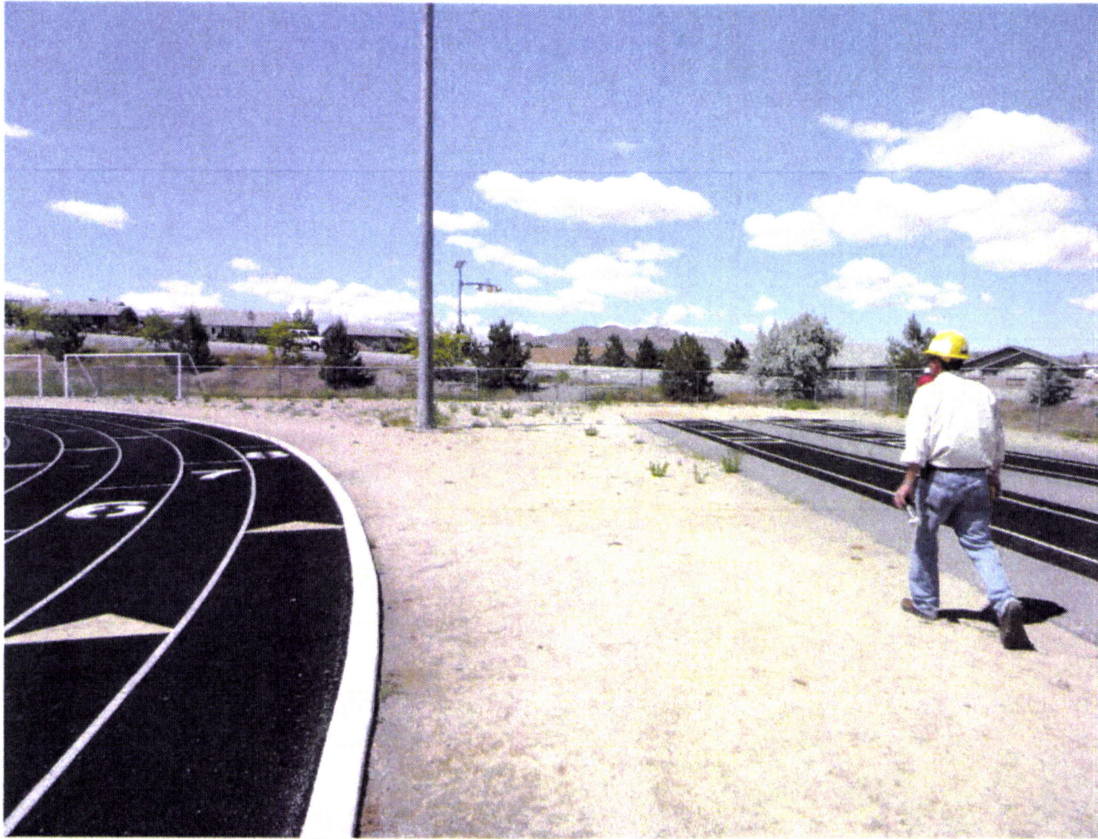
View site from west to east



View site from north to south



View site from south to north



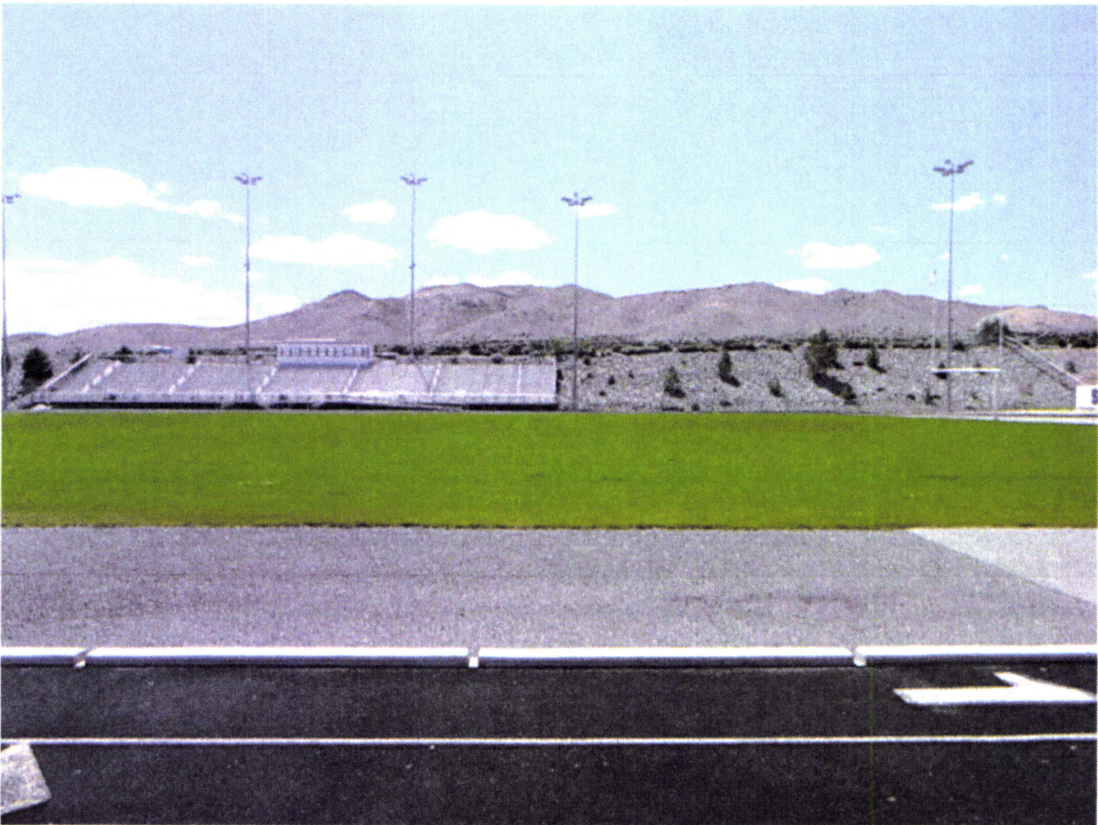
View from proposed structure location to the north.



View from proposed structure location to the south.



View from proposed structure location to the east.



View from proposed structure location to the west.

**SITE CV0701 Spanish Springs**

**1065 Eagle Canyon Drive, Sparks, NV 89441**

**APN: 530-480-002**



## **Coverage Maps-AT&T Sites**

**Prepared by:**

Gary G. Mapa

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Telephone: (530) 320-9097

[gmapa@reatta.com](mailto:gmapa@reatta.com)



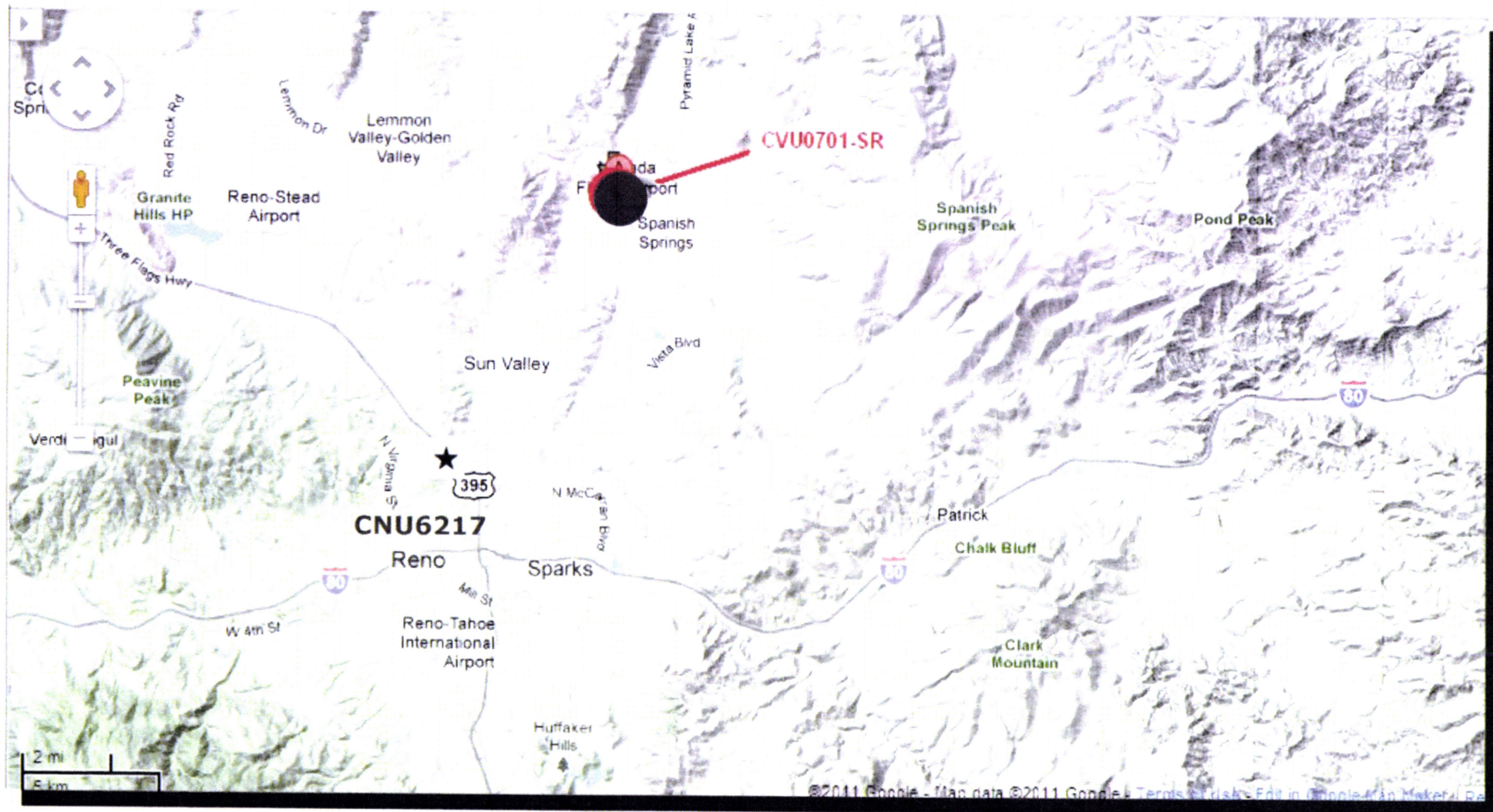
# **CVU0701**

## **Zoning Coverage Maps**

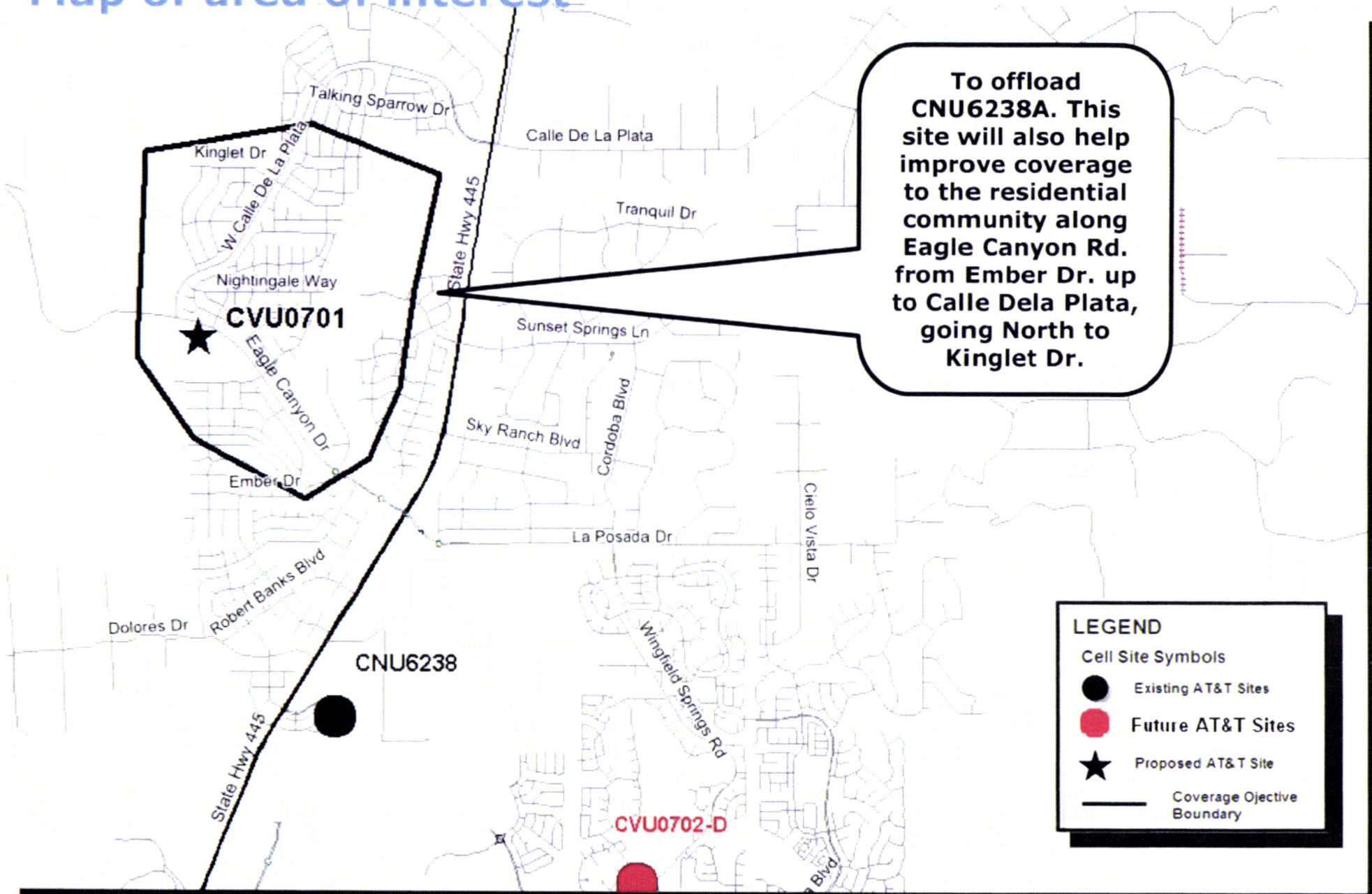
November 7th, 2011



# Map of area of interest (Topo Map)



# Map of area of interest



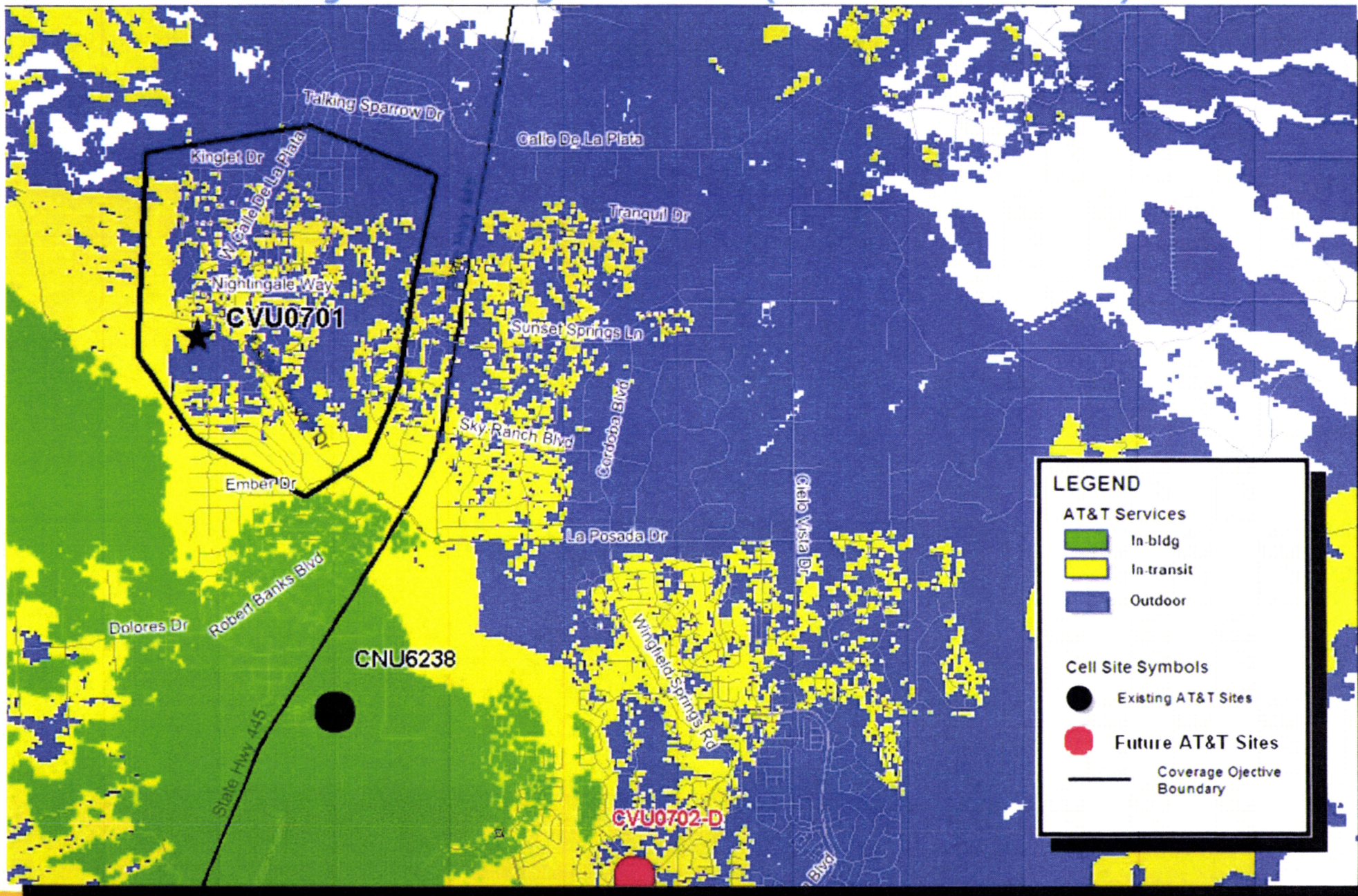
To offload CNU6238A. This site will also help improve coverage to the residential community along Eagle Canyon Rd. from Ember Dr. up to Calle Dela Plata, going North to Kinglet Dr.

**LEGEND**

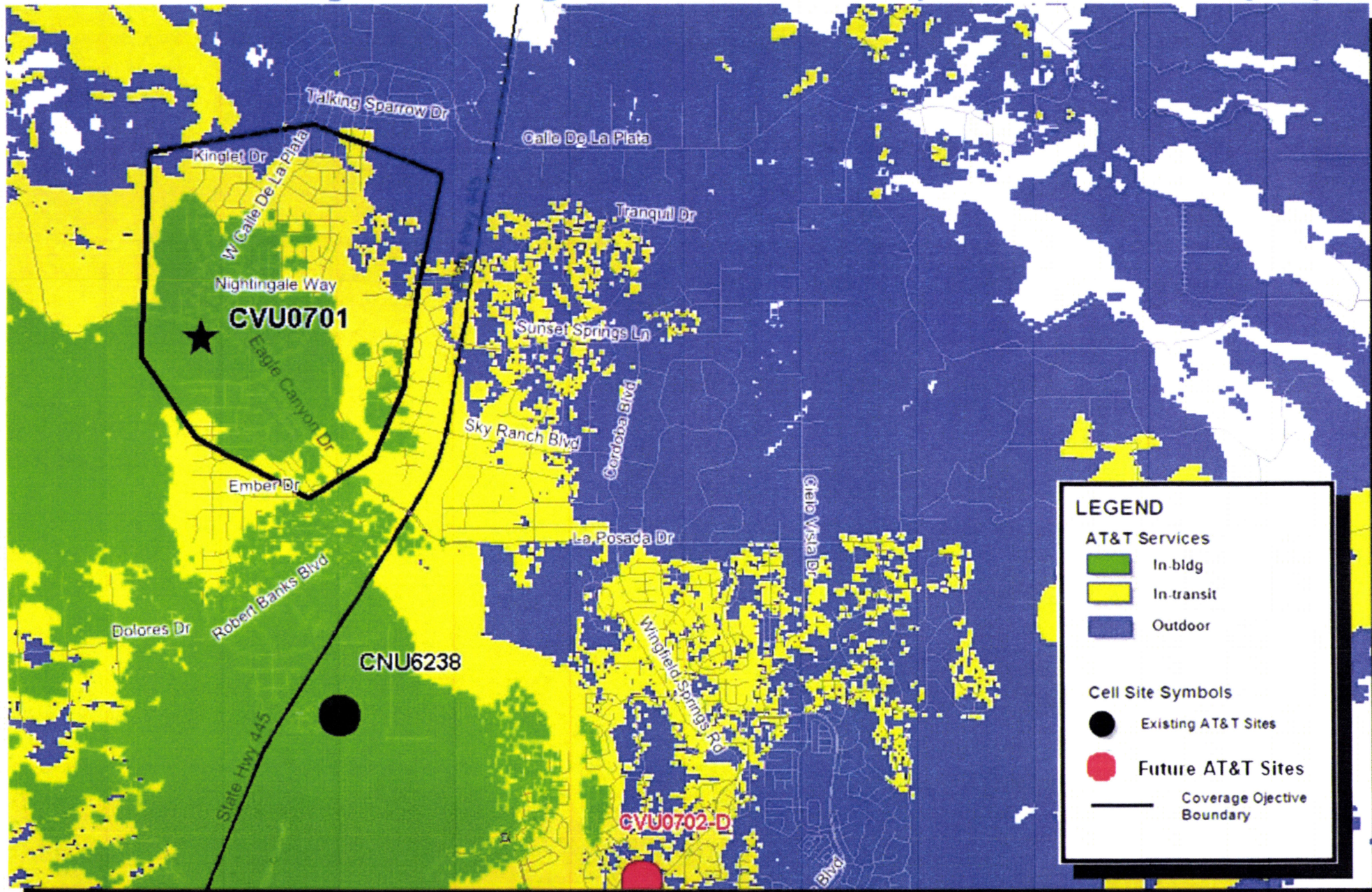
Cell Site Symbols

- Existing AT&T Sites
- Future AT&T Sites
- ★ Proposed AT&T Site
- Coverage Objective Boundary

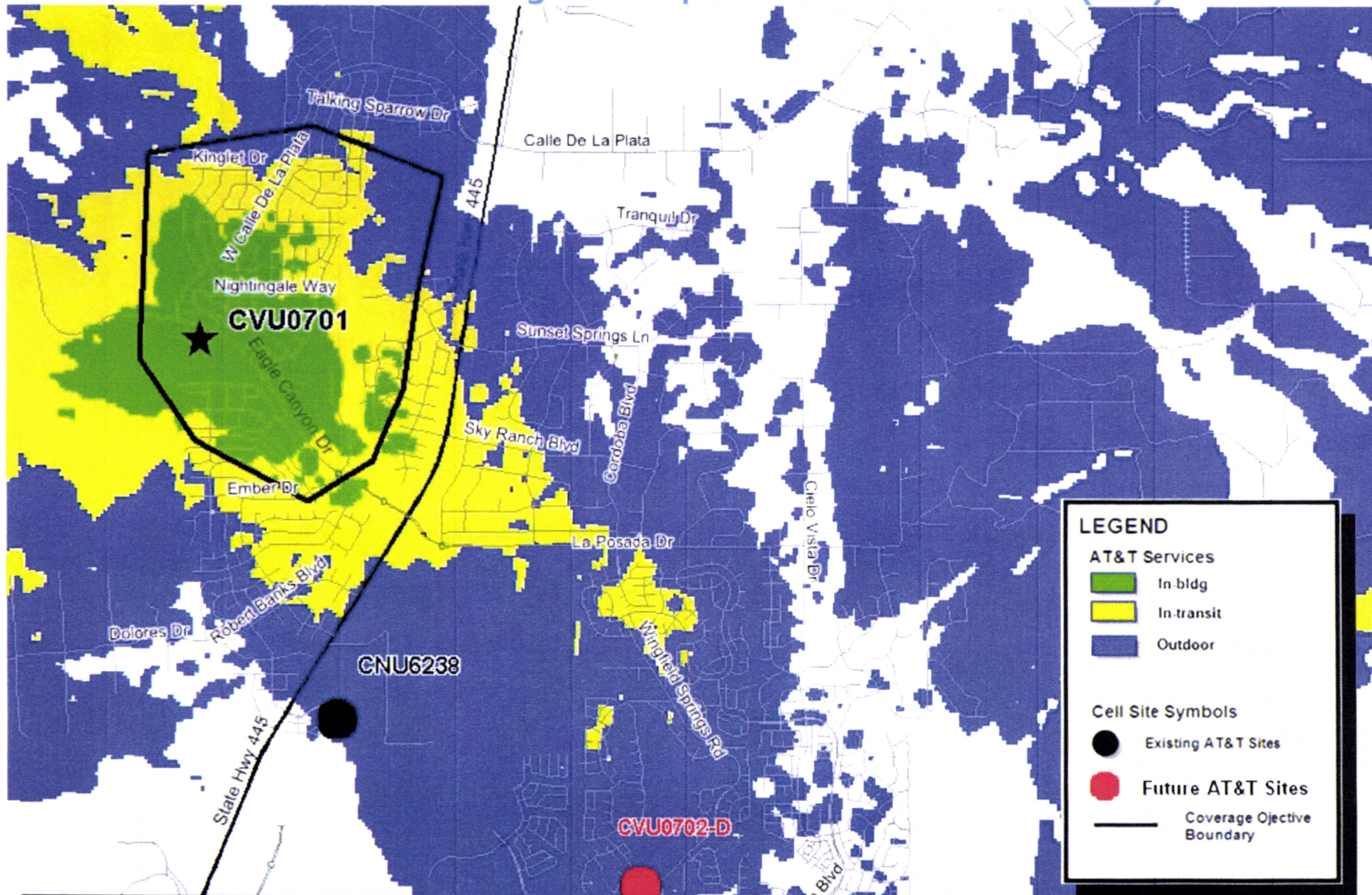
# Predicted Coverage of Existing AT&T Sites (without CVU0701-A)



# Predicted Coverage of Existing AT&T Sites with Proposed CVU0701-A (59')



# Predicted Coverage of Proposed site CVU0701-A (59')



**SITE CV0701 Spanish Springs**

**1065 Eagle Canyon Drive, Sparks, NV 89441**

**APN: 530-480-002**



***Electromagnetic Frequency Report***  
***(EMF Report)***

**Prepared by:**

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Telephone: (530) 320-9097  
[gmapa@reatta.com](mailto:gmapa@reatta.com)



**AT&T Mobility • Proposed Base Station (Site No. CV0701)  
1065 Eagle Canyon Drive • Sparks, Nevada**

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

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of AT&T Mobility, a personal wireless telecommunications carrier, to evaluate the base station (Site No. CV0701) proposed to be located at 1065 Eagle Canyon Drive in Sparks, Nevada, for compliance with appropriate guidelines limiting human exposure to radio frequency (“RF”) electromagnetic fields.

**Executive Summary**

AT&T proposes to install directional panel antennas on a tall light pole located at Spanish Springs High School in Sparks. The proposed operation will comply with the FCC guidelines limiting public exposure to RF energy.

**Prevailing Exposure Standards**

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

Wireless Service	Frequency Band	Occupational Limit	Public Limit
Microwave (Point-to-Point)	5,000–80,000 MHz	5.00 mW/cm <sup>2</sup>	1.00 mW/cm <sup>2</sup>
BRS (Broadband Radio)	2,600	5.00	1.00
AWS (Advanced Wireless)	2,100	5.00	1.00
PCS (Personal Communication)	1,950	5.00	1.00
Cellular	870	2.90	0.58
SMR (Specialized Mobile Radio)	855	2.85	0.57
700 MHz	700	2.35	0.47
[most restrictive frequency range]	30–300	1.00	0.20

**General Facility Requirements**

Base stations typically consist of two distinct parts: the electronic transceivers (also called “radios” or “channels”) that are connected to the traditional wired telephone lines, and the passive antennas that send the wireless signals created by the radios out to be received by individual subscriber units. The transceivers are often located at ground level and are connected to the antennas by coaxial cables. A small antenna for reception of GPS signals is also required, mounted with a clear view of the sky. Because of the short wavelength of the frequencies assigned by the FCC for wireless services, the antennas require line-of-sight paths for their signals to propagate well and so are installed at some

**AT&T Mobility • Proposed Base Station (Site No. CV0701)  
1065 Eagle Canyon Drive • Sparks, Nevada**

height above ground. The antennas are designed to concentrate their energy toward the horizon, with very little energy wasted toward the sky or the ground. Along with the low power of such facilities, this means that it is generally not possible for exposure conditions to approach the maximum permissible exposure limits without being physically very near the antennas.

**Computer Modeling Method**

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

**Site and Facility Description**

Based upon information provided by AT&T, including zoning drawings by Epic Wireless Group Inc., dated December 6, 2011, it is proposed to install twelve Andrew Model SNBNH-1D6565B directional panel antennas on a new 85-foot light pole to replace an existing pole of the same height at the football field\* on the campus of Spanish Springs High School, located at 1065 Eagle Canyon Drive in Sparks. The antennas would be mounted with 3° downtilt at effective heights of about 66 and 77 feet above ground and would be oriented in groups of four at about 120° spacing, to provide service in all directions. The maximum effective radiated power in any direction would be 9,480 watts, representing simultaneous operation at 2,140 watts for AWS, 4,340 watts for PCS, 1,880 watts for cellular, and 1,120 watts for 700 MHz service. There are reported no other wireless telecommunications base stations at the site or nearby.

**Study Results**

For a person anywhere at ground, the maximum RF exposure level due to the proposed AT&T operation is calculated to be 0.0081 mW/cm<sup>2</sup>, which is 1.4% of the applicable public exposure limit. The maximum calculated level at any nearby school building<sup>†</sup> is 1.1% of the public exposure limit. The maximum calculated level at the second-floor elevation of any nearby residence<sup>‡</sup> is 1.2% of the

---

\* On the east side of the field, opposite the 10-yard line at the north end of the field.

† Located at least 450 feet away, based the drawings.

‡ Located at least 270 feet away, based on photographs from Google Maps.



**AT&T Mobility • Proposed Base Station (Site No. CV0701)  
1065 Eagle Canyon Drive • Sparks, Nevada**

public exposure limit. It should be noted that these results include several “worst-case” assumptions and therefore are expected to overstate actual power density levels from the proposed operation.

**Recommended Mitigation Measures**

Due to their mounting locations, the AT&T antennas would not be accessible to the general public, and so no mitigation measures are necessary to comply with the FCC public exposure guidelines. To prevent occupational exposures in excess of the FCC guidelines, no access within 10 feet directly in front of the antennas themselves, such as might occur during maintenance work on the lights or pole, should be allowed while the base station is in operation, unless other measures can be demonstrated to ensure that occupational protection requirements are met. Posting explanatory warning signs<sup>§</sup> at the antennas and/or on the pole below the antennas, such that the signs would be readily visible from any angle of approach to persons who might need to work within that distance, would be sufficient to meet FCC-adopted guidelines.

**Conclusion**

Based on the information and analysis above, it is the undersigned’s professional opinion that operation of the base station proposed by AT&T Mobility at 1065 Eagle Canyon Drive in Sparks, Nevada, will comply with the prevailing standards for limiting public exposure to radio frequency energy and, therefore, will not for this reason cause a significant impact on the environment. The highest calculated level in publicly accessible areas is much less than the prevailing standards allow for exposures of unlimited duration. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations. Posting of explanatory signs is recommended to establish compliance with occupational exposure limitations.

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<sup>§</sup> Warning signs should comply with OET-65 color, symbol, and content recommendations. Contact information should be provided (*e.g.*, a telephone number) to arrange for access to restricted areas. The selection of language(s) is not an engineering matter, and guidance from the landlord, local zoning or health authority, or appropriate professionals may be required.



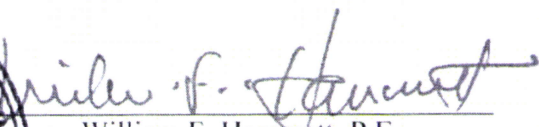
AT&T Mobility • Proposed Base Station (Site No. CV0701)  
1065 Eagle Canyon Drive • Sparks, Nevada

Authorship

The undersigned author of this statement is a qualified Professional Engineer, holding California Registration Nos. E-13026 and M-20676, which expire on June 30, 2013. This work has been carried out under his direction, and all statements are true and correct of his own knowledge except, where noted, when data has been supplied by others, which data he believes to be correct.

January 16, 2012



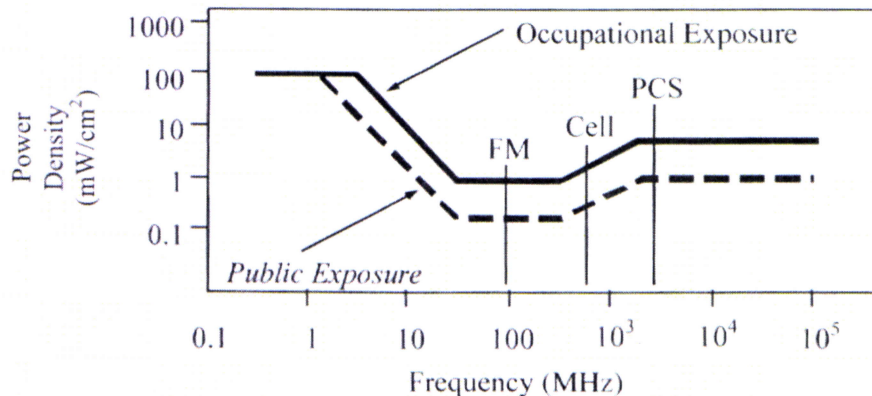
  
William F. Hammett, P.E.  
707/996-5200

## FCC Radio Frequency Protection Guide

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

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

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



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

## RFR.CALC™ Calculation Methodology

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

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

#### Near Field.

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

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

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

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

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

#### Far Field.

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

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

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

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



**A.S.A.C. 1-A Coordinate /Elevation Survey Form**

**Applicant:** AT&T Mobility  
4430 Rosewood Drive  
Pleasanton, California 94588

Project Name: Spanish Springs  
Project No. / USID No.: CV0701A  
Project Site Address: 1065 Eagle Canyon Drive  
Sparks, NV 89441  
Assessor's Parcel Numbers/ County: 530-480-02 / Washoe County

Equipment / Procedure Used to Obtain Coordinates: Leica GPS System 500 Receiver – Static Observation  
(point occupied for 30 minutes or more – Post Processed against CORS data).

Date of Survey: July 1, 2011.

Type of Structure: Proposed AT&T Wireless Antennas to be mounted on proposed light standard.

Description of Surveyed Site Point: Coordinate Data shown corresponds to the approximate location of proposed antennas. Elevation is at ground at proposed light standard.

NAD 83 Coordinates

LATITUDE: 39°39'07.19"N  
LONGITUDE: 119°43'52.89"W

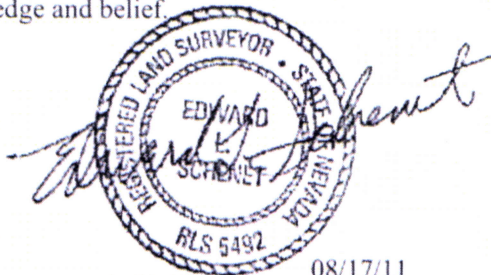
NAD 27 Coordinates

LATITUDE: 39°39'07.51"N  
LONGITUDE: 119°43'49.21"W

Ground Elevation: At proposed light standard  
Height of proposed antennas  
Height of proposed light standard  
Overall Height: Top of proposed light standard

(NAVD 88) 4585.8' ± AMSL  
77.0' ± AGL  
85.1' ± AGL  
85.1' ± AGL

**CERTIFICATION:** I the undersigned, a registered Professional land Surveyor licensed under the laws of the State of California do hereby certify the Latitude and Longitude coordinates and elevations Above Mean Sea Level listed above are based on a field survey done under my supervision, and that the accuracy of those coordinates meet or exceed 1-A Standards (Horizontal Accuracy ± 15 feet and Vertical Accuracy ± 3 feet) as defined in the F.A.A. ASAC Information Sheet 91:003, and that data are true and accurate to the best of my knowledge and belief.



08/17/11

Edward L. Schenet, RLS 5492 Date

Job No. 11627  
08/17/11-RAS

Los Angeles  
Denver

411 Jenks Circle, Suite 205, Corona, CA 92680  
6551 South Revere Parkway, Suite 165, Centennial, CO 80111

Phone (951) 280-9960  
Phone (720) 488-1303

Fax (951) 280-9746  
Fax (720) 488-1306

**SITE CV0701 Spanish Springs**

**1065 Eagle Canyon Drive, Sparks, NV 89441**

**APN: 530-480-002**



**Zoning Drawings-Site Layout**

**Prepared by:**

Gary G. Mapa

Epic Wireless Group, Inc.

8700 Auburn Folsom Road, Suite 400

Granite Bay, CA 95746

Telephone: (530) 320-9097

[gmapa@reatta.com](mailto:gmapa@reatta.com)





AT&T MOBILITY

SITE NUMBER: CV0701

SITE NAME: SPANISH SPRINGS

1065 EAGLE CANYON DRIVE  
SPARKS, NV 89441

**A&E DESIGN REVIEW STATUS**

1  ACCEPTED - NO COMMENTS, PROCEED

2  COMMENTS

A. <input type="checkbox"/> SAC INFO MISSING/INCOMPLETE	F. <input type="checkbox"/> DESIGN DEVIATION FROM STANDARD
B. <input type="checkbox"/> A&E DID NOT FOLLOW DIRECTIONS PROVIDED	G. <input type="checkbox"/> OMISSIONS
C. <input type="checkbox"/> SITE OWNER REQUESTED CHANGES	H. <input type="checkbox"/> A&E GENERATED CHANGE IN DESIGN
D. <input type="checkbox"/> DESIGN INPUT CHANGES I.E. RF/ZONING REQ.	I. <input type="checkbox"/> A&S CHANGED SITE DESIGN
E. <input type="checkbox"/> REVISED SITE DESIGN	J. <input type="checkbox"/> OTHER:

PERMISSION TO PROCEED DOES NOT CONSTITUTE ACCEPTANCE OR APPROVAL OF DESIGN DETAIL CALCULATIONS, ANALYSIS, TEST METHODS OR MATERIALS DEVELOPED OR SELECTED BY THE SUPPLIER. IT DOES NOT RELIEVE SUPPLIER FROM FULL COMPLIANCE WITH CONTRACTUAL OBLIGATIONS.

REVIEWED BY: RE/PE \_\_\_\_\_ DATE: \_\_\_\_\_

RF ENGINEER	SA	MARKET LEAD	CONSTRUCTION

**NCE**

SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CODES AS ADOPTED BY THE APPLICABLE JURISDICTIONAL AUTHORITIES. NOTHING IN THIS DOCUMENT IS INTENDED TO RESTRICT OR INSTRUCT TO PERMIT WORK NOT PERMITTED BY THE APPLICABLE CODES.

RFDS VER 1.3 DATED: 11/30/11

**PROJECT INFORMATION**

THIS IS AN APPLICATION FOR A NEW, UNMANNED AT&T MOBILITY SERVICES FACILITY CONSISTING OF AN EQUIPMENT SHELTER, EQUIPMENT CABINETS, LIGHT STANDARD POLE, PANEL ANTENNAS, CONNECTING ANTENNA CABLES, AND CONNECTING UTILITIES (ELECTRICAL AND TELEPHONE) CABLES.

SITE ADDRESS:	1065 EAGLE RIDGE DRIVE SPARKS, NV 89441	ELECTRICAL COMPANY:	
PROPERTY OWNER:	WASHOE COUNTY SCHOOL DIST. PO BOX 30425 RENO, NV 89520	TO BE DETERMINED	CONTACT: - PHONE: -
CONTACT PERSON:		TELECO COMPANY:	
APPLICANT:	AT&T WIRELESS SERVICES 4430 ROSEWOOD DRIVE, BLDG. 3 PLEASANTON, CA 94588 GARY G. MAPA	AT&T	CONTACT: - PHONE: -
CONTACT PERSON:		AGENT:	
PHONE:	(530) 320-9097		
LATITUDE:	39° 39' 07.19" N (NAD 83)		
LONGITUDE:	119° 43' 52.89" W (NAD 83)		
ELEVATION:	4585.8 FEET AMSL		
JURISDICTION:	WASHOE COUNTY		
A.P.N. NUMBER:	530-480-02		
CURRENT USE:	CMSC (COMMERCIAL MISCELLANEOUS)		
PROPOSED USE:	TELECOMMUNICATIONS FACILITY		

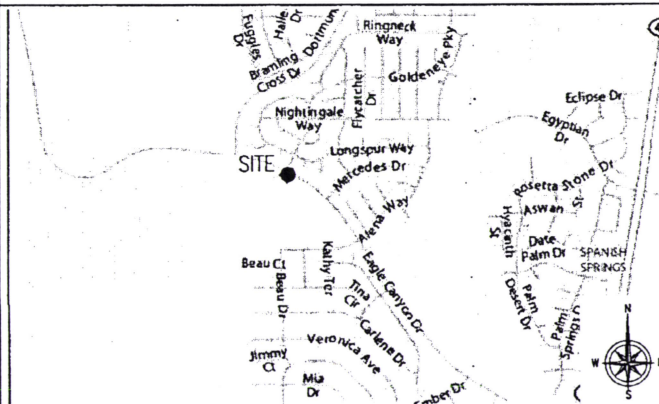
**SITE QUALIFICATION PARTICIPANTS**

	NAME	COMPANY	NUMBER
A/E	CRYSTAL CONNOLLY	EPIC WIRELESS GROUP INC.	(209) 890-5489
SAC	GARY MAPA	EPIC WIRELESS GROUP INC.	(530) 320-6097
RF	SON BUI	AT&T MOBILITY	(571) 288-0137
CON	SHAD KELLY	BECHTEL COMMUNICATIONS	(925) 353-8231
LANDLORD	-	-	-
OTHER	-	-	-

**REV. DIRECTIONS**

START AT 8700 AUBURN FOLSOM RD, GRANITE BAY GOING TOWARD BOARDWALK DR. TURN LEFT ON DOUGLAS BLVD. TURN RIGHT ON SIERRA COLLEGE BLVD(CR-E3). TAKE RAMP ONTO I-80 E TOWARD RENO. TAKE EXIT #15/SUSANVILLE/CARSON CITY ONTO US-395 N TOWARD SUSANVILLE. TAKE EXIT #70A/N. MCCARRAN BLVD ONTO N MCCARRAN BLVD. TURN LEFT ON PYRAMID WAY(NV-445). TURN LEFT ON EAGLE CANYON DR. ARRIVE AT 1065 EAGLE CANYON DR, SPARKS, ON THE LEFT

**VICINITY MAP**



REV.	DIRECTIONS
0	TITLE SHEET
0	SITE SURVEY
0	OVERALL SITE PLAN
0	SITE PLAN
0	EQUIPMENT AREA PLAN & ANTENNA LAYOUT
0	EQUIPMENT SHELTER LAYOUT & KEYNOTES
0	ELEVATIONS
0	ANTENNA & COAX CABLE SCHEDULES & TMA, GPS, RRU DETAILS

**TITLE SHEET**

PROJECT NO.	SITE NO.	SHEET NO.	REV.
25471-630	CV0701A	T01	0



SPANISH SPRINGS  
CV0701A  
1065 EAGLE CANYON DRIVE  
SPARKS, NV 89441



NO.	DATE	REVISIONS	BY	CHK	APP'D
0	02/06/12	ISSUED FOR ZONING (RFDS REV 1.3)	JK	-	-
0	01/19/12	ISSUED FOR ZONING (RFDS REV 1.3)	JK	-	-

SCALE: AS SHOWN DESIGNED: CC DRAWN: JK

### Title Report

PREPARED BY: FIRST AMERICAN TITLE COMPANY OF NEVADA  
 ORDER NO. 2011-2412319  
 DATED: JULY 25, 2011

### Legal Description

PARCEL 3 OF PARCEL MAP NO. 2476 FOR SPANISH SPRINGS ASSOCIATION, ACCORDING TO THE MAP RECORD, FILED IN THE OFFICE OF THE COUNTY RECORDER OF WASHOE COUNTY, STATE OF NEVADA, ON NOVEMBER 18, 1990 AS FILE NO. 144554 OF OFFICIAL RECORDS.

EXCEPTING THEREIN THAT PORTION AS CONVEYED TO THE COUNTY OF WASHOE IN DEED CLAIM DEED RECORDED DECEMBER 11, 2000 AS DOCUMENT NO. 2508425 OF OFFICIAL RECORDS.

### Assessor's Parcel No.

530-480-02

### Date of Survey

JULY 1, 2011

### Easements

- (10) RESERVATION OF RIGHT OF WAY FOR DITCHES & CANALS CONTAINED IN THE PATENT FROM THE STATE OF NEVADA RECORDED MAY 23, 1953 IN BOOK 0, PAGE 9 OF PATENTS. (LOCATION CANNOT BE DETERMINED FROM RECORDS)
- (11) RESERVATION OF RIGHT OF WAY FOR DITCHES, TUNNELS, TELEPHONE & TRANSMISSION LINES CONTAINED IN THE PATENT FROM THE STATE OF NEVADA RECORDED FEBRUARY 24, 1920 IN BOOK 0, PAGE 81 OF PATENTS. (LOCATION CANNOT BE DETERMINED FROM RECORDS)
- (12) EASEMENT FOR LIMITED ACCESS RECORDED FEBRUARY 27, 1950 IN BOOK 3040, PAGE 330 AS INST. NO. 102670 O.R. (DOES NOT AFFECT)
- (13) 30' EASEMENT FOR ROAD & DRAINAGE AS DELICATED ON SAID PARCEL MAP NO. 2476 (PLOTTED HEREON)
- (14) EASEMENT FOR TEMPORARY FURNISHING RECORDED MARCH 21, 1993 IN BOOK 4368, PAGE 284 AS INST. NO. 1879944, O.R. (DOES NOT AFFECT)
- (16) RIGHT OF WAY DISCREPANCY AS SHOWN ON SURVEY MAP NO. 3770, (PLOTTED HEREON)
- (17) EASEMENT FOR PUBLIC UTILITIES RECORDED APRIL 19, 2000 AS INST. NO. 2440071, O.R. (BLANKET IN NATURE)
- (18) EASEMENT FOR PUBLIC UTILITIES RECORDED SEPTEMBER 25, 2003 AS INST. NO. 2828304, O.R. (PLOTTED HEREON)
- (20) EASEMENTS FOR EFFLUENT FACILITIES AND TEMPORARY CONSTRUCTION RECORDED DECEMBER 30, 2003 AS INST. NO. 2975289, O.R. (PLOTTED HEREON)
- (21) EASEMENT FOR WATER LINE RECORDED DECEMBER 22, 2008 AS INST. NO. 3823104, O.R. (PLOTTED HEREON)

### Access Route/Lease Area/Utility Routes AS SHOWN

### Geographic Coordinates at Proposed Light Pole

1983 DATUM: LATITUDE 39° 39' 07.19" N LONGITUDE 119° 43' 52.85" W  
 ELEVATION = 4358.8 FEET ABOVE MEAN SEA LEVEL.

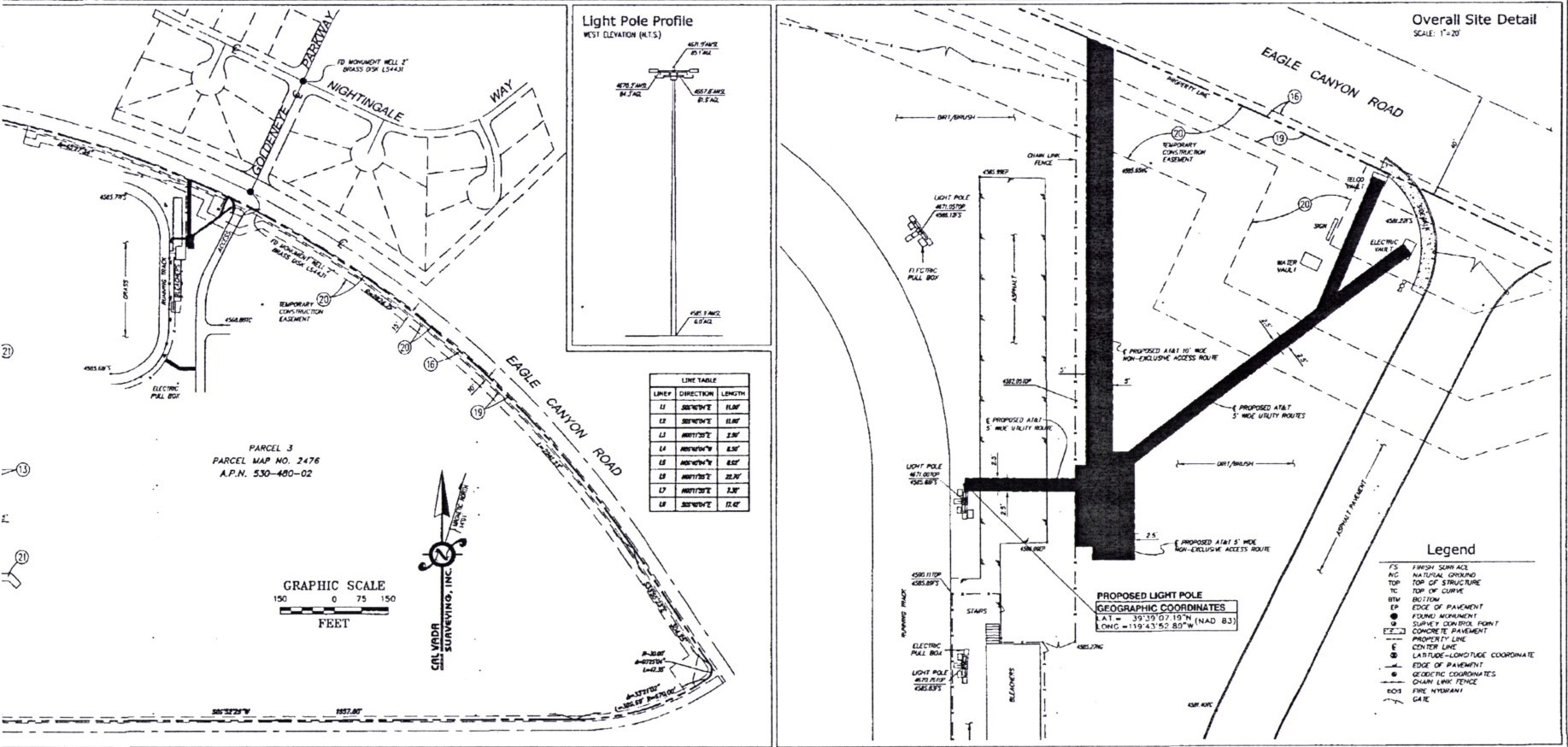
EXPLANATION: THE LATITUDE AND LONGITUDE SHOWN ABOVE ARE ACCURATE TO WITHIN +/- .15 FEET HORIZONTALLY AND THAT THE ELEVATIONS SHOWN ABOVE ARE ACCURATE TO WITHIN +/- .3 FEET VERTICALLY. THE HORIZONTAL DATUM (GEOGRAPHIC COORDINATES) IS IN TERMS OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83) AND IS EXPRESSED IN DEGREES (°), MINUTES (') AND SECONDS ("). TO THE NEAREST HUNDRETH OF A SECOND. THE VERTICAL DATUM (ELEVATIONS) IS IN TERMS OF THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND IS DETERMINED TO THE NEAREST TENTH OF A FOOT.

### Basis of Bearings

THE STATE PLANE COORDINATE SYSTEM OF 1983 (NAD 83), NEVADA WEST ZONE.

### Bench Mark

THE CALIFORNIA SPATIAL REFERENCE CENTER C.O.R.S. "51CA",  
 ELEVATION = 5115.33 FEET (NAVD 88).



**SPANISH SPRINGS  
CV0701A**  
 1065 EAGLE CANYON DRIVE,  
 SPARKS, NV 89441

4420 ROSEWOOD DRIVE  
 PLEASANTON, CA 94568

NO.	DATE	REVISIONS	BY	CHK	APP'D
1	08/17/11	TITLE REPORT / FINAL	RAS	RC	
	07/05/11	SUBMITTAL	AV	RC	

SCALE: AS SHOWN DESIGNED BY: DRAWN BY:

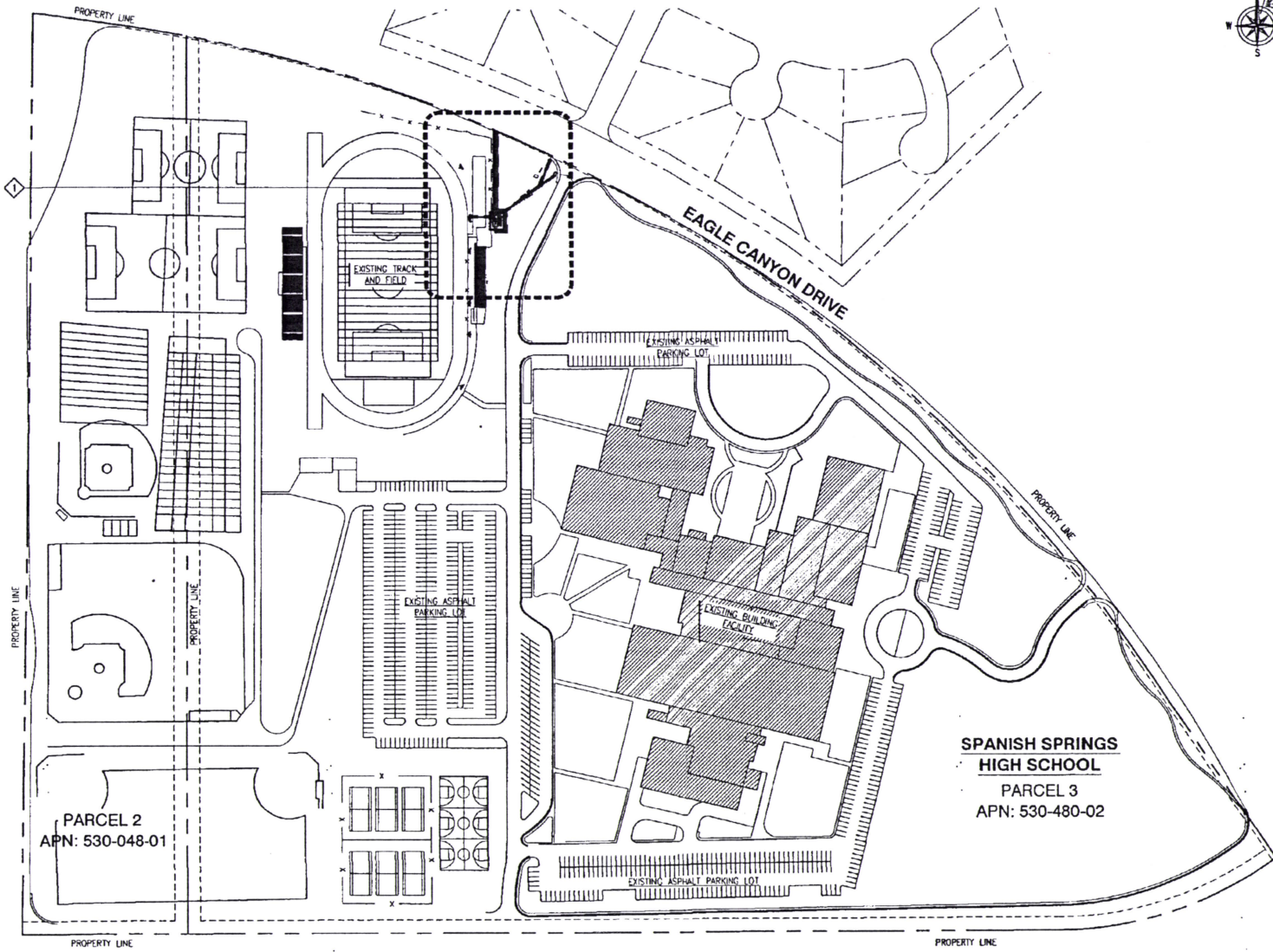
**TOPOGRAPHIC SURVEY**

PROJECT NO.	SITE NO.	SHEET NO.	REV.
25471-630	CV0701	C-1	B





1  
A01



PARCEL 2  
APN: 530-048-01

SPANISH SPRINGS  
HIGH SCHOOL  
PARCEL 3  
APN: 530-480-02

**OVERALL SITE PLAN**  
SCALE: 1 inch = 100 ft

ALL DIMENSIONS OF AND BETWEEN EXISTING  
ATIVE DISTANCES AS SHOWN BETWEEN EXISTING  
: TRUE NORTH ARE TO BE CONFIRMED BY THE

DESIGN ARE PRELIMINARY AND MUST BE VERIFIED

8700 AUBURN FOLSOM ROAD, SUITE 400  
GRANITE BAY, CA 95746

**SPANISH SPRINGS  
CV0701A**  
1055 EAGLE CANYON DRIVE  
SPARKS, NV 89441

EPIC WIRELESS I.D. NUMBER

4430 ROSEWOOD DRIVE, BLDG. 3  
PLEASANTON, CA 94588

NO.	DATE	REVISIONS	BY	CHK	APP'D
0	02/08/12	ISSUED FOR ZONING (RFIS REV 1.3)	JE	-	-
0	01/19/12	ISSUED FOR ZONING (RFIS REV 1.3)	JE	-	-

SCALE AS SHOWN    DESIGNED CC    DRAWN JK

OVERALL SITE PLAN		
PROJECT NO.	SITE NO.	SHEET NO. REV
25471-630	CV0701A	A01 0

30.0 SQ. FT.) AT&T LEASE AREA - (1) A03

STANDARD POLE TO BE REMOVED AND RAYS TO BE RELOCATED

41 STANDARD POLE (DESIGN BY OTHERS)  
 12' TALL LIGHT STANDARD POLE LOCATION  
 PANEL ANTENNAS (TYP. OF 12) W/  
 (TOTAL OF 6) & SURGE SUPPRESSOR (1) A03

P.O.C. - TO BE DETERMINED

R P.O.C. - TO BE DETERMINED

11' UNDERGROUND ROUTING (BORE)  
 3' EASEMENT (APPROX. 140'-0" L.F.  
 TO PROPOSED AT&T LEASE AREA)

UNDERGROUND ROUTING WITHIN A 5'-0"  
 PROX. 45'-0" L.F. FROM PROPOSED  
 PROPOSED LIGHT STANDARD POLE)

UNDER ROUTING (BORE) WITHIN A 5'-0"  
 PROX. 55'-0" L.F. FROM END OF  
 (T-OF-CONNECTION)

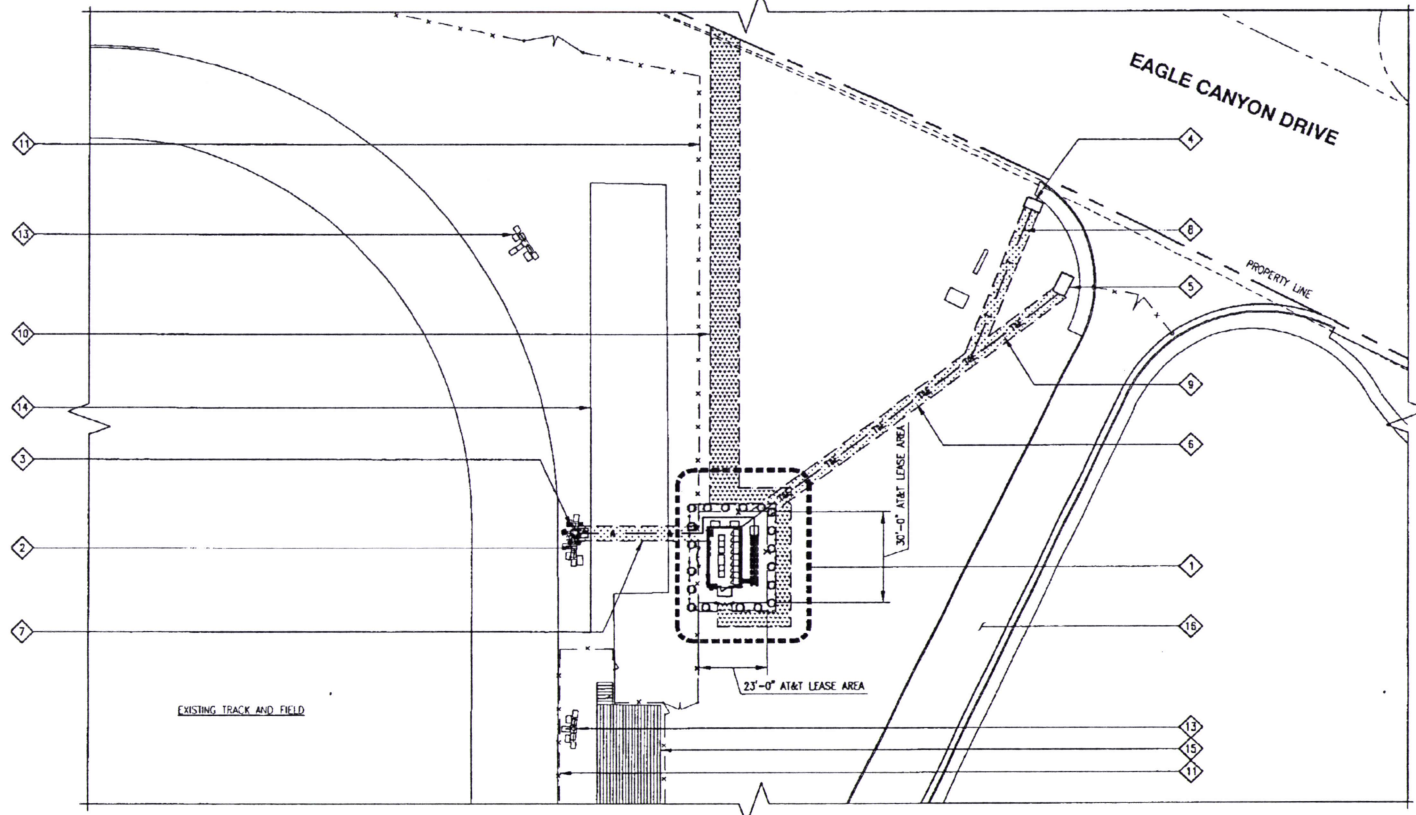
UNDER ROUTING (BORE) WITHIN A 5'-0"  
 PROX. 40'-0" L.F. FROM END OF  
 (T-OF-CONNECTION)

ACCESS EASEMENT (APPROX. 220'-0" L.F.  
 FROM PUBLIC RIGHT-OF-WAY ALONG

WINK FENCE (TYP.)

WINK FENCE (TYP.)

E (TYP.)



**ENLARGED SITE PLAN**  
 SCALE: 1 inch = 20 ft

ALL DIMENSIONS OF AND BETWEEN EXISTING  
 EXISTING DISTANCES AS SHOWN BETWEEN EXISTING  
 TRUE NORTH ARE TO BE CONFIRMED BY THE  
 DESIGN ARE PRELIMINARY AND MUST BE VERIFIED

**EPIC**  
 WIRELESS GROUP INC.  
 8700 ALBURN FOLSOM ROAD, SUITE 400  
 GRANITE BAY, CA 95746

**SPANISH SPRINGS  
 CV0701A**  
 1065 EAGLE CANYON DRIVE  
 SPARKS, NV 89441

EPIC WIRELESS I.D. NUMBER

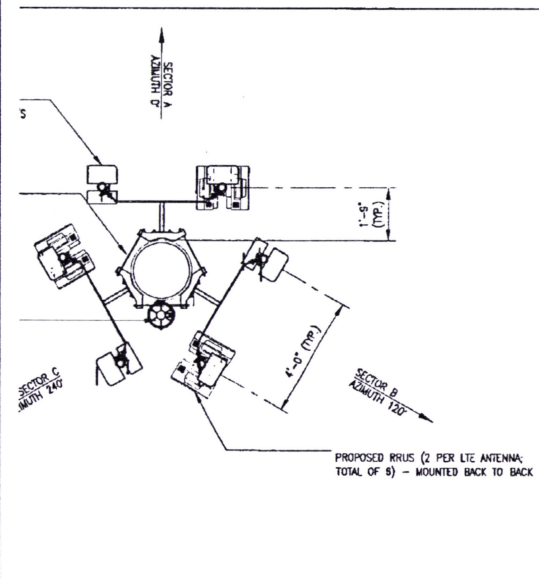
**at&t**  
 4430 ROSEWOOD DRIVE, BLDG. 3  
 PLEASANTON, CA 94508

NO.	DATE	REVISIONS	BY	CHK.	APP'D.
0	02/08/12	ISSUED FOR ZONING (RFDS REV 1.3)	JE	--	--
0	01/19/12	ISSUED FOR ZONING (RFDS REV 1.3)	JE	--	--

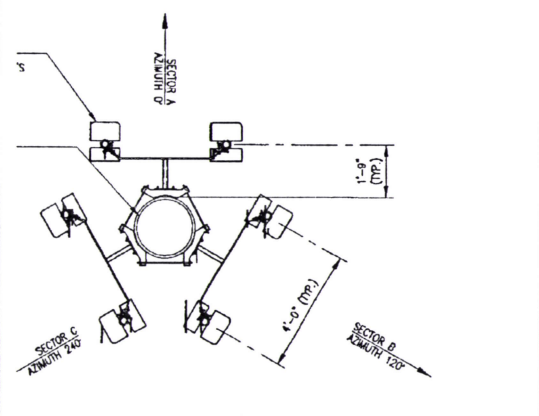
SCALE AS SHOWN    DESIGNED CC    DRAWN JK

**OVERALL SITE PLAN**

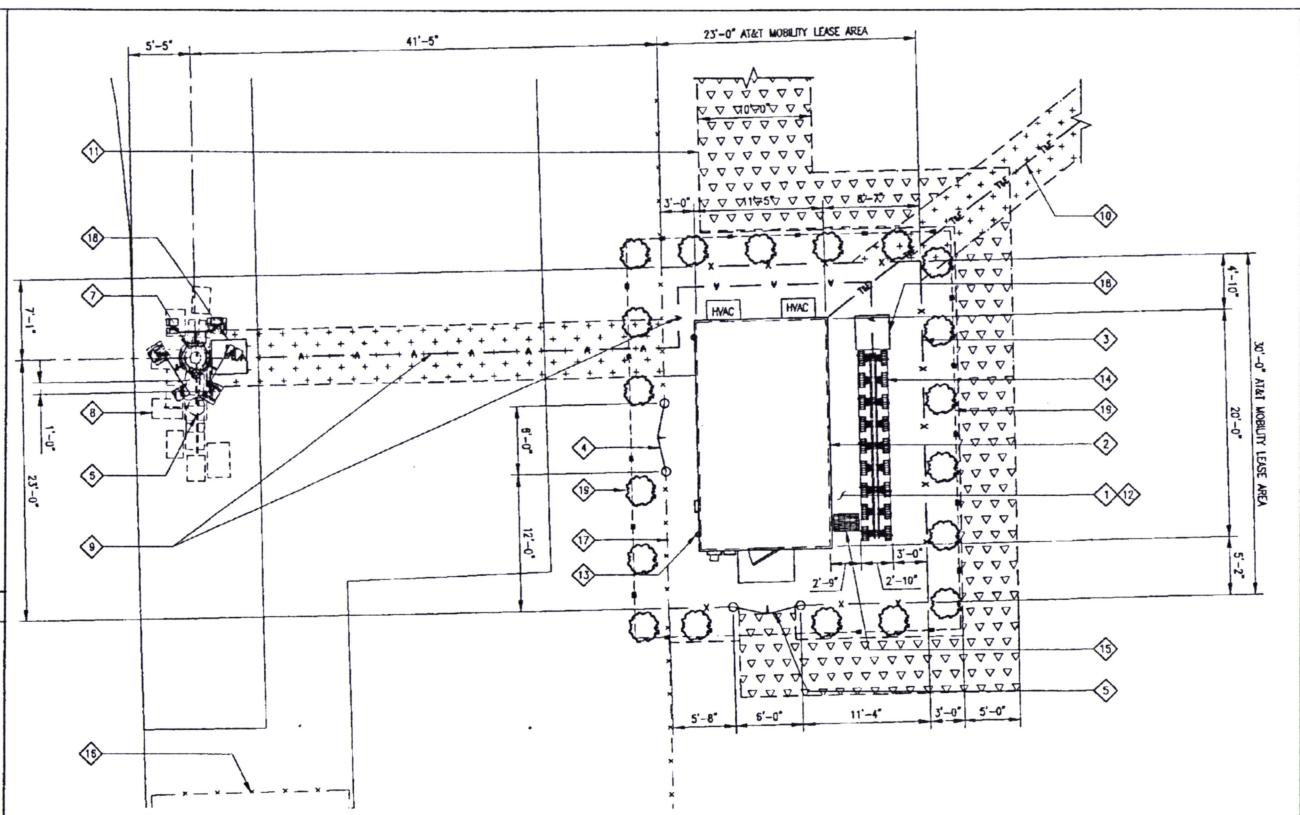
PROJECT NO.	SITE NO.	SHEET NO.	REV.
25471-630	CV0701A	A02	0



LAYOUT SCALE: 1/2 inch = 1 ft 2



LAYOUT SCALE: 1/2 inch = 1 ft 3



KEY NOTES:

- 1 PROPOSED 23'-0" x 30'-0" (690.0 SQ. FT.) AT&T LEASE AREA - LOCATION OF AT&T EQUIPMENT
- 2 PROPOSED AT&T 11'-5" x 20'-0" PRE-FABRICATED EQUIPMENT SHELTER
- 3 PROPOSED 6'-0" TALL CHAIN LINK FENCE TO MATCH EXISTING
- 4 PORTION OF EXISTING 6'-0" TALL CHAIN LINK FENCE TO BE REMOVED AND REPLACED WITH PROPOSED 6'-0" WIDE CHAIN LINK ACCESS GATE
- 5 PROPOSED 4'-0" WIDE CHAIN LINK ACCESS GATE
- 6 EXISTING 485'-2" TALL LIGHT STANDARD POLE TO BE REMOVED AND REPLACED, EXISTING LIGHT ARRAYS TO BE RELOCATED
- 7 PROPOSED 485'-2" TALL LIGHT STANDARD POLE (DESIGN BY OTHERS) TO REPLACE EXISTING 485'-2" TALL LIGHT STANDARD POLE; LOCATION OF PROPOSED STACKED AT&T PANEL, ANTENNAS (TYP. OF 12) W/ OTMA'S (TOTAL OF 6), RRUS (TOTAL OF 6) & SURGE SUPPRESSOR
- 8 EXISTING RELOCATED LIGHT ARRAYS - MOUNTED TO PROPOSED LIGHT STANDARD POLE
- 9 PROPOSED ANTENNA CABLE UNDERGROUND ROUTING WITHIN A 5'-0" WIDE ANTENNA EASEMENT (APPROX. 45'-0" L.F. FROM PROPOSED AT&T EQUIPMENT AREA TO PROPOSED LIGHT STANDARD POLE)
- 10 PROPOSED POWER/TELCO JOINT UNDERGROUND ROUTING (BORC) WITHIN A 5'-0" WIDE UTILITIES EASEMENT (SEE SHEET 1/A2 FOR CONTINUATION)
- 11 PROPOSED AT&T GRAVELED ACCESS EASEMENT (SEE SHEET 1/A2 FOR CONTINUATION)
- 12 GRAVEL WITH WEED BARRIER THROUGHOUT LEASE AREA
- 13 PROPOSED AT&T GPS ANTENNA - MOUNTED TO EQUIPMENT SHELTER (TYP. OF 2 - MIN OF 10'-0" SEPARATION)
- 14 PROPOSED RRUS MOUNTED ON PROPOSED H-FRAME
- 15 PROPOSED CABLE BRIDGE
- 16 EXISTING 4'-0" TALL CHAIN LINK FENCE
- 17 EXISTING 6'-0" TALL CHAIN LINK FENCE (TYP.)
- 18 PROPOSED COAX CABLE DOG HOUSE
- 19 PROPOSED 15 GAL RHODODENDRON HYBRID PLANTS
- 20 PROPOSED 1/2" IRRIGATION DRIP TUBING

NOTES:

1. DO NOT SCALE DRAWINGS. ALL DIMENSIONS OF AND BETWEEN EXISTING BUILDINGS/STRUCTURES, OR RELATIVE DISTANCES AS SHOWN BETWEEN EXISTING BUILDINGS/STRUCTURES AND THE TRUE NORTH ARE TO BE CONFIRMED BY THE SURVEYOR.

2. POWER/TELCO ROUTING AND DESIGN ARE PRELIMINARY AND MUST BE VERIFIED WITH LOCAL UTILITY COMPANIES.



LAYOUT SCALE: 1/2 inch = 1 ft 3

EQUIPMENT AREA PLAN SCALE: 3/16 inch = 1 ft 1

**EPIC WIRELESS GROUP INC.**  
8700 AUBURN FOLSOM ROAD, SUITE 400  
GRANITE BAY, CA 95746

**SPANISH SPRINGS CV0701A**  
1065 EAGLE CANYON DRIVE  
SPARKS, NV 89441

EPIC WIRELESS I.D. NUMBER

**at&t**  
4430 ROSEWOOD DRIVE, BLDG. J  
PLEASANTON, CA 94588

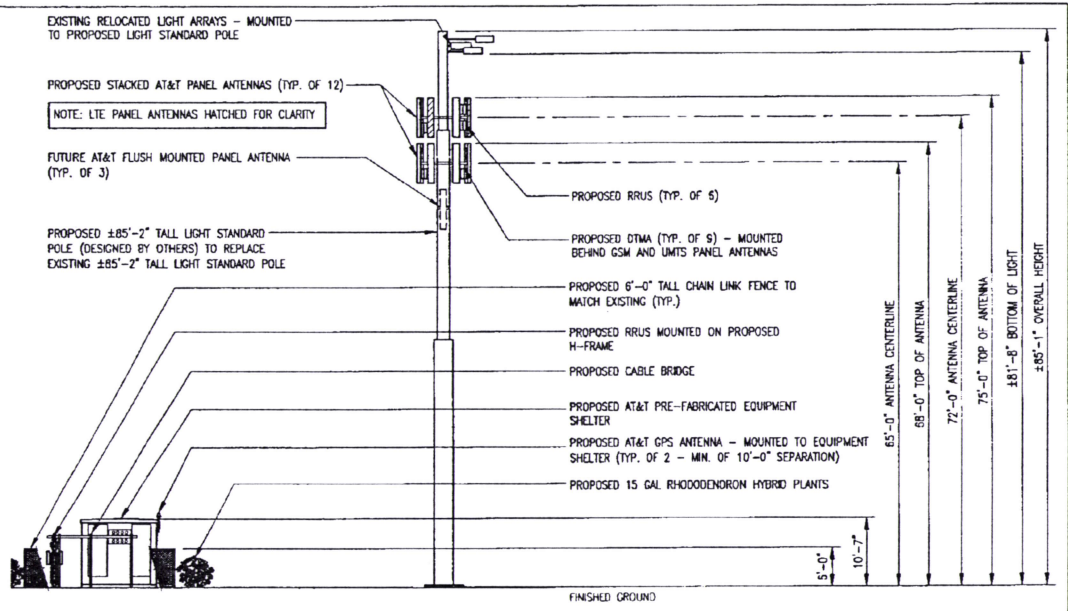
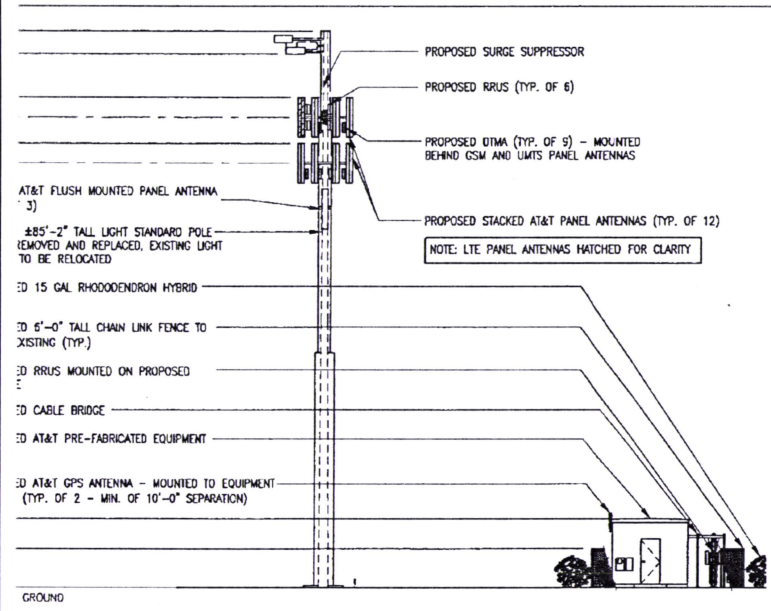
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0	01/16/12	ISSUED FOR ZONING (WFS REV 1.3)	JE	-	-

SCALE AS SHOWN DESIGNED CC DRAWN JK

**EQUIPMENT AREA PLAN & ANTENNA LAYOUT**

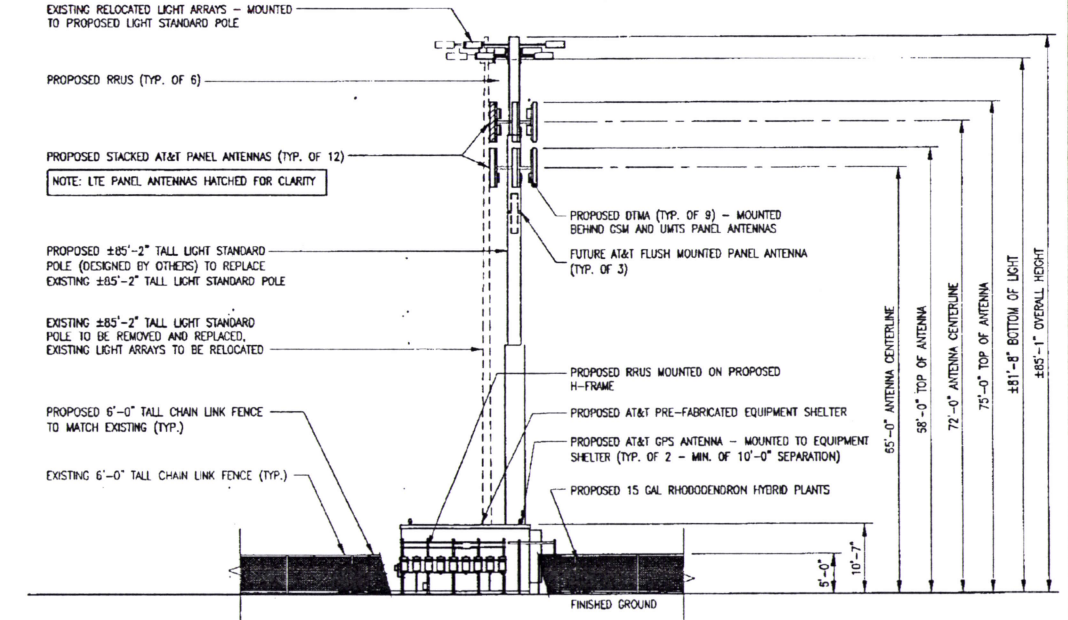
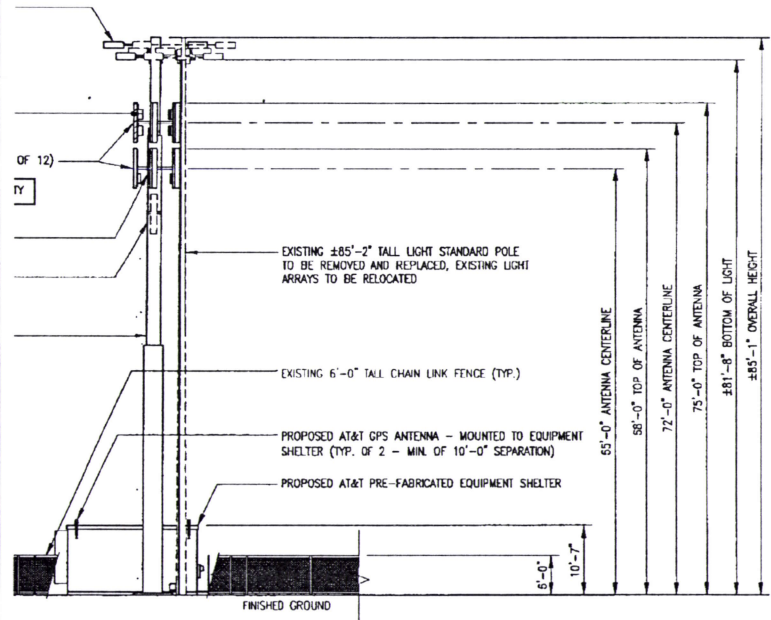
PROJECT NO.	SITE NO.	SHEET NO.	REV
25471-530	CV0701A	A03	0





SCALE: 1 inch = 10 ft

SCALE: 1 inch = 10 ft



SCALE: 1 inch = 10 ft

SCALE: 1 inch = 10 ft

3 NORTH ELEVATION

4 EAST ELEVATION

EPIC WIRELESS GROUP INC.  
6700 AUBURN FOLSOM ROAD, SUITE 400  
GRANITE BAY, CA 95748

SPANISH SPRINGS  
CV0701A  
1055 EAGLE CANYON DRIVE  
SPARKS, NV 89441

EPIC WIRELESS I.D. NUMBER

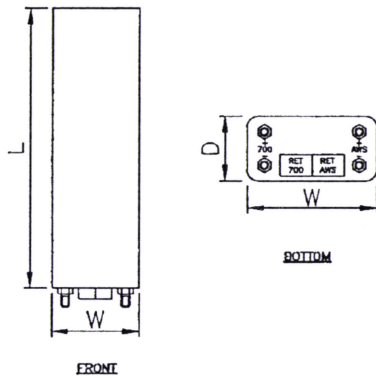
4430 ROSEWOOD DRIVE, BLDG. 3  
PLEASANTON, CA 94588

NO.	DATE	REVISIONS	BY	CHK	APP'D
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0	01/19/12	ISSUED FOR ZONING (RFDS REV 1.3)	JE	-	-

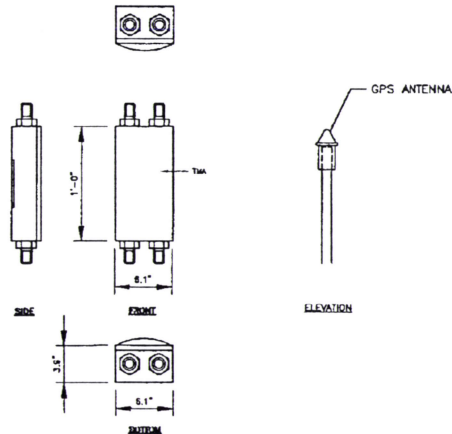
SCALE AS SHOWN    DESIGNED CC    DRAWN JK

ELEVATIONS			
PROJECT NO.	SITE NO.	SHEET NO.	REV
25471-630	CV0701A	AS	0

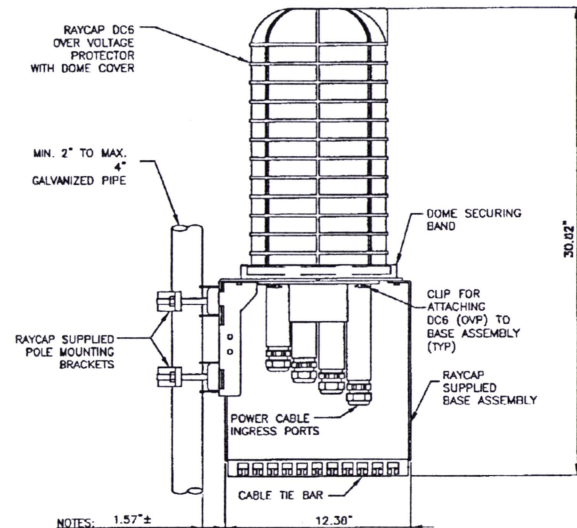
W DEL E	RAD CENTER (A.G.L.)	TMA	RRU	FIBER LENGTH	COAX LENGTH	COAX DIA.
EW 6555B 9WX7.10)	65'		(1) RRU5-11-700 (1) RRU5-11-AMS	80'	10'	7/8"
EW 6555B 9WX7.10)	65'	DUAL TMA		N/A	80'	7/8"
EW 6555B 9WX7.10)	72'	DUAL TMA	(1) RRUW-11-0850 (1) RRUW-11-1950	10'	80'	7/8"
EW 6555B 9WX7.10)	72'	DUAL TMA	(1) RRUW-11-0850 (1) RRUW-11-1950	10'	80'	7/8"
EW 6555B 9WX7.10)	65'		(1) RRU5-11-700 (1) RRU5-11-AMS	80'	10'	7/8"
EW 6555B 9WX7.10)	65'	DUAL TMA		N/A	80'	7/8"
EW 6555B 9WX7.10)	72'	DUAL TMA	(1) RRUW-11-0850 (1) RRUW-11-1950	10'	80'	7/8"
EW 6555B 9WX7.10)	72'	DUAL TMA	(1) RRUW-11-0850 (1) RRUW-11-1950	10'	80'	7/8"
EW 6555B 9WX7.10)	65'		(1) RRU5-11-700 (1) RRU5-11-AMS	80'	10'	7/8"
EW 6555B 9WX7.10)	65'	DUAL TMA		N/A	80'	7/8"
EW 6555B 9WX7.10)	72'	DUAL TMA	(1) RRUW-11-0850 (1) RRUW-11-1950	10'	80'	7/8"
EW 6555B 9WX7.10)	72'	DUAL TMA	(1) RRUW-11-0850 (1) RRUW-11-1950	10'	80'	7/8"



ANTENNA DETAIL



TMA DETAIL

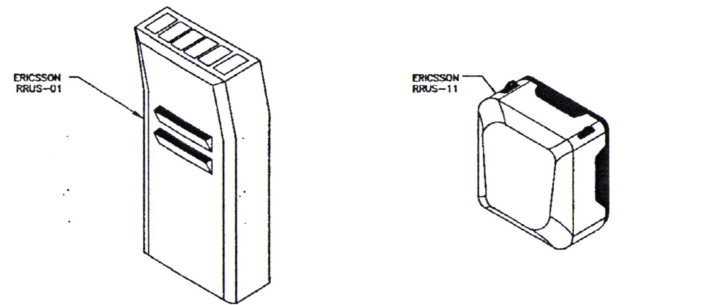


NOTES: 1.57"±

1. RAYCAP VIA AT&T SUPPLIES THE DC6 OVER VOLTAGE PROTECTOR AND PIPE MOUNTING BRACKETS. SUBCONTRACTOR SHALL SUPPLY THE PIPE.

RAYCAP DC6-40-60-10-BE  
DC POWER OVER VOLTAGE PROTECTOR (OVVP)  
POLE MOUNT BASE ASSEMBLY

DC SURGE PROTECTION



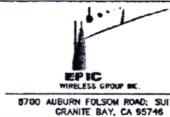
SIZE AND WEIGHT TABLE

RRU	WIDTH	DEPTH	HEIGHT W/O CABLE MANAGEMENT COVER	WEIGHT W/O BRACKET
RRU 0890 MRL/10W (80W)	15"	6.8"	25"	55 LBS

SIZE AND WEIGHT TABLE

RRU	WIDTH	DEPTH	HEIGHT W/O CABLE MANAGEMENT COVER	WEIGHT W/O BRACKET
RRU 700 MRL/AMS 2X30 (80W)	17"	7.2"	17.8"	55 LBS

RRU DETAIL



SPANISH SPRINGS  
CV0701A  
1055 EAGLE CANYON DRIVE  
SPARKS, NV 89441

EPIC WIRELESS LD. NUMBER



4430 ROSEWOOD DRIVE, BLDG. 3  
PLEASANTON, CA 94566

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0	01/19/12	ISSUED FOR ZONING (RFS REV 1.3)	JE	-	-

SCALE AS SHOWN    DESIGNED CC    DRAWN JK

ANTENNA & COAX CABLE  
SCHEDULE, RRU, TMA, GPS,  
ANTENNA AND SURGE  
SUPPRESSOR DETAIL

PROJECT NO.	SITE NO.	SHEET NO.	REV
25471-630	CV0701A	A6	0

# Exhibit E



## WASHOE COUNTY

Department of Public Works

*"Dedicated to Excellence in Public Service"*

1001 East 9<sup>th</sup> Street PO Box 11130 Reno, Nevada 89520 Telephone: (775) 328-2040 Fax: (775) 328-3699

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### INTEROFFICE MEMORANDUM

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**DATE:** March 7, 2011  
**TO:** Roger Pelham, Department of Community Development  
**FROM:** Leo R. Vesely, P.E., Engineering Division  
**SUBJECT:** SB12-001  
APN 530-480-02  
AT&T SPANISH SPRINGS HIGH SCHOOL MONOPOLE

---

I have reviewed the referenced special use permit and recommend the following conditions:

1. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site.
2. The applicant shall provide permanent easements for the lease area, access and utilities. A copy of the easements shall be submitted to the Engineering Division prior to issuance of a building permit.
3. All existing and proposed easements shall be shown on the site and/or grading plan. The County Engineer shall determine compliance with this condition.

LRV/lrv



# Board of Adjustment Staff Report

Meeting Date: April 5, 2012

Subject: Special Use Permit Case No: SB12-002

Applicant(s): AT&T Mobility

## Agenda Item 11B

Project Summary: To replace an existing stadium light pole with an 87-foot tall wireless telecommunications monopole.

**Recommendation: Approval with Conditions**

Prepared by: Sandra Monsalve, AICP, Senior Planner  
Washoe County Department of Community Development  
Phone: 775.328.3608  
E-Mail: smonsalve@washoecounty.us

Washoe County  
Commission District: District No: 1 (Breternitz)

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**Project Description Special Use Permit Case No. SB12-002 – AT&T Mobility, Incline Village High School, Wireless Communication Facility** – To replace an existing stadium light pole with an 87-foot tall wireless telecommunications monopole, with up to 12 panel antennas, new light fixtures and all necessary ancillary equipment; and to construct an equipment cabinet shelter within a 26' x 18' fenced area adjacent to the monopole; and, to vary the overall pole height from an allowable 80 feet up to 87 feet.

- Location: At the sports stadium at Incline Village High School, 499 Incline Village Boulevard, approximately 400 feet north of its intersection with Northwood Boulevard.
- Assessor's Parcel No.(s): 124-071-52
- Parcel Size: ±19.01 acres
- Current Regulatory Zone(s): Public and Semi-Public Facilities (PSP)
- Area Plan: Tahoe
- Citizen Advisory Board: Incline Village / Crystal Bay
- Commission District: 1 – Breternitz
- Development Code: Authorized in Article 324, Communication Facilities and Article 810, Special Use Permits
- Section/Township/Range: Within Section 15, T16N, R18E, MDM  
Washoe County, NV



**Staff Report Contents**

Special Use Permit Definition..... Page 3

Vicinity Map ..... Page 4

Subject Parcel..... Page 5

Existing light pole and Proposed monopole/light pole..... Page 6-7

Project Evaluation ..... Page 8-9

Significant Gap/Antenna Height ..... Page 9-10

Variance of Height ..... Page 11

Incline Village/Crystal Bay Citizen Advisory Board (CAB) ..... Page 12-15

Reviewing Agencies ..... Page 16-17

Findings ..... Page 17-19

Recommendation ..... Page 20

Motion..... Page 20

Appeal Process ..... Page 20

**Exhibits Contents**

Conditions of Approval..... Exhibit A

Elevations ..... Exhibit B

Photo Simulations..... Exhibit C

Site Selection Process/Gap Coverage Information from Applicant..... Exhibit D

EMF Report (“RF” Study) from Applicant..... Exhibit E

Agency Comments and Correspondence..... Exhibit F

Citizen Advisory Board Minutes ..... Exhibit G

Community Correspondence..... Exhibit H

Application Packet ..... Exhibit I

Noticing Map..... Exhibit J

## **Project Application**

The project application may be reviewed in its entirety on the Washoe County website at [http://www.washoecounty.us/comdev/da/da\\_index.htm](http://www.washoecounty.us/comdev/da/da_index.htm)

### **SPECIAL USE PERMIT REQUIREMENTS**

The purpose of a Special Use Permit is to allow a method of review to identify any potential harmful impacts on adjacent properties or surrounding areas for uses that may be appropriate within a regulatory zone; and to provide for a procedure whereby such uses might be permitted by further restricting or conditioning them so as to mitigate or eliminate possible adverse impacts. The Board of Adjustment is authorized to issue Special Use Permits under NRS 278.315 and WCC 110.810. Certain notice requirements must be met, which are discussed in this report. In approving the special use permit, the Board must consider and make five Findings of Fact, which are discussed below. [WCC 110.810.30] The notice requirements and findings are discussed in this report. The Board of Adjustment is allowed to grant an approval of the Special Use Permit that is subject to Conditions of Approval. Conditions of Approval are requirements that need to be completed during different stages of the proposed project, including conditions prior to permit issuance, prior to obtaining a final inspection and/or certificate of occupancy, prior to issuance of a business license, or ongoing “operational conditions” which must be continually complied with for the life of the project.

The Conditions of Approval for Special Use Permit Case No. SB12-002 are attached to this staff report as Exhibit A and will be included with the Action Order.

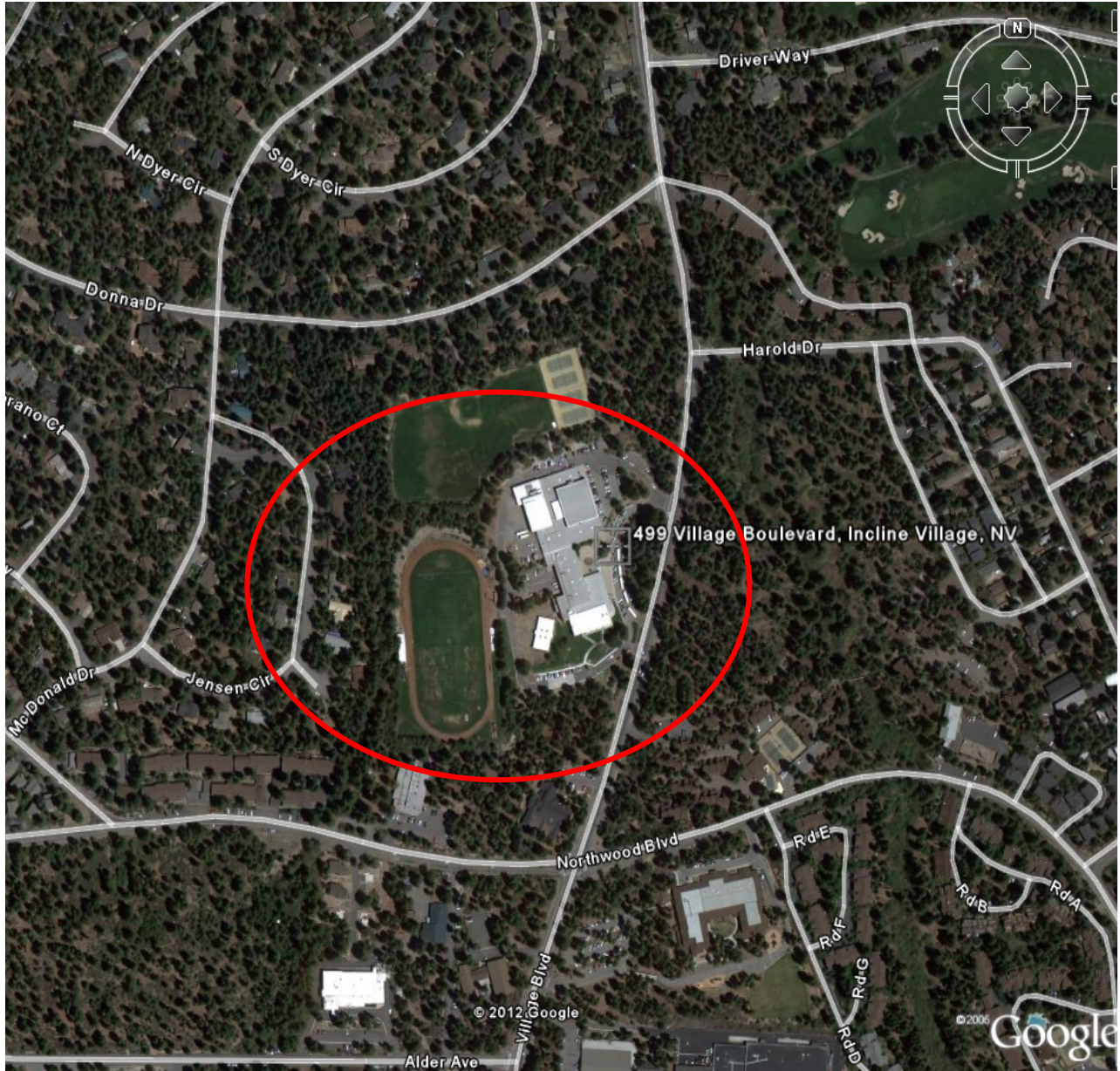
As a part of approval of a Special Use Permit, the Board of Adjustment may also vary standards of the Development Code as they would apply to the Project. [See WCC 110.810.20 (e).] In so doing the Board must make the five findings required for variances as set out in WCC 110.804.25

Further, the proposed monopole is a “communications facility” under WCC 110.324, and a “facility for personal wireless service” under NRS 707.555 and the federal Telecommunications Act of 1996 (the “TCA”), and so this Special Use Permit is also guided by NRS 707.550 – 707.585, and 47 U.S.C. 332 (c) (7). The state statute establishes standards and procedures for approving such wireless service facilities, and the federal law provides that when considering this application, the Board:

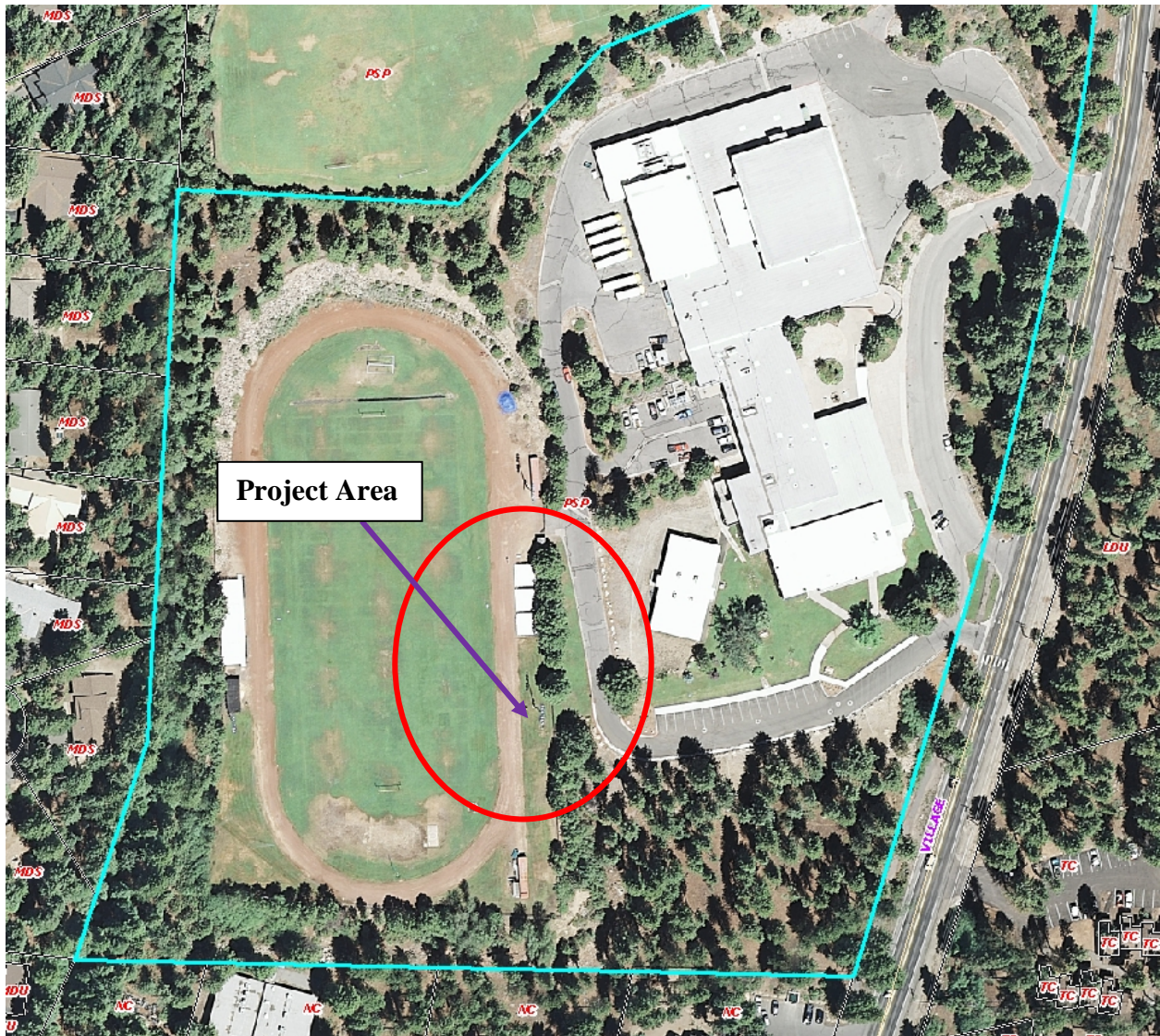
1. Shall not unreasonably discriminate among providers of functionally equivalent services;
2. Shall not prohibit or have the effect of prohibiting the provision of personal wireless services; and
3. Shall not regulate the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with FCC regulations regarding such emissions. (NRS 707.575 (4) also prohibits the consideration of environmental effects of radio frequency emissions if the facility complies with FCC regulations.)

Subject to those limitations and guidelines, in approving the special use permit for this telecommunications facility, the Board must adopt the three findings listed in WCC 110.324.75 which are discussed on pages 19 and 20.

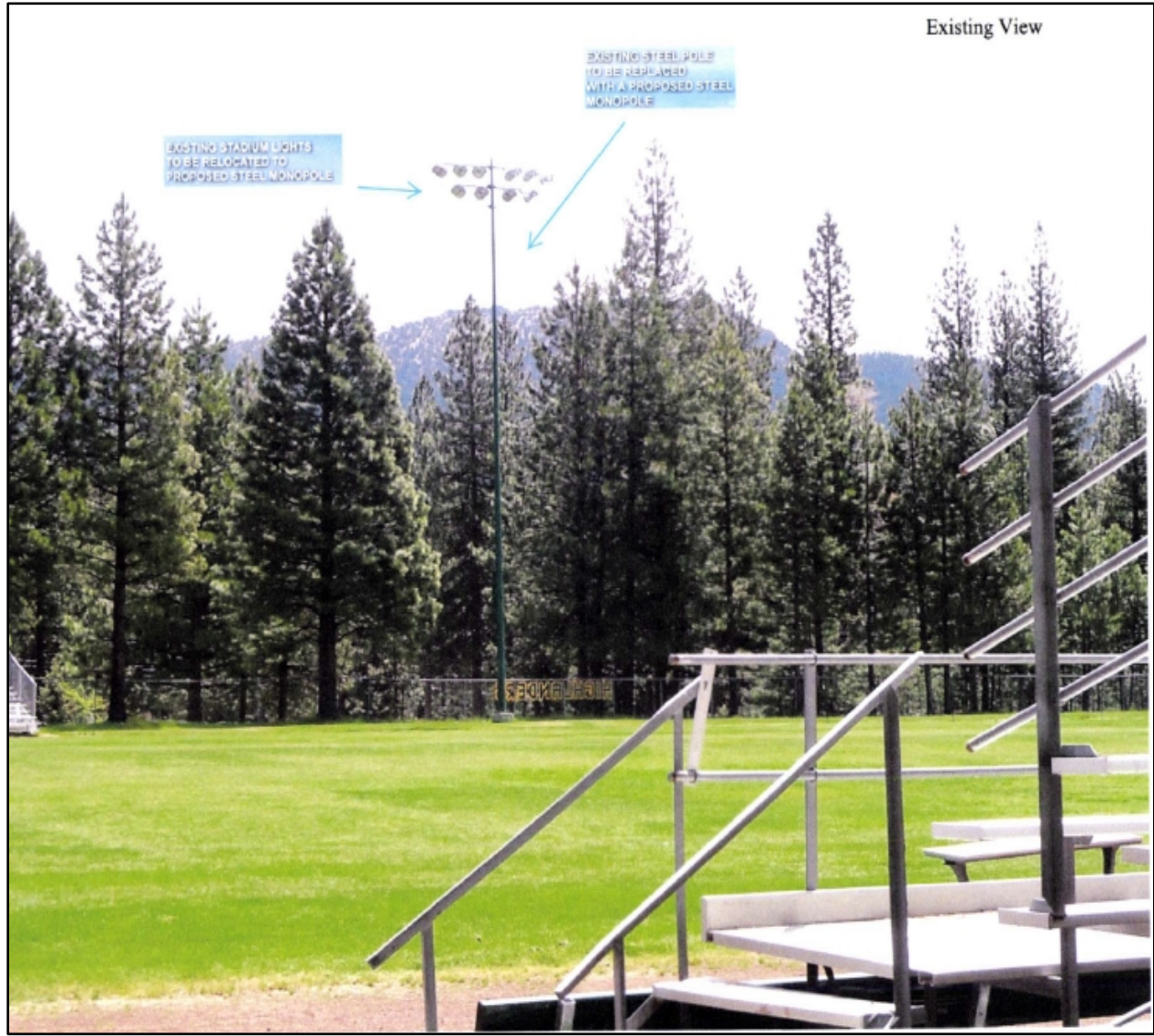
**Vicinity Map**



## Subject Parcel



### Existing Light Pole



### Proposed Monopole/Light Pole



## **Project Evaluation**

AT&T Mobility has requested this special use permit in order to replace a stadium light pole with an unmanned wireless telecommunications Monopole. The project site is located on the site of the Incline Village High School sports stadium and track. The cell site facility will be equipped with 12 wireless antennas mounted on an 87-foot tall monopole, which will double as a new stadium light pole. The 12 panel antennas will be installed over three sectors thereby allowing 4 antennas per sector at two heights (centerlines 76' and 84'). The project will also include a separate 18' x 26' (468 sq.ft.) fenced, leased area for the equipment cabinet and all related appurtenances, as provided for in Article 324 and Article 810 of the Washoe County Development Code. The equipment cabinet shelter itself will measure approximately 11'6" x 20' and will be on its own separate concrete slab.

The project location for this facility is at the Incline Village high school, 499 Village Blvd, Incline Village, on a ±19.01 parcel and zoned Public Semi-Public Facilities (PSP) within the Tahoe Area Plan. The new monopole/light fixture will actually be placed adjacent to the sports stadium, on the west side of the running track. The purpose of the new monopole is to provide increased voice and data coverage. According to Exhibit D, there is a significant gap in coverage within the area which the pole is designed to mitigate.

The entire project area will encompass roughly 470-square feet, and will have a solid 6' fence enclosure in order to screen the equipment cabinet and other related equipment from view. It is anticipated that the new "monopole/light pole" will have little visual impacts, as it will be a replacement of an existing light pole.

### **Existing Conditions:**

The site is currently developed as the Incline Village High School, owned and operated by the Washoe County School District. The property location is at 499 Village Boulevard (on the Westside), between Northwood and Donna. The location of the proposed monopole/light pole is in the vicinity of the southeast corner of the running track/sports field of the high school (Exhibit C).

The subject site is adjacent to properties zoned Medium Density Suburban (MDS) to the west and north. To the east of the high school property are additional residentially zoned properties, both developed and undeveloped, and to the south is property zoned Commercial, both Neighborhood Commercial (NC) and Tourist Commercial (TC).

### **Code Requirements/Use Type:**

Per *Table 110.302.05.1*, and *Article 324 Communication Facilities* of the Development Code, this project requires the approval of a special use permit by the Washoe County Board of Adjustment.

### **Use Type:**

**Section 110.304.25 Commercial Use Types.** Commercial use types include the distribution and sale or rental of goods, and the provision of services other than those classified as civic or industrial use types.

- (i) Communication Facilities Communication facilities use type refers to establishments primarily engaged in the transmission and/or receiving of electromagnetic waves. Typical uses include television station, radio stations, satellite dishes, antennas and wireless communication facilities. Refer to Article 324, Communication Facilities, for subcategories of communication facilities.

**Section 110.324.40 Wireless Communication/Cellular Facilities: Definitions.**

Wireless communication facilities, including antennas mounted on structures and freestanding monopoles and lattice towers and supporting equipment which are used for the commercial broadcasting/receiving of telecommunication transmissions that are regulated under the Telecommunications Act of 1996 are a principal use and are classified under the communication facilities use type in Article 304, Use Classification System. The following definitions apply to the regulation of wireless communication facilities contained in this article:

- (a) Antenna An antenna is defined for the purposes of Sections 110.324.40 through 110.324.75 as a device that transmits and/or received an electronic signal for the purposes of facilitating the communication of personal wireless services that has the meaning ascribed to it in 47 U.S.C. §332(c)(7)(C) as that provision existed on July 1, 2003.
- (5) Monopole Mounted Antenna. A monopole mounted antenna means a communications receiving and/or transmitting device that is attached to a ground mounted, free-standing pole that is erected for the purposes of supporting one (1) or more antennas.

The following placement standards by type of antenna shall be complied with notwithstanding the preferred location and type of antenna enumerated in this section:

- (e) Monopole Antenna. The placement of a monopole antenna shall comply with the following criteria:
  - (1) "Antennas shall be allowed in all Rural Residential, Public/Semi-Public Facilities (PSP), General Commercial (GC), Neighborhood Commercial/Office (NC), Tourist Commercial (TC), Industrial (I), Parks and Recreation (PR), and Specific Plan (SP) regulatory zones. Antennas shall be limited to the building standard height for an allowed main structure plus up to ten (10) feet above that height."

**Significant Gap**

The applicant has indicated in the application and Exhibit D that there exists a significant gap in cellular coverage within this geographic area, hence the need for a new telecommunications facility. There were three (3) potential sites reviewed by AT&T for the placement of the antennae. Of those three, two would require the construction of new pole facilities which would have to be taller than the proposed facility because the sites are lower. This proposed site is at a higher elevation than Site B (St. Patrick's Church) and Site C (AT&T Switch/Corporation Yard). Consequently, the Incline High School site was chosen as the optimum site for the coverage needed by AT&T. Further information can be found in Exhibit D attached to this report.



Antenna Height:

Because the antenna placement will be on a parcel of land zoned Public/Semi-Public Facilities (PSP), the allowable height is 65-feet plus an additional 10-feet per the bonus given for Monopole Antenna design (as indicated above), which equates to a total height of 75-feet. However, because there is significant gap in cellular coverage (Exhibit D), Section 110.324.55 Significant Gap Coverage of the Development Code, sets forth allowable height standards as identified in Table 110.324.55.1.

As defined in the Development Code, a significant gap for purposes of this article shall include a “white area” where no cellular service from any carrier is available. A wireless cellular facility shall be permitted at any location if the applicant can demonstrate by technical studies that:

- (a) The facility is for personal wireless service as defined by applicable federal statutes or regulations;
- (b) A facility at the site proposed is necessary to close an existing significant gap or gaps in the availability of personal wireless service; and
- (c) The facility and the location proposed is, therefore, eligible for the following increase in allowable height of a monopole:
  - (i) The height of the antenna shall be limited to the building standard height for an allowed main structure plus up to ten (10) feet above that height in any residential regulatory zone; **or**
  - (ii) Table 110.324.55.1, Significant Gap Antenna Pole Height, is applied.

Table 110.324.55.1

**SIGNIFICANT GAP ANTENNA POLE HEIGHT**

Design Standards	Distance from Residential Property						
	50'	200'	400'	600'	1,000'	1,500'	2,000'
Distance from Residentially Zoned Property or Public Paved Right of Way (closest adjacent use will be applied)							
Permitted Height of Pole	45'	50'	60'	70'	80'	90'	+100'
Bonus Allowed	10'	15'	20'	25'	30'	35'	40'
Total Permitted Height of Pole	55'	65'	80'	95'	110'	125'	140'+

Source: Washoe County Department of Community Development

As indicated in the site photos in this report, the public right-of-way closest to the project site is approximately 409 feet to the east, and the closest residence to the west, is roughly 400 feet to the home. According *Table 110.324.55.1 Significant Gap Antenna Pole Height*, the permitted height of the pole would be 80 feet for the 400-foot distance. The applicant has asked for an additional 7-foot increase in pole height, thereby varying the allowed 80-foot height as listed in the Table above.

**Variance Special Circumstance/Hardship; Findings:**

The applicant has confirmed that the existing stadium light pole is 72-feet tall to the top of the pole. As established above, the applicant would be allowed to replace it with a pole of up to a height of 80-feet. However, the applicant has requested an additional 7 feet of height for this site, in order to achieve the "line-of-sight" requirements necessary for clear transmission of signals. This proposed height is necessary for the optimal service coverage for Incline Village as stated by the applicant within their application.

In order to be above some of the surrounding pine trees, and still have the telecommunications work correctly, the applicant needs 87-feet maximum height of the pole. The top of the antennas will be the same as the top of the pole itself, with the antenna placement above the light fixtures for maximum reception/coverage. The new stadium light fixtures will be placed at the same height as they are at the present on the 70-foot tall light pole. The applicant has stated the additional height has been deemed necessary in order to achieve communication services that accompany the growing demands for GSM/UMTS & LTE cellular use. (See Appendix to SUP Application, Exhibit I, page 8)

Staff respectfully suggests that this need to attain a line of sight in order to provide wireless service to close the significant gap creates a special circumstance justifying a finding under WCC 110.804.25 (a).

While the County may not allow other structures in the vicinity to reach 87 feet in height, granting this variance does not amount to a *special* privilege to the applicant because of the requirements of federal law. If the Board is persuaded that an 87 foot tower is necessary to provide wireless service, then denying the variance might "have the effect of prohibiting the provision of personal wireless services" in contravention to Section 332 (c) (7) (B) (i) (II) of the federal TCA reported above.

**Access/Parking:**

No new access or parking spaces will be required, as the facility is an unmanned facility.

**Signage/Lighting:**

Signage will be as required by FAA/FCC or other jurisdictional entities. There will be no "advertisement signage." The applicant has stated that after its review, the FAA may request a flashing light on the top of the pole, to the satisfaction of the FAA.

**Landscaping:**

The applicant has indicated within the application that landscaping will be in conformance with the Development Code, *Article 412 Landscaping*, which requires 20% landscaping of the developed area, and will include climate specific plant varieties. The leased area (developed area) will be approximately 468 sq./ft. thus requiring approximately 94 sq./ft. of landscaping. The landscaping would best be suited around the equipment cabinet, so as to lessen the visual impacts of the equipment. In addition, the equipment area will be fenced with a 6-foot tall fence, either solid wood, or chain link with vinyl slats.

**Visual Impacts:**

The request by AT&T Mobility to add a telecommunications monopole is consistent with the standards of *Article 324 Telecommunications* of the Washoe County Development Code. Because the site chosen was the best site among 3 sites surveyed, the potential impacts, if any, should be minimal based on the Development Code standards and the Federal Communications Commission (FCC) requirements. There will always be “visual” impacts of any type of pole on a piece of property, which could range from light poles, to electrical poles, etc...however, in this instance the proposed monopole will be replacing an existing stadium light pole. The proposed pole will be wider in circumference and taller than the existing pole; however, it will still function as a stadium light, with the addition of telecommunication antennas attached in order to provide the necessary services in telecommunications. By utilizing a site where there are existing light poles, the visual impacts of the monopole should be lessened.

**Radio Frequency and environmental impacts.**

Citizens have made considerable comments in emails to the County (Exhibit H) and at the CAB meeting last week about the possible radio frequency and environmental impacts of the telecommunications tower. Unfortunately, under state and federal law, if the facility complies with FCC regulations, under federal law (47 U.S.C. 332 (c) (7) (B) (iv)) this Board cannot regulate its placement, construction, and modification based on the environmental effects of radio frequency emissions, and under state law (NRS 707.575 (4) the Board “shall not consider the environmental effects of radio frequency emissions” in granting this special use permit.

The “Electromagnetic Frequency Report” submitted to the County (Exhibit E, page 2) indicates that the maximum RF exposure level due to the proposed site is calculated to be 0.0069 mW/cm<sup>2</sup>, which is 0.76% of the applicable public exposure limit, and the maximum level at any nearby building is 1.2% of the public exposure limit. On the second floor of the nearest building, the exposure would be 0.79% of the maximum allowed by FCC Regulations. The site fully complies with FCC regulations. The report is signed and stamped by a registered professional engineer.

While staff and the CAB have received articles regarding radio frequency pollution in general, we have not received any evidence challenging the specific measurements, findings and conclusions in the Exhibit E. Since the project appears to fully comply with FCC regulations, the Board may not consider the environmental effects of radio frequency emissions.

**Incline Village/Crystal Bay Citizen Advisory Board)**

The proposed project was presented by the applicant(s) at the Citizen Advisory Board meeting on March 26, 2012. After much discussion, David Zeigler made a motion to disapprove the project. Mike seconded the motion. In favor of the motion to disapprove the installation of the AT&T tower were the following members: Bea Epstein, Guy Burge, Deborah Nicolas, and Mike Sullivan. Patrick McBurnett opposed the motion. The motion to disapprove the project was passed.

Following are comments/concerns heard by the community and CAB members. The draft minutes are attached to this report as Exhibit G:

- Bea Epstein attempted to call Cindy Sage, spokesperson for opposing side, but couldn't reach her.
- Gary Mapa, representative AT&T mobility project, said on behalf of AT&T, "I'm working with Washoe County on this project. We have submitted all components required by the planning project. AT&T mobility has requested WC approval on a special permit." Bea asked that he address the safety issues. Raj Mather, Licensed Electrical Engineer, stated they evaluated the site for FCC guidelines, and it does comply. Maximum exposure level is 1.2% of the FCC limit, which is 80X below the FCC standard.
- Specifics about location – project descriptions were handed out. It's located near storage facility on stadium ground; existing light pole. Height is within guidelines.
- Washoe County school district representative is present to answer questions.
- Has this info gone to residents in the surrounding area; this is the first time it's brought to them.
- Could this be installed in another location? Garry said they have looked at alternative locations.
- Additional concerns: structure and radiation. Raj said the signs are not required for public, but for the workers on the tower. The levels are below the FCC standards. The maximum radiation power is dissipated at 85 feet. He explained the power dynamics.
- Is it beneficial to other cell phone users? Gary explained this facility is only for AT&T users.
- Are there reports regarding cell phone tower radiation is dangerous? Raj said not that he is aware of. The numbers are based on studies.
- The radiation fans are aimed at the horizon. Can it be located in other, less populated areas? Must be alternative sites. I don't understand your choice of location. Gary explained that it creates a honeycombed pattern that will give optimal coverage to the area. They are dependent on the other towers.
- You should have thought about the people first. It's a young technology.
- Neighbors have not been notified.
- For only \$1500 per month, it's foolish to put our children at risk.
- In 2004, a phone company tried to install at the fire department on Mt Rose. Why isn't the school district concerned about our children?
- Why take a chance with possible health risks to our children. We need an expert to come in and research this issue. Health risks involved with installation of towers. Much worse for children than adults.
- Petition on [myinclinevillage.com](http://myinclinevillage.com).
- It doesn't service other companies. There could be more power added to service other phone services. Gary explained that our tower isn't approved to hang another company, however we wouldn't be opposed.
- Won't these electric magnetic emissions damage.
- There is plenty of coverage already; don't understand the need to install another tower.
- There is a lack of due diligence on the County's part.

- Raj – not aware of any study that proves that electric magnetic cell phone towers cause damage. Square distance, the power drops. Different standards say the same thing. Similar to FCC.
- Question to Raj - Would you live next to this? Raj said yes; I'm comfortable with this, and exposing myself and family to this.
- There is a perceived hazard which would affect people buying into Incline Village. The property value will decrease with this.
- There needs to be more information.
- There are many studies from handsets and radiation. There is a lot of concern regarding tower sites.
- Raj – difference between cell phone and tower site. More radiation from cell phone than from a site.
- Mark Staton from the Washoe County School District said WC School District has tremendous concern of the safety of the students. We wouldn't do anything that would put our children at risk. Little or no evidence of electric magnetic radiation danger. Only studies found are regarding hand held, not cell tower. We have researched that. Communication Act – regarding leasing site space, we can't deny that. We have this tower at 6 other schools and had no opposition. By state law, the County can't deny request to put up a facility. Federal/state law requirements.
- Teresa Eppolito read a statement for Christy Lowden, who couldn't make the meeting, for the record. Concern about schools near cell tower. This needs independent studies.
- The fire fighters didn't want it. We need to take that into consideration.
- Shame on AT&T for targeting a school because they know they can't deny it.
- How can the fire department deny it, and the school district can't? The fire department at the bottom of the hill was a volunteer station when one was installed there.
- CAB member Patrick McBurnett read statements from studies. He said there is no known affect according to the National Institute of Health. No evidence that can lead to cancer according to the National Cancer Society. A lot of emotionally based information.
- What happens if there isn't one installed? Gary said there will be loss of coverage and as subscribers increase, there needs to be more coverage.
- What happens if the tower is installed somewhere else? Gary said as far as visual, this is the best location – it blends in the best with the area.
- Why in such a populated area? Gary said this location provides optimum coverage for everyone.
- Where is a similar site structure? How many more proposed locations. Gary said the tower is with the stadium lights. Reno has identical sites. The additional proposed locations are in your packet.
- I don't think that would pass city ordinance with TRPA. Gary said we will come to that when it goes to approval.

- CAB member Dave said there is a concern about lack of notification. Question about technology and get a fair hearing. Also, concerned about the look of the tower. I disapprove the item because there is no time to get community input and no collaboration; allow more time for communication to the community and for the plan to be a joint effort with other companies.

Note: Staff could not attend the meeting because of another CAB meeting in Warm Springs at the same time of 6:30 p.m. The applicant and his engineer were available at the meeting to address questions/concerns or issues, as was staff from the Washoe County School District.

In response to “not being notified” staff of the Department of Community Development sent out 146 Courtesy Notices on February 27, 2012 with the project description and the meeting dates of, March 26, 2012 for the Incline Village/Crystal Bay CAB and April 5, 2012 Board of Adjustment meeting. These notices are sent standard U.S. Postal service. In addition, staff sent out on March 22, 2012 per NRS requirements, 10-days prior to the public hearing date, the same 146 notices for the April 5, 2012 Board of Adjustment meeting public hearing.

The applications are circulated to the CAB members in advance of the CAB meeting. The CAB Agenda “Notify List” has approximately 68 people on the email notify list and an additional 22 people on the paper mailing list. These are folks that have requested to be notified of all CAB meetings in Incline Village/Crystal Bay.

Additionally, all agendas are posted at the following locations:

Website location:

[http://www.washoecounty.us/comdev/boards\\_commissions/cab/incline\\_village\\_crystal\\_bay/ivcb\\_index.htm](http://www.washoecounty.us/comdev/boards_commissions/cab/incline_village_crystal_bay/ivcb_index.htm)

Pursuant to NRS 241.020, this notice has been posted at the Washoe County Administration Complex, 1001 E. Ninth Street, Reno, Nevada; and the following locations:

- Incline Village GID Offices, 893 Southwood Blvd.
- The Chateau at Incline Village, 955 Fairway Blvd., Incline Village Post Office, 770 Mays Blvd., Suite 1.
- Incline Village Public Library, 845 Alder Avenue, Incline Village, Nevada, and;
- Crystal Bay Post Office, 26 Highway 28, Crystal Bay, Nevada.
- The agenda may be accessed on the County’s website at [www.washoecounty.us/cab](http://www.washoecounty.us/cab), and then choose this CAB’s Home Page link.

Lastly, Board of Adjustment agendas are posted at the following locations and emailed to approximately 100 people who have requested to be on that notify list. The Board of Adjustment meets the first Thursday of each even-numbered month, at 1:30 p.m., Washoe County Administration Complex, 1001 E. Ninth Street, Reno, NV.

Posting of Agenda; Website Location:

[http://www.washoecounty.us/comdev/boards\\_commissions/boa/boa\\_agenda\\_index.htm](http://www.washoecounty.us/comdev/boards_commissions/boa/boa_agenda_index.htm)

Pursuant to NRS 241.020, this notice has been posted at the Washoe County Administration Complex, 1001 E. Ninth Street, Reno, Nevada, and at the following locations:

- Washoe County Clerk's Office-Courthouse (Court and Virginia Streets),
- Washoe County Library (301 South Center Street); and,
- Sparks Justice Court (630 Greenbrae Drive).
- Agendas and staff reports are posted to the Washoe County website at [www.washoecounty.us/comdev](http://www.washoecounty.us/comdev) four days prior to the meeting.

### **Reviewing Agencies**

The following agencies/Individuals received a copy of the project application for review, comments and/or conditions:

- Washoe County District Health – Environmental Division
- Washoe County Public Works Department – Engineering Division
- Washoe County Department of Water Resources – Utility Services
- Building & Safety – Incline Office
- Incline Village/Crystal Bay Advisory Board
- Incline Village General Improvement District (IVGID)
- Nevada State Lands
- North Lake Tahoe Fire Protection District
- Commissioner Breternitz
- District Attorney Salter
- Tahoe Regional Planning Agency – staff contacted TRPA per telephone conversation in regard to their permitting requirements.

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

- Washoe County Community Development addressed site, pole height and screening requirements.

**Contact: Sandra Monsalve, AICP, Senior Planner 775.328.3608**  
[smonsalve@washoecounty.us](mailto:smonsalve@washoecounty.us)

- Washoe County Health District no conditions received.
- Washoe County Department of Public Works addressed on-site grading and easements.

**Contact: Leo Vesely, P.E., 775.328.2041** [lvesely@washoecounty.us](mailto:lvesely@washoecounty.us)

- North Lake Tahoe Fire Protection District had no conditions, and stated the addition of the monopole will enhance public safety through improved wireless communications capabilities for a significant segment of the Fire District.

**Contact: Mark Regan, 775.831-0351** [nltfpd.net](mailto:nltfpd.net)

- Department of Water Resources had no comments and/or conditions.

**Contact: Alan Reich 775.954.4608** [areich@washoecounty.us](mailto:areich@washoecounty.us)

- Tahoe Regional Planning Agency had no conditions, only comments per a phone conversation that the project site is not within a scenic zone, and that the applicant will be required to obtain TRPA permit(s) for the monopole.

**Contact: Theresa Avance, AICP, Sr. Planner 775.589-5224** [tavance@trpa.org](mailto:tavance@trpa.org)

### **REQUIRED FINDINGS**

**Findings required by WCC 110. 810.30 for a Special Use Permit:**

1. **Consistency.** *That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Tahoe Area Plan;*

Staff Comment: Staff has reviewed the Master Plan and the Tahoe Area Plan and has not identified any provisions that are offended by the project.



2. **Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven of the Development Code;**

Staff Comment: As provided in the Application and exhibits, existing power supplies will be used and are adequate for the new facility. The drawings in the Application provide for adequate drainage and security.

3. **Site Suitability. That the site is physically suitable a for a telecommunications monopole/stadium light for the intensity of such a development;**

Staff Comment: As discussed above, the telecommunications pole will replace a light pole that already exists on the site and is the least intrusive alternative. The Board reviewed the photographs and drawings in the Staff Report and the application (Exhibit I)

4. **Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area.**

Staff Comment: Based on the information in the "Electromagnetic Frequency Report" (Exhibit E), the application (Exhibit I) and the testimony at the public hearing, the maximum RF exposure level due to the proposed site is well below the maximum allowed by FCC Regulations. The site fully complies with FCC regulations.

5. **Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.**

Staff Comment: There is no military installation nearby.

**Findings required by Section 110.324.75, for a telecommunications facility.**

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

Staff Comment: Staff and the Director of Community Development Department have reviewed all of the standards and conclude that the standards have been met.

7. ***That public input was considered during the public hearing review process; and***

Staff Comment: The Board has heard and considered public comment during the public hearing and has reviewed the comments made at the CAB meeting. However, since the project meets FCC regulations, the Board is not allowed to consider comments about radio frequency emissions under federal and state law.

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

Staff Comment: Based on a review of the photographs and drawings in the Staff Report and Application, the proposed monopole will be replacing a stadium light in the form of a new stadium light; consequently, it will look like the previous stadium light, except it will now have antennas added and function as both a stadium light and a telecommunications site. It is not on a ridgeline and is amongst other stadium lights of the sports field, which will thereby lessen the visual impacts of the monopole/light pole.

**Findings required by WCC 110.804.25 for a Variance:**

**9. *Special Circumstances. Because of special circumstances applicable to the property, the strict application of the regulation results in exceptional and undue hardships upon the owner of the property.***

Staff Comment. Because of the height of the surrounding trees, the additional height for the monopole is necessary in order to achieve communication services that accompany the growing demands for GSM/UMTS & LTE cellular use, the strict application of the regulation results in exceptional and undue hardships upon the owner of the property.

**10. *No Detriment. The relief will not create a substantial detriment to the public good, substantially impair affected natural resources or impair the intent and purpose of the Development Code or applicable policies under which the variance is granted.***

Staff Comment: Based on a review of the photographs and drawings in the staff report and application, extending the height of an existing pole will not create a substantial detriment to the public good, substantially impair affected natural resources or impair the intent and purpose of the Development Code or applicable policies under which the variance is granted; as it is adjacent to other 70-72-foot tall stadium lights surrounding the sports track of the high school.

**11. *No Special Privileges. The granting of the variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and the identical regulatory zone in which the property is situated.***

Staff Comment: Because of the requirements of federal and state law, the granting of the variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and the identical regulatory zone in which the property is situated.

**12. *The variance will not authorize a use or activity which is not otherwise expressly authorized by the regulation governing the parcel of property.***

Staff Comment: Based on a review of the permitted uses in the PSP zoning district, the variance will not authorize a use of activity which is not otherwise expressly authorized by the regulation governing the parcel of property.

**13. *Effect on a military installation. The variance will not have a detrimental effect on the location, purpose and mission of a military installation.***

Staff Comment: There is no military installation nearby.

**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 No. SB12-002 is being recommended for approval with conditions. Staff offers the following motion for the Board's consideration:

**Motion**

*I move to adopt all of the 13 findings listed in the staff report and based on those findings approve Special Use Permit Case No. SB12-002 for AT&T Mobility, subject to the conditions contained in Exhibit A to the Staff Report. The Findings are adopted based on individual consideration of information contained in the Staff Report (including, but not limited to the staff comments regarding the findings) and all exhibits as well as testimony and exhibits presented at the public hearing. Counsel for the Board and the Board Secretary are hereby directed to prepare a written Action Order consistent with this motion.*

**Appeal Process**

As provided in WCC 110.810.50, an appeal to the Board of County Commissioners may be taken within ten days from the filing of the Action Order.

xc:.

Property Owner: Washoe County School District, Attn: Mike Boster, PO Box 30425, Reno, NV 89520.

Applicant: AT&T Mobility / EPIC Wireless Group, Attn: Gary Mapa, c/o 8700 Auburn Folsom Rd., Ste. 400, Granite Bay, CA 95746.

Representatives: Same as above.

# EXHIBIT A



## Conditions of Approval

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Special Use Permit Case No. SB12-002

The project approved under Special Use Permit Case No: SB12-002 shall be carried out in accordance with the Conditions of Approval granted by the Board of Adjustment on April 5, 2012. Conditions of Approval are requirements placed on a permit or development by each reviewing agency. These Conditions of Approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable Codes.

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

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

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

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

- Prior to permit issuance (i.e., grading permits, building permits, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some "Conditions of Approval" are referred to as "Operational Conditions". These conditions must be continually complied with for the life of the project or business.

**The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies.**

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District.**

- **Any conditions set by the District Health Department must be appealed to the District Board of Health.**
- **The RENO-TAHOE AIRPORT AUTHORITY is directed and governed by its own Board. Therefore, any conditions set by the Reno-Tahoe Airport Authority must be appealed to their Board of Trustees.**
- **The REGIONAL TRANSPORTATION COMMISSION (RTC) is directed and governed by its own board. Therefore, any conditions set by the Regional Transportation Commission must be appealed to that Board.**

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

**Washoe County Community Development**

1. The following conditions are requirements of the Department of Community Development, which shall be responsible for determining compliance with these conditions.

Contact Name – Sandra Monsalve, AICP, 775.328.3608

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

**NOTE**

Should any 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 (2) working days from the date of notification.

- e. Prior to the issuance of a building permit, the applicant shall provide a certification by a professional that the facility complies with Federal Communications Commission regulations for radio frequency emissions.
- f. Prior to the issuance of a building permit the applicant shall record a statement of assurance that the wireless communications facility shall be removed if the use of the facility is discontinued for a period of 12 months.
- g. All new fencing installed as part of this project shall include slats and provide at least 75% visual screening. Slats shall be of a color to match the surrounding school buildings. Fencing materials shall be non-reflective.
- h. The monopole/light pole shall not exceed 87-feet in maximum height, nor contain more than twelve (12) panel antennas, as approved under this special use permit SB12-002.
- i. Prior to any ground disturbing activity, the applicant shall submit a landscaping design plan to the Department of Community Development. Said plan shall be substantially similar to the plans submitted as part of the special use permit application, however, each bush surrounding the proposed equipment enclosure shall be replaced with an evergreen tree. 50% of evergreen trees shall be at least 7 feet in height at time of planting and the remainder shall be at least 5 feet in height at time of planting.
- j. All existing trees and landscaping removed as part of the construction of this facility shall be replaced at the rate of two trees for each tree removed and two bushes for each bush removed. All disturbed areas shall be revegetated with a seed mix consisting of native plants. Landscape plans shall show all existing trees and landscaping, both to be preserved and to be removed.
- k. The following **Operational Conditions** shall be required for the life of the project:
  - 1. This special use permit shall remain in effect until or unless it is revoked or is inactive for one year.
  - 2. Failure to comply with the Conditions of Approval shall render this approval null and void. Compliance with this condition shall be determined by the Department of Community Development.
  - 3. The applicant and any successors shall direct any potential purchaser/operator of the site and/or the special use permit to meet with the Department of Community 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 Department of Community Development of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.

**Washoe County Department of Public Works**

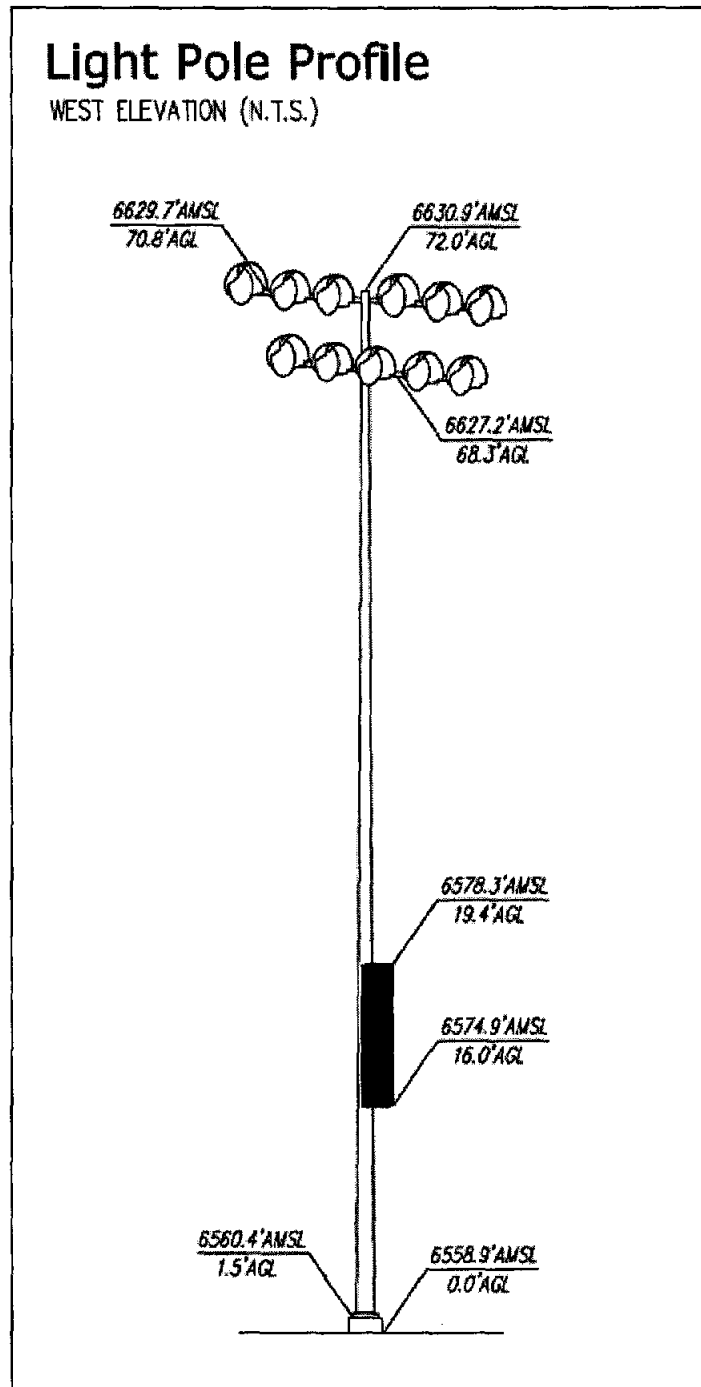
2. The following conditions are requirements of the Engineering Division, which shall be responsible for determining compliance with these conditions.

**Contact Name – Leo Vesely, 775.328.2041**

- a. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site.
- b. The applicant shall provide permanent easements for the lease area, access and utilities. A copy of the easements shall be submitted to the Engineering Division prior to issuance of a building permit.
- c. All existing and proposed easements shall be shown on the site and/or grading plan. The County Engineer shall determine compliance with this condition.

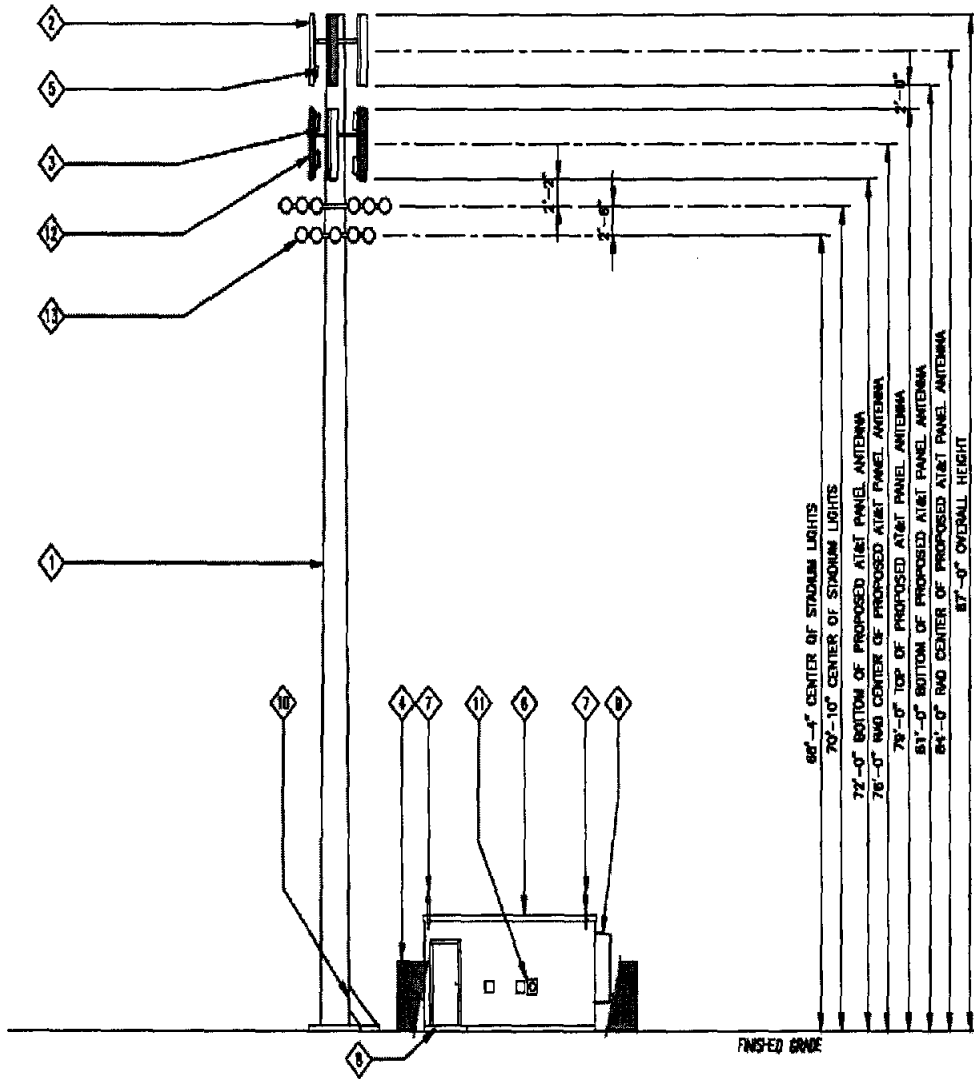
\*\*\* End of Conditions \*\*\*

Existing Light Pole





### Proposed Monopole/Light pole





**PLAN VIEWS: CN6414 Incline Village High School**  
**499 Village Blvd., Incline Village, NV 89451**  
**APN: 124-071-52**

**PROPOSED AT&T EQUIPMENT SHELTER & PROPOSED MONOPOLE WITH ANTENNAS & STADIUM LIGHTS**



EXISTING STADIUM LIGHTS  
TO BE RELOCATED TO  
PROPOSED STEEL MONOPOLE

EXISTING STEEL POLE  
TO BE REPLACED  
WITH A PROPOSED STEEL  
MONOPOLE

HIGHLANDER



PROPOSED AT&T ANTENNA, TYP. OF 12

EXISTING STADIUM LIGHTS RELOCATED TO PROPOSED STEEL MONOPOLE

PROPOSED STEEL MONOPOLE

PROPOSED AT&T EQUIPMENT SHELTER INSIDE PROPOSED FENCED LEASE AREA

### AT&T Mobility Statement of Operations

AT&T Mobility is the trade name for the wireless telecommunications services business segment of AT&T. It is licensed by the Federal Communications Commission and is regulated by the California Public Utilities Commission as a public utility. It operates its network in the Northern California/San Francisco-Sacramento-Reno Market utilizing the Global System for Mobile Communications (GSM) and Universal Mobile Telecommunications System (UMTS) technology at radio frequency bands of 850 MHz and 1900 MHz. The UMTS technology is employed by AT&T to provide the so-called third-generation or "3G" service for both voice and data transmission. AT&T Mobility is in the process of deploying fourth-generation or "4G" service to greatly enhance data transmission service to support both cellular communications and wireless internet access using LTE and LTE Advanced technologies at the 750 and 1700/2100 MHz frequencies.

Wireless or "Cellular" Communications Networks generally consist of a network of inter-related low-power radio transmission and receiving antenna sites ("cell sites") that are connected to a "hard-wired" telecommunications network backbone of copper wire or fiber-optic cable with a complex digital switching system. The network provides mobile communications by handing off the incoming and outgoing radio signals from the user's mobile phone from one cell site to another as the user travels through the area covered by the network. In the initial phase of network development in the 1980s, cell sites were constructed in a grid or honeycomb pattern as much as five to ten miles apart over a geographical area to provide basic coverage for the network. Because of the limitations of the radio frequency bands and the available technology, each cell site has a limited capacity to handle calls or data transmission. Changes in technology from analog to digital helped provide additional capacity, however as the number of users and the integration of wireless data services (e.g. internet access) increased, the focus of network development in the late 90s and 2000s shifted to adding cell sites in order to accommodate the capacity of the networks to meet demand in areas where coverage already existed.

As cell sites are added, the coverage area or size of each cell in the honeycomb pattern decreases to one square mile or less in order to prevent the signals from each site interfering with the signals from the surrounding sites in the same network. In highly urbanized areas the density of cell sites is much greater than in suburban or rural areas. A denser pattern of smaller cells helps optimize both the coverage and the capacity of the system. Radio signals to and from cell phones must also contend with interference from buildings and other structures or hills or other geographical features, as well as foliage. Cell sites are often added to compensate for these factors. Despite these improvements, wireless customers and network engineers are still challenged with problems including call quality, dropped calls or inability to initiate calls during periods of peak network demand.

In the current phase of network development, cell sites are still being added to increase the capacity of the network to meet demand. Because the new 4G LTE technology operates at different radio frequency bands than the existing networks, full deployment of 4G services means building a whole new network on top of the existing network. To the extent that existing cell sites can be expanded to add the equipment and new antennas needed to provide 4G services, that path will be generally preferred. However, many cell sites in the existing network

no longer have space on the tower or sufficient ground space for equipment to add the new 4G LTE technology. In areas where this is true, new cell sites will have to be developed in order to provide 4G service. The goal for these new sites is to accommodate all the antennas and equipment needed for both the GSM/UMTS technology and the new 4G LTE technology.

Existing AT&T customers have cell phones, digital and 3G devices that are not compatible with the new 4G LTE technology. The current GSM/UMTS network will have to be maintained for at least the next five to ten years to continue to provide services to customers during the useful life of their current phones or other devices. The new 4G devices are generally backward compatible with the existing GSM/UMTS network, and may continue to rely on the older technology to provide voice transmission, while high bandwidth data transmission of as much as 1 G per second will use the LTE portion of the network.

### **AT&T's Site Selection Process for "New Sites"**

Once the need for a new cell site has been identified by AT&T Network Engineers, and a budget for development of the new site has been approved, site acquisition consultants are retained to identify potential candidates in the desired area that will meet the Network Engineer's specifications for location, height and geographical coverage. The consultants review known inventories of existing tower sites from other wireless service providers and drive the area to identify other potential site candidates. Often an existing tower is identified as a potential candidate, but other tall structures suitable for collocation such as playing field light standards, high tension electrical power transmission towers, water towers will also be examined. Criteria include the availability of land-line telephone and electrical utility service, 24/7 access, sufficient ground space for an equipment shelter or equipment cabinets, and the ability to mount antennas at a sufficient height above ground level in order to provide the most optimal and desired coverage area for the site in relation to the existing surrounding sites. Collocation on existing structures is generally considered desirable as a means of reducing costs and decreasing permitting time and difficulty.

Where no suitable structures exist, appropriate sites for new construction with permissible zoning and a willing landlord are presented. Typically, at least three candidates are identified for each new site. The site selected for development is based on an evaluation of the most optimal solution that balances various factors, the primary being the needs of the network, but also giving due consideration to cost as well as the time needed to obtain permits and construct the site. Site development costs, including engineering, design, leasing, permitting and construction, are typically well into six figures for every site. Site selection decisions are therefore not arbitrarily or capriciously made.

The objective for AT&T's new site CN6414 (Incline Village High School) is to enhance its coverage in the Incline Village community. As depicted in Figure 1 (Search Ring Map) it can be seen that this facility is one of several new facilities proposed in the North Lake Tahoe area. Incline Village is presently served by CNU6225 as shown.

## **Project Description**

**Site Name:** Incline Village-Tahoe Blvd (CN6414 Incline Village High School)

**APN:** 124-071-52

**Address:** 499 Village Blvd., Incline Village, NV 89451

**Acres:** 19.01 Acres

**Zoning:** Public and Semi-Public Facilities

**General Plan Land Use Designation:** 019- Public Parks

**Project #:** CN6414

AT&T Mobility is proposing removal of an existing 70' stadium field light standard and replacement with a new 87' monopole communications facility located at 499 Village Blvd., Incline Village, NV 89451 in the vicinity of the southeast corner of the Sports Stadium (edge of track). The total lease area on the subject property is expected to be 468 sq.ft. and will be enclosed by a surrounding 6' high chain link fence to prevent unauthorized access to the equipment shelter. The subject parcel also has a perimeter fence and entry gate to prevent unauthorized access to the property

AT&T Mobility will be the provider for this monopole and will be occupying the lease area with an 11' 6" x 20' equipment shelter. On top of the equipment shelter (or other location to be designated) will be two GPS units. AT&T proposes to install twelve panel antennas over three sectors allowing four antennas per sector at two heights (centerlines 76' and 84'). In order to provide premium coverage, the antennas sectors will be distributed over two heights. The existing stadium lights will be replaced on the new structure at the same height and the install will be coordinated with School District Staff and the stadium light manufacturer or a qualified vendor approved by the School District. The location and proposed design of these new facilities can be viewed in the engineering plans and photo simulation exhibits which are included with this application.

The placement of the lease area (equipment building) is located east / southeast of the proposed monopole within the Sports Stadium existing fence as seen in the "site layout" page of the zoning drawings. The eastern edge of the lease area is shared with the existing fence line.

## Site Selection Alternatives Analysis

In keeping with AT&T's general practice, three separate candidates within the search ring area were evaluated before the site, that is the subject of this application, was selected as the most practical for development. Candidate C is the AT&T Switch/Corporation Yard located at 889 Northwood Blvd. Candidate B is the St Patrick's Church located at 341 Village Blvd. Candidates B and C are located south of Candidate A, the Primary Candidate, an existing light standard replacement located at the Incline Village High School sports stadium.

Each of the two alternative candidates would require the development of a new antenna support structure, i.e. a Steel Monopole or other structure of sufficient height to provide the optimum coverage that AT&T desires to obtain. The existing stadium light(s) are higher in elevation than the two alternative locations and could be considered less intrusive since there are similar stadium light standards within the immediate vicinity.



Figure 2. Candidates A, B and C Locations

The search area bulls-eye (center of the ring) falls within a Veterinary Clinic and there is not sufficient ground area to consider it as a viable candidate. Other properties in the general area share similar characteristics and were likewise not considered.





Figure 3. Site diagram of Candidate A



Figure 4. Street View of Candidate A

Candidate A (Incline Village High School) was selected for this project because sufficient space is available at this location on a portion of the lot without impeding the use of the property. In addition, the structure would be consistent, visually and less intrusive, as a result of its location within the view(s) of numerous, similar stadium light structures. The zoning of this parcel will allow for the development of a communication facility as a conditional use and or under a variance to the Wireless Ordinance, aided with a request to modify the development standards which would allow the proposed monopole to exceed the six (6) antenna limit to twelve (12) antennas. The height of the existing structure (70') will be extended and the stadium lights will be re-mounted at their current height and "aimed" under the direction of the current "manufacturer". The request is deemed necessary in order to achieve communication services that accompany the growing demands for GSM/UMTS & LTE cellular use.

Adjacent to the property on its north and west and across Village Blvd. to its east are residential subdivisions. To the south is located Commercial use properties.

### **Letter of Justification**

AT&T Mobility requests Washoe County's approval of a Special Use Permit and or Variance for a new replacement monopole (Stadium Light Standard 87') communications tower located at 499 Village Blvd., Incline Village, NV 89451. The current use of this parcel is the Incline Village High School, sports stadium and track. The establishment and operation of this proposed communication facility will add high-quality communications infrastructure to this area of Incline Village. With the exception of the number of antennas required by AT&T, the proposed facility is consistent with the provisions of the Washoe County Wireless Ordinance and is appropriately located in an area that will not interfere with existing land uses of the subject property or areas near this parcel. This proposal will contribute to the enhancement of wireless communications technology for students and staff at Incline Village High School, existing residences, commercial/ industrial establishments, and the existing primary roadways (Village Blvd/Lake Blvd) while also providing service for any future land uses that are currently vacant.

The proposed facility would not generate any additional traffic or create a strain on existing circulation routes for the existing use of the property. In addition, adjacent properties, whether vacant or occupied by existing residence or other uses in the proximity to the parcel, will not be exposed to increased traffic or other impediments. The inherent function of this type of use provides added communication services to the region and does not increase transportation demands on existing infrastructure.

Per the RF Report that is part of this application, the subject project meets Federal Guidelines and there is no known evidence that proves this new facility would adversely affect the health and safety of persons residing or working in the surrounding area. In addition, the proposed communication equipment would not impair the value of surrounding parcels due to setback restrictions and any landscaping requirements which will help screen the new facility.

By implementing the proposed development standards for this project, it is viewed that a new communication monopole and accompanying equipment is suitable for the High School facility that currently exists on site. The design of this proposal takes into account existing uses, not only onsite but also for surrounding uses.

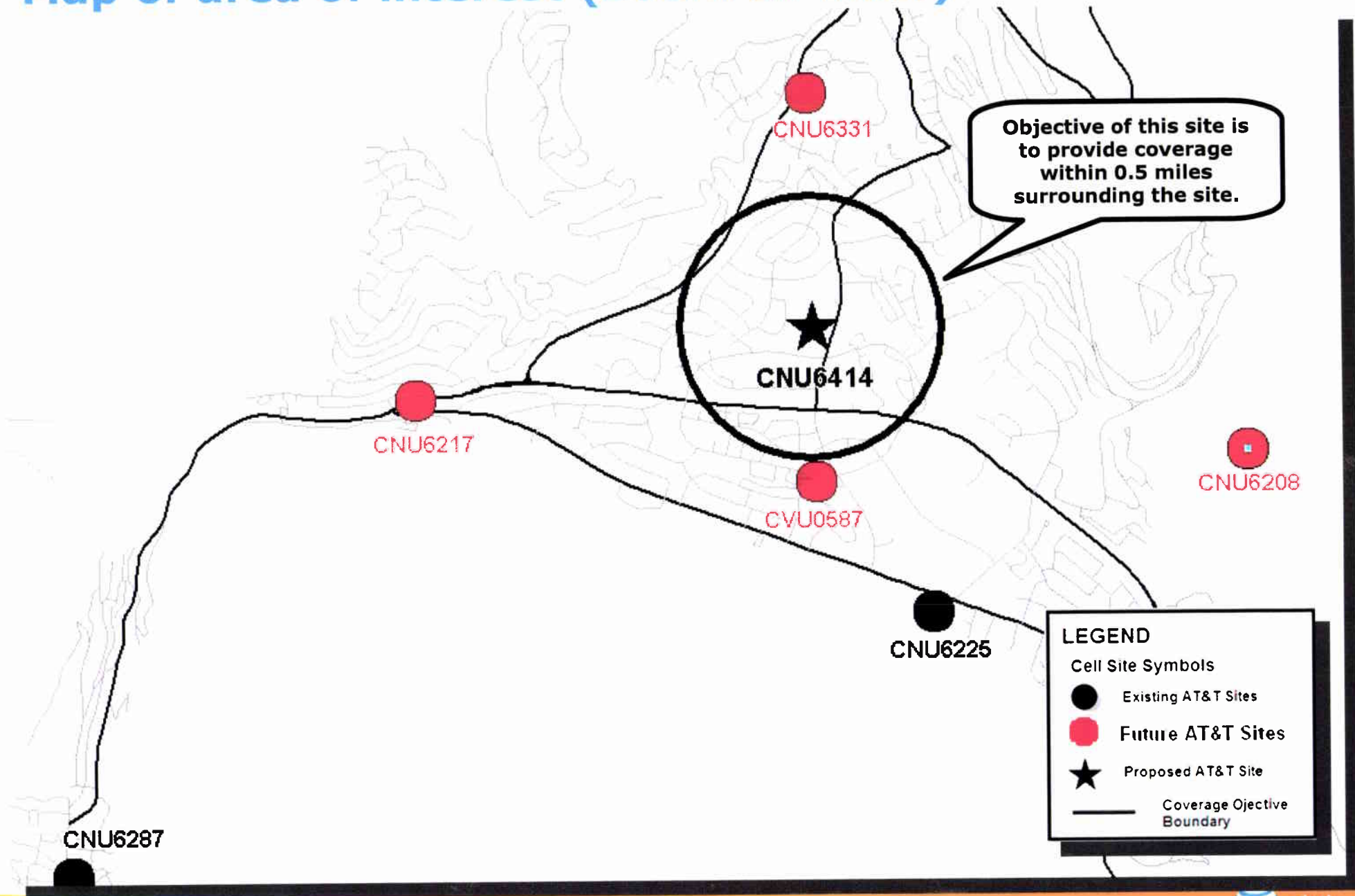
### Statement of Proposed Operations

AT&T Mobility requests Washoe County's approval of a Conditional Use Permit and or Variance for a new 87' replacement monopole (Stadium Light Standard) communications tower located at 499 Village Blvd., Incline Village, NV 89451. This proposed facility is an unmanned communications monopole that functions 24 hours a day, seven days a week. Following installation, the only trips generated for this type of use would be for scheduled maintenance and would not impede the current automobile "trips" of the High School or surrounding properties.

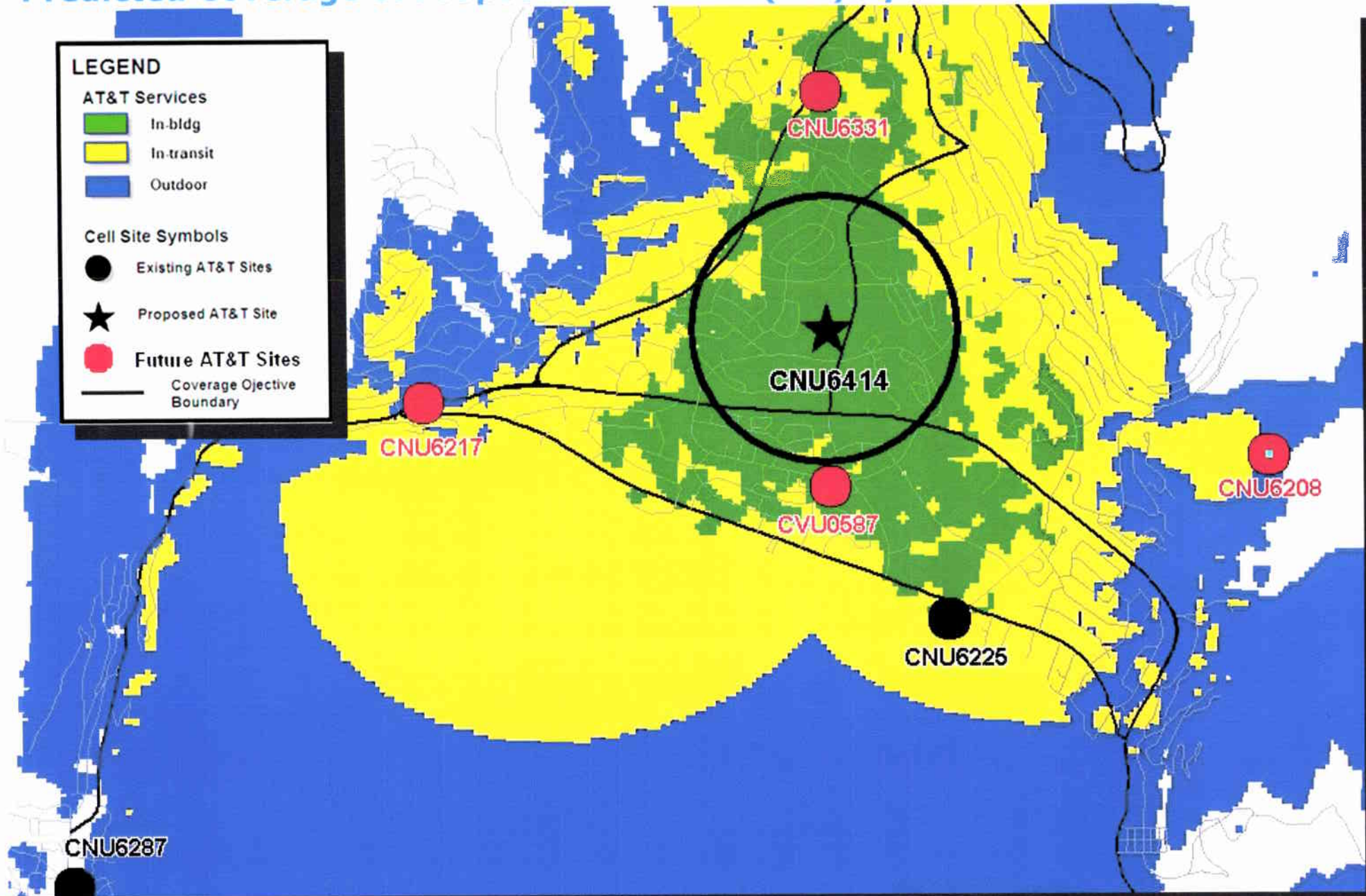
This new facility includes a variety of radio-electronic equipment within the equipment shelter necessary in enhancement of current communication services in the area. This proposal will include:

- Lease Compound surrounded by 6' fencing.
- 11.5' x 20' prefabricated equipment shelter
- 87' replacement monopole with stadium lighting
- 12 Antennas (3 sectors of 4 antennas each occupying 2 elevations (76' and 84') above stadium lights. Configuration to include RRU's (Remote Radio Units) attached to antennas and a "surge suppressor" (see Zoning Drawings for equipment typicals and basic specs).
- 7/8" coaxial cables, typically 2 per antenna, contained within the monopole.
- Underground utility runs for electrical and telephone from points of service to the equipment area to be "bored", not open trenched.
- 2 GPS antennas mounted to Equipment Shelter or other designated location.
- Refer to Zoning Drawings for additional details.

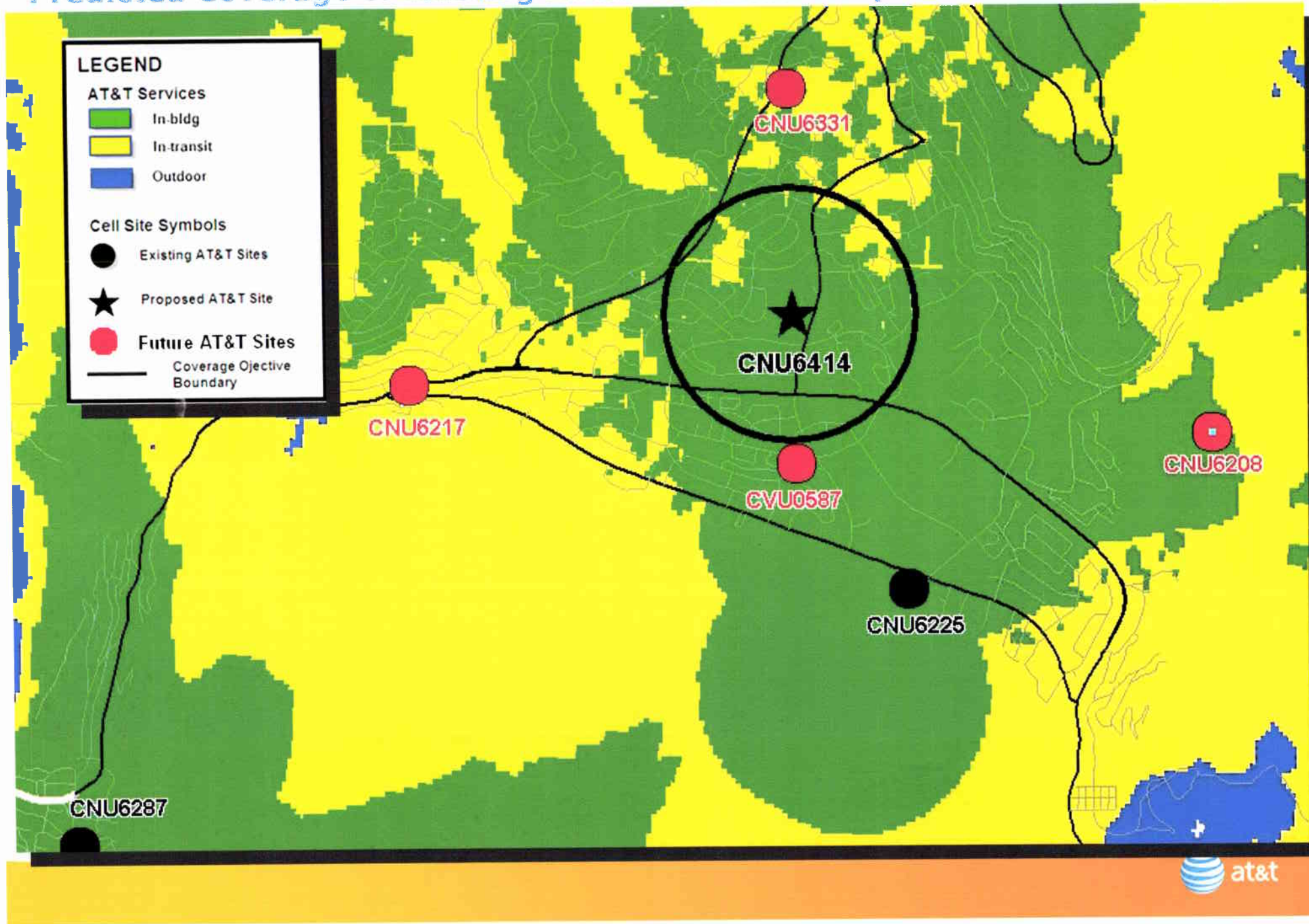
# Map of area of interest (Zoom In View)



# Predicted Coverage of Proposed CNU6414 (84') by itself



# Predicted Coverage of Existing AT&T Sites with Proposed CNU6414 (84')



**SITE CN6414 Incline Village High School**

**499 Village Blvd., Incline Village, NV 89451**

**APN: 124-071-52**



**Electromagnetic Frequency Report**  
**(EMF Report)**

**Prepared by:**

Gary G. Mapa

Epic Wireless Group, Inc.

8700 Auburn Folsom Road, Suite 400

Granite Bay, CA 95746

Telephone: (530) 320-9097

[gmapa@reatta.com](mailto:gmapa@reatta.com)



**AT&T Mobility • Proposed Base Station (Site No. CN6414)  
499 Village Boulevard • Incline Village, Nevada**

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

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of AT&T Mobility, a personal wireless telecommunications carrier, to evaluate the base station (Site No. CN6414) proposed to be located at 499 Village Boulevard in Incline Village, Nevada, for compliance with appropriate guidelines limiting human exposure to radio frequency (“RF”) electromagnetic fields.

**Executive Summary**

AT&T proposes to install directional panel antennas on a light pole at Incline High School, located at 499 Village Boulevard in Incline Village. The proposed operation will comply with the FCC guidelines limiting public exposure to RF energy.

**Prevailing Exposure Standards**

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

Wireless Service	Frequency Band	Occupational Limit	Public Limit
Microwave (Point-to-Point)	5,000–80,000 MHz	5.00 mW/cm <sup>2</sup>	1.00 mW/cm <sup>2</sup>
BRS (Broadband Radio)	2,600	5.00	1.00
AWS (Advanced Wireless)	2,100	5.00	1.00
PCS (Personal Communication)	1,950	5.00	1.00
Cellular	870	2.90	0.58
SMR (Specialized Mobile Radio)	855	2.85	0.57
700 MHz	700	2.40	0.48
[most restrictive frequency range]	30–300	1.00	0.20

**General Facility Requirements**

Base stations typically consist of two distinct parts: the electronic transceivers (also called “radios” or “channels”) that are connected to the traditional wired telephone lines, and the passive antennas that send the wireless signals created by the radios out to be received by individual subscriber units. The transceivers are often located at ground level and are connected to the antennas by coaxial cables. A small antenna for reception of GPS signals is also required, mounted with a clear view of the sky. Because of the short wavelength of the frequencies assigned by the FCC for wireless services, the antennas require line-of-sight paths for their signals to propagate well and so are installed at some





**AT&T Mobility • Proposed Base Station (Site No. CN6414)  
499 Village Boulevard • Incline Village, Nevada**

height above ground. The antennas are designed to concentrate their energy toward the horizon, with very little energy wasted toward the sky or the ground. Along with the low power of such facilities, this means that it is generally not possible for exposure conditions to approach the maximum permissible exposure limits without being physically very near the antennas.

**Computer Modeling Method**

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

**Site and Facility Description**

Based upon information provided by AT&T, including zoning drawings by Epic Wireless Group, Inc., dated January 16, 2012, it is proposed to install twelve Powerwave Model P65-16-XLH-RR directional panel antennas on a new 87-foot light pole to replace an existing light pole sited on the east side of the football field on the campus of Incline High School, located at 499 Village Boulevard in Incline Village. The antennas would be mounted with up to 4° downtilt at effective heights of about 76 and 84 feet above ground and would be oriented in stacked groups of four at about 120° spacing, to provide service in all directions. The maximum effective radiated power in any direction would be 8,140 watts, representing simultaneous operation at 2,000 watts for AWS, 3,320 watts for PCS, 1,750 watts for cellular, and 1,070 watts for 700 MHz service. There are reported no other wireless telecommunications base stations at the site or nearby.

**Study Results**

For a person anywhere at ground, the maximum RF exposure level due to the proposed AT&T operation is calculated to be 0.0069 mW/cm<sup>2</sup>, which is 0.76% of the applicable public exposure limit. The maximum calculated level at any nearby building\* is 1.2% of the public exposure limit. The maximum calculated level at the second-floor elevation of any nearby residence† is 0.79% of the public exposure limit. It should be noted that these results include several "worst-case" assumptions and therefore are expected to overstate actual power density levels from the proposed operation.

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\* Located at least 125 feet away, based on photographs from Google Maps.

† Located at least 380 feet away, based on photographs from Google Maps.

**AT&T Mobility • Proposed Base Station (Site No. CN6414)  
499 Village Boulevard • Incline Village, Nevada**

**Recommended Mitigation Measures**

Due to their mounting locations, the AT&T antennas would not be accessible to the general public, and so no mitigation measures are necessary to comply with the FCC public exposure guidelines. To prevent occupational exposures in excess of the FCC guidelines, no access within 14 feet directly in front of the antennas themselves, such as might occur during maintenance work on the lights or pole, should be allowed while the base station is in operation, unless other measures can be demonstrated to ensure that occupational protection requirements are met. Posting explanatory warning signs<sup>†</sup> at the antennas and/or on the pole below the antennas, such that the signs would be readily visible from any angle of approach to persons who might need to work within that distance, would be sufficient to meet FCC-adopted guidelines.

**Conclusion**

Based on the information and analysis above, it is the undersigned's professional opinion that operation of the base station proposed by AT&T Mobility at 499 Village Boulevard in Incline Village, Nevada, will comply with the prevailing standards for limiting public exposure to radio frequency energy and, therefore, will not for this reason cause a significant impact on the environment. The highest calculated level in publicly accessible areas is much less than the prevailing standards allow for exposures of unlimited duration. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations. Posting explanatory signs is recommended to establish compliance with occupational exposure limitations.

**Authorship**

The undersigned author of this statement is a qualified Professional Engineer, holding California Registration Nos. E-13026 and M-20676, which expire on June 30, 2013. This work has been carried out under his direction, and all statements are true and correct of his own knowledge except, where noted, when data has been supplied by others, which data he believes to be correct.



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

707/996-5200

February 14, 2012

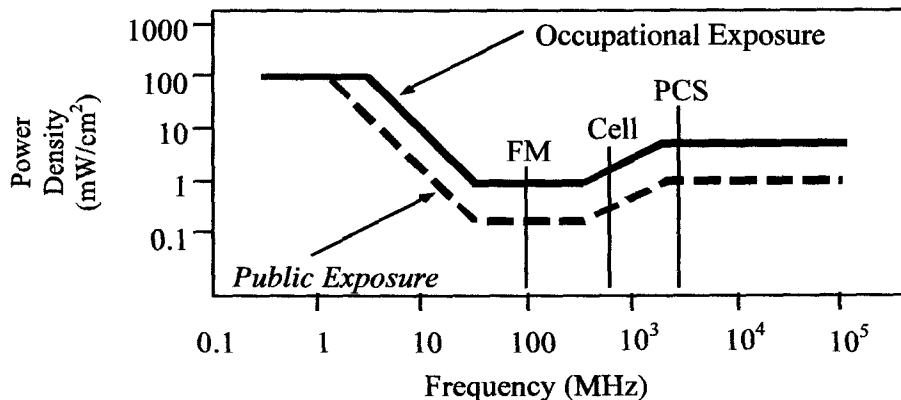
<sup>†</sup> Warning signs should comply with OET-65 color, symbol, and content recommendations. Contact information should be provided (e.g., a telephone number) to arrange for access to restricted areas. The selection of language(s) is not an engineering matter, and guidance from the landlord, local zoning or health authority, or appropriate professionals may be required.

## FCC Radio Frequency Protection Guide

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

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

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



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



## RFR.CALC™ Calculation Methodology

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

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

#### Near Field.

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

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

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

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

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

#### Far Field.

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

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

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

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





**NORTH LAKE TAHOE FIRE PROTECTION DISTRICT**

866 Oriole Way – Incline Village, NV 89451-9439  
(775) 831-0351 Fax (775) 831-2072 [www.nltfpd.net](http://www.nltfpd.net)

**Michael D. Brown Fire Chief**

February 28, 2012

Sandra Monsalve, Senior Planner  
Washoe County Department of Community Development  
P.O. Box 11130  
Reno, NV 89520-0027

**SB12-002 AGENCY REVIEWS**

Dear Mrs. Monsalve:

The following application has been reviewed by the North Lake Tahoe Fire Protection District with comments as noted below:

**Special Use Permit Case No. SB12-002- AT&T Mobility CN6414** Incline High School, Incline Village. There are no adverse impacts to fire protection for this request. Further, this project will enhance public safety through improved wireless communications capabilities for a significant segment of the Fire District.

Prepared by:  
NORTH LAKE TAHOE FIRE PROTECTION DISTRICT

Mark Regan  
BC/Assistant Fire Marshal



# WASHOE COUNTY

## Department of Public Works

*"Dedicated to Excellence in Public Service"*

1001 East 9<sup>th</sup> Street PO Box 11130 Reno, Nevada 89520 Telephone: (775) 328-2040 Fax: (775) 328-3699

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### INTEROFFICE MEMORANDUM

---

DATE: March 7, 2011  
TO: Sandra Monsalve, Department of Community Development  
FROM: Leo R. Vesely, P.E., Engineering Division  
SUBJECT: **SB12-002**  
**APN 124-071-52**  
**AT&T INCLINE VILLAGE HIGH SCHOOL MONOPOLE**

---

I have reviewed the referenced special use permit and recommend the following conditions:

1. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site.
2. The applicant shall provide permanent easements for the lease area, access and utilities. A copy of the easements shall be submitted to the Engineering Division prior to issuance of a building permit.
3. All existing and proposed easements shall be shown on the site and/or grading plan. The County Engineer shall determine compliance with this condition.

LRV/lrv

**Monsalve, Sandra**

---

**From:** Reich, Alan  
**Sent:** Friday, March 02, 2012 8:49 AM  
**To:** Monsalve, Sandra  
**Cc:** Cella, John  
**Subject:** SB12-002 comments

Sandy,  
I have reviewed the application for SB12-002 (AT&T Mobility, Incline Village High School, Wireless Communication Facility), and DWR has no comments.

**Alan Reich, P.E.**  
Washoe County Department of Water Resources  
Direct: 775-954-4608  
FAX: 775-954-4610  
E-mail: [areich@washoecounty.us](mailto:areich@washoecounty.us)



**REGIONAL TRANSPORTATION COMMISSION**

*Public Transportation Streets and Highways Planning*

February 22, 2012

FR: Chrono/PL 183-12

**RECEIVED**

**FEB 23 2012**

WASHOE COUNTY  
COMMUNITY DEVELOPMENT

David Childs, Acting Director of Community Development  
Washoe County Community Development  
P.O. Box 11130  
Reno, NV 89520-0027

**RE: SPECIAL USE PERMIT CASE NO. SB12-001 (AT&T MOBILITY, SPANISH SPRINGS HIGH SCHOOL WIRELESS COMMUNICATION FACILITY)  
SPECIAL USE PERMIT CASE NO. SB12-002 (AT&T MOBILITY, INCLINE VILLAGE HIGH SCHOOL WIRELESS COMMUNICATION FACILITY)  
SPECIAL USE PERMIT CASE NO. SB12-003 (NV ENERGY)  
SPECIAL USE PERMIT CASE NO. SB12-0004 (NV ENERGY, SOUTH RENO WATER TANK MONOPOLE ANTENNA)  
VARIANCE CASE NO. VA12-001 (ARTHUR HINKLEY)**

Thank you for the opportunity to comment on the above projects, however, at this time we have no comments since there appears to be no regional transportation issues. If you have any specific questions please call me direct at 335.1904.

Sincerely,

Patrice Echola

Land Use/Transportation Planner

PE/jm

Copies to: Bill Whitney, Washoe County Community Development  
Julie Masterpool, Regional Transportation Commission  
Christina Leach, Regional Transportation Commission

/washoe. no.comments.02-22-12





EXHIBIT G  
INCLINE VILLAGE • CRYSTAL BAY CITIZEN ADVISORY BOARD  
LAKE TAHOE

MEMORANDUM

TO: Sandra Monsalvè, Senior Planner  
FROM: Misty Moga, IV/CB Recording Secretary  
DATE: March 26, 2012  
RE: **Special Use Permit Case No. SB12-002**

The following is a portion of the draft minutes of the Incline Village/Crystal Bay Citizen Advisory Board held March 26, 2012.

Discussion:

- Bea Epstein attempted to call Cindy Sage, spokesperson for opposing side, but couldn't reach her.
- Garry, representative AT&T mobility project, said on behalf of AT&T, I'm working with Washoe County on this project. We have submitted all components required by the planning project. AT&T mobility has requested WC approval on a special permit. Bea asked that he address the safety issues. Raj Mather, Licensed Electrical Engineer, stated they evaluated the site for FCC guidelines, and it does comply. Maximum exposure level is 1.2% of the FCC limit, which is 80X below the FCC standard.
- Specifics about location – project descriptions were handed out. It's located near storage facility on stadium ground; existing light pole. Height is within guidelines.
- Washoe County school district representative is present to answer questions.
- Has this info gone to residents in the surrounding area; this is the first time it's brought to them.
- Could this be installed in another location? Garry said they have looked at alternative locations.
- Additional concerns: structure and radiation. Raj said the signs are not required for public, but for the workers on the tower. The levels are below the FCC standards. The maximum radiation power is dissipated at 85 feet. He explained the power.
- Is it beneficial to other cell phone users. Garry explained this facility is only for AT&T users.
- Are there reports regarding cell phone tower radiation is dangerous? Raj said not that he is aware of. The numbers are based on studies.
- The radiation fans are aimed at the horizon. Can it be located in other, less populated areas. Must be alternative sites. I don't understand your choice of location. Garry explained that it creates a pattern that will give optimal coverage to the area. They are dependent on the other towers.
- You should have thought about the people first. It's a young technology.
- Neighbors have not been notified.
- For only \$1500 per month, it's foolish to put our children at risk.
- In 2004, a phone company tried to install at the fire department on Mt Rose. Why isn't the school district concerned about our children?
- Why take a chance with possible health risks to our children. We need an expert to come in and research this issue. Health risks involved with installation of towers. Much worse for children than adults.

- Petition on [myinclinevillage.com](http://myinclinevillage.com).
- It doesn't service other companies. There could be more power added to service other phone services. Garry explained that our tower isn't approved to hang another company, however we wouldn't be opposed.
- Won't these electric magnetic emissions damage.
- There is plenty of coverage already; don't understand the need to install another tower.
- There is a lack of due diligence on the County's part.
- Raj – not aware of any study that proves that electric magnetic cell phone towers cause damage. Square distance, the power drops. Different standards say the same thing. Similar to FCC.
- Question to Raj - Would you live next to this? Raj said yes; I'm comfortable with this, and exposing myself and family to this.
- There is a perceived hazard which would affect people buying into Incline Village. The property value will decrease with this.
- There needs to be more information.
- There are many studies from hand sets and radiation. There is a lot of concern regarding tower sites.
- Raj – difference between cell phone and tower site. More radiation from cell phone than from a site.
- Mark Staton from the Washoe County School District said WC School District has tremendous concern of the safety of the students. We wouldn't do anything that would put our children at risk. Little or no evidence of electric magnetic radiation danger. Only studies found are regarding hand held, not cell tower. We have researched that. Communication Act – regarding leasing site space, we can't deny that. We have this tower at 6 other schools and had no opposition. By state law, the County can't deny request to put up a facility. Federal/state law requirements.
- Teresa Eppolito read a statement for Christy Lowden, who couldn't make the meeting, for the record. Concern about schools near cell tower. This needs independent studies.
- The fire fighters didn't want it. We need take that into consideration.
- Shame on AT&T for targeting a school because they know they can't deny it.
- How can the fire department deny it, and the school district can't? The fire department at the bottom of the hill was a volunteer station when one was installed there.
- CAB member Patrick McBurnett read statements from studies. He said there is no known affect according to the National Institute of Health. No evidence that can lead to cancer according to the National Cancer Society. A lot of emotionally based information.
- What happens if there isn't one installed? Garry said there will be loss of coverage and as subscribers increase, there needs to be more coverage.
- What happens if the tower is installed somewhere else? Garry said as far as visual, this is the best location – it blends in the best with the area.
- Why in such a populated area? Garry said this location provides optimum coverage for everyone.
- Where is a similar site structure? How many more proposed locations. Garry said the tower is with the stadium lights. Reno has identical sites. The additional proposed locations are in your packet.

- I don't think that would pass city ordinance with TRPA. Garry said we will come to that when it goes to approval.
- CAB member Dave said there is a concerned about lack of notification. Question about technology and get a fair hearing. Also, concerned about the look of the tower. I disapprove the item because there is no time to get community input and no collaboration; allow more time for communication to the community and for the plan to be a joint effort with other companies.

David Zeigler made motion a motion to disapprove the project. Mike seconded the motion. In favor of the motion to disapprove the installation of the AT&T tower were the following members: Bea Epstein, Guy Burge, Deborah Nicolas, Mike Sullivan. Patrick McBurnett opposed the motion. The motion to disapprove the project was passed.

CC: Bea Epstein, Chair  
Bob Webb, Planning Manager  
Sarah Tone, County Liaison

## EXHIBIT H

**From:** Steve Dolan [<mailto:gracethomas@charter.net>]  
**Sent:** Tuesday, April 03, 2012 11:07 AM  
**To:** Monsalve, Sandra  
**Subject:** At&T Continuance

What ever it takes please refuse to allow the Tower at Incline High school.

Thank you

Stephen R. Dolan  
(775) 843-7244  
(775) 831-6355  
P.O. 4438  
Incline Village, NV 89450  
[gracethomas@charter.net](mailto:gracethomas@charter.net)

**From:** Phil Jordan [<mailto:phil.jordan@prodigy.net>]  
**Sent:** Monday, April 02, 2012 9:38 PM  
**To:** Monsalve, Sandra  
**Subject:** Fw: Special use permit Case No. SB12-002 AT&T Mobility.

Hi!

I originally sent this to you 4/1 evening. It was just returned with an addressing error.  
Thanks!

I was in attendance at the IV-CB CAB meeting 3/26 and the meeting went on for much longer so I expect it is best that I send the comments I would have made.

I believe too much fear has been injected into the discussion of whether or not a microwave tower should be located at Incline High School. IV has another tower at the Mountain Golf Course and no great anguish was registered prior to that installation...what about the immediate residents that are in the 'danger zone ' of this tower?

I have lived near a number of these towers in my life, and implemented a number of RF scanning systems. Per the provided 'evidence' that these towers are not safe, I should have six fingers on each hand and be on my deathbed.

These technologies are constantly monitored by the FCC and or other health monitoring agencies. I depend on the limits for RF and microwave as set by the FCC when I perform my job as a software developer. I even checked the American Cancer Society page in case I had missed new information regarding the dangers of living or working near these towers.

The permit submission includes an engineer's certification that the tower operates with emissions less then the FCC guidelines. The opponents of the tower suggest that these limits are insufficient and that children are particularly susceptible to health risk due to proximity to school properties. I disagree and believe this permit should be approved.

I believe the school district made a good decision allowing an income stream to the school district. I know of multiple church properties in Southern California that allowed cell phone towers to be placed on their properties. These churches augment their income by the presence of these towers. I do not believe these churches would endanger their congregations for a small monthly income boost.

I also believe residents of Washoe County and Lake Tahoe visitors will be well served by this new tower.

Sincerely,

Phil Jordan  
814 Randall Ave  
Incline Village, NV 89451  
775 831 8954

**From:** John Eppolito [<mailto:john@Jtahoe.com>]

**Sent:** Monday, April 02, 2012 4:05 AM

**To:** 'Phil Jordan'

**Cc:** [virginiatahoenorth@yahoo.com](mailto:virginiatahoenorth@yahoo.com); [virginia@wellsandbennett.com](mailto:virginia@wellsandbennett.com); [Smonsalve@wahoecounty.us](mailto:Smonsalve@wahoecounty.us); [mstanton@washoe.k12.nv.us](mailto:mstanton@washoe.k12.nv.us); Incline Village - Crystal Bay CAB; [hmorrison@washoeschools.net](mailto:hmorrison@washoeschools.net)

**Subject:** FW: Special use permit Case No. SB12-002 AT&T Mobility.

Phil,

You may be correct and these new towers may be perfectly safe.

But if you are wrong and many of the (non-phone company) experts are correct, we would be putting all our children at risk for \$1,250 per month. I know two families who will leave if the cell tower is built at the high school (four students), others likely will not come. Sage & Associates also says student and teacher absences will go up due to sickness if the tower is built, even if Ms. Sage is wrong, the decreased enrollment alone will more than offset the \$1,250 per month.

Don't forget about the possible law suites.

Bayville, New York 2010 - Cell phone antennas blamed for kindergarten cancer cases  
<http://www.chicagotribune.com/news/wpix-cancer-bayville-school,0,7715148.story>

Some attorneys specialize in opposing the installation of cell towers and cell antennas  
<http://campanellipc.com/attorneys.htm>

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Dr. Havas,

<http://www.magdahavas.com/biography/>

wrote this article, Cell phone affect brain – what about cell towers?

<http://www.magdahavas.com/cell-phones-affect-brain-what-about-cell-towers/>

She refers to a JAMA article, here's the abstract,

<http://jama.ama-assn.org/content/305/8/808.short>

In this article,

<http://www.magdahavas.com/peterborough-city-council-disagrees-with-cell-tower-site/>

Dr. Havas wrote this,

**“Some of my friends in Toronto are no longer able to live in their homes because 4G has come to their neighbourhood. This is a much more powerful antenna that should not be placed within 1000 meters of homes. While your cordless phone may have a working radius of 100 meters, 4G antennas have a working radius well over 30 km.”**

I emailed her and asked for more on the proposed IHS tower and impact on the elementary and pre-school and high school children all within 400 meters.

SNC's own Dr. Paul Guttman had some good comments here,

<http://www.petitionbuzz.com/petitions/myinclinevillage>

Click on signatures. I have something from him that is much better but I haven't asked him if I could post and/or email.

Phil,

THE BOTTOM LINE IS WHEN IT COMES TO THE CHILDREN, MANY OF US FEEL IT IS BEST TO ERR ON THE SIDE OF CAUTION!

Please consider signing the petition.

John

**From:** Phil Jordan [<mailto:phil.jordan@prodigy.net>]

**Sent:** Monday, April 02, 2012 2:18 PM

**To:** [Smonsalve@washoecounty.us](mailto:Smonsalve@washoecounty.us)

**Cc:** [mstanton@washoe.k12.nv.us](mailto:mstanton@washoe.k12.nv.us); Sarah Tone; IV-CB CAB

**Subject:** Special use permit Case No. SB12-002 AT&T Mobility.

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I also believe residents of Washoe County and Lake Tahoe visitors will be well served by this new tower.

Sincerely,

Phil Jordan  
814 Randall Ave  
Incline Village, NV 89451  
775 831 8954



# Washoe County Citizen Advisory Boards CAB Member Worksheet



Citizen Advisory Board: Incline Village / Crystal Bay

Meeting Date: 26 March 2012

Topic or Project Name (include Case No. if applicable): Special Use Permit Case  
No. SB012-002 - AT&T Mobility, Incline Village School, Wireless Communication Facilit

Please check the appropriate box:

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

Identified issues and concerns:

I have two reservations with the proposed installation as follows:  
1) long term health concerns of those exposed to the transmitter radiation. See attached 'Kempton West Study 2007'.  
2) The ground based unit occupies significant area adjacent to the base of the climbing pole. Does the fenced in area create a safety concern for the players on the field.

Suggested alternatives and/or recommendations:

locate the array away from an area where students or the general public have access

Name Mark Alexander, Jr.

(Please Print)

Date: 8 Mar 2012

Signature: Mark Alexander, Jr.

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

You may also complete this worksheet and send it separately to your County Commissioner.

Commissioner's Name: Commissioner John Breternitz

Use additional pages, if necessary.

Worksheets may be mailed to:

See attached study titled "Kempton West Study 2007"  
Revised September 2010

Washoe County Community Development  
Attn: CAB Program  
Post Office Box 11130  
Reno, NV 89520-0027

**Tuesday, July 1, 2008**

**Kempton West Study 2007 - English version**

Hi All

This is a very important study which shows the adverse health effects caused soon after a cell phone transmitter commenced operation.

It is easy to understand the long term serious effects that may occur because of microwave radiation exposure.

Martin Weatherall.

----- Original Message -----

**From:** Margaret E. White

**Sent:** Thursday, June 26, 2008 5:53 PM

**Subject:** Kempton West Study 2007 - English version

hier ist eine Uebersetzung von 071002Studie Kempton West [2007].

Here is a translation of the Studie [Study] Kempton West as a Word file plus the original German version [PDF]. The study was carried out in 2007.

Margaret

## **Mobile Telecommunications in Kempton West**

### **Blood levels alarmingly altered**

The Citizens Initiative Kempton West , which was established after the installation of the T-Mobile transmitter on the bank building (in Lindauerstraße) is now able to present the first results of the blood tests. Unfortunately, the results confirm the fears of the Initiative.

The initial blood samples were taken in November 2006 before the transmitter commenced operation (Dec. 2006). The second set of blood samples were taken in May 2007, 5 months after the transmitter commenced normal operation.

All 28 participating residents had already removed DECT-Telephones and WLAN from their homes weeks before the first blood sampling took place and also reduced their mobile phone use to a few conversations outside home. Furthermore, 6 families had the electromagnetic exposure in their houses measured by technician Herr W. Jogschies, Wildpoldsried, both before and also after the installation of the transmitter mast. The second test results showed a several fold increase in the electromagnetic RF radiation exposure (the medical team has the measurements).

At the suggestion of Dr. med. M. Kern, the initiator of the 'Allgäuer Doctor's Initiative', and of alternative practitioner E. Strodl, the citizen's initiative decided to investigate the effects of the telecommunications mast on diverse laboratory parameters. At the same time, this series of analyses is part of a German-wide investigation into the effects of mobile telecommunications on humans (Dr. med. Hans-C. Scheiner in Munich (München). The organisation, implementation and medical supervision of the project Suburb and the first summary of the results were handled by physician Anna Blanz.

**The following laboratory values were established:**

- o The differential blood picture using whole-blood
- o Serotonin daytime level from the blood serum (8 a.m. -9:00 a.m.)
- o Melatonin and from the blood serum (daytime level)
- o Determination of the nocturnal maximum melatonin excretion through determination of the melatonin metabolite 6-Hydroxy-Melatonin-Sulphate (6-OH-M-S) in the nocturnal total collected urine.

It is established that both, the “mood hormone” serotonin and also the “sleep-“ and “immune defence hormone” melatonin is formed in the pineal gland of the brain, whereby serotonin represents a precursor of melatonin.

In healthy conditions a maximum of the sleep hormone melatonin is formed from serotonin during the night, whilst, during the daytime, the ‘mood hormone’ serotonin is shown to be clearly increased, at the expense of the then severely reduced amount of the ‘sleep hormone’, melatonin.

In addition, undisturbed melatonin excretion synchronises various biological and hormonal rhythms in the human body and ensures deep revitalising sleep.

At the same time, melatonin represents one of the most important immune enhancing substances of our body and, as a free radical scavenger, it protects all body- and brain cells against genetic damage considered as a precursor to cancer.

Serotonin acts especially as a messenger for the nervous system and in the brain as a mood hormone. A reduction of the serotonin level is therefore associated with depression, lethargy and listlessness, inner agitation and many psychiatric disturbances.

**The evaluation/analysis of 25 study participants (13 women, 9 men, 3 young people) who all live within a radius of 15-300 metres of the telecommunications mast produced the following results:**

**Melatonin in the Urine:**

Only 8 out of 25 participants (28%) at the initial testing exhibited initial blood levels which were in the region considered to be normal. It was therefore a group of people that had already been pre-exposed.

For 14 of 25 participants (56 %), there was a decrease for the 6-OH-M-S in the collected nocturnal urine.

For 7 of 25 participants (28%), there was an increase, in most cases, within a region considered to be severely pathological.

Only one out of 25 participants (4 %) with normal initial level exhibited an increased level of 6-OH-M-S at the 2nd [blood] test.

### Daytime melatonin in the blood serum:

As a rule, the daytime melatonin level in the blood serum is very much lower than the nocturnal maximum melatonin level.

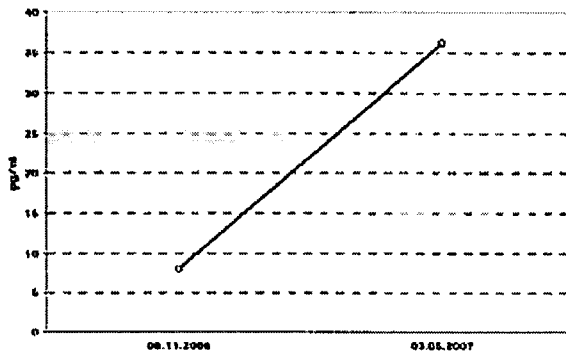
The paradox increase in the daytime melatonin levels reflects the general tendency to marked daytime tiredness of people exposed to radiation.

Melatonin levels clearly increased on average by about 4.5 times of the initial level for all 25 participants.

This effect is shown below based on the mean value (of 25 participants).

Graph

### Melatonin in the serum



### Serotonin in the blood:

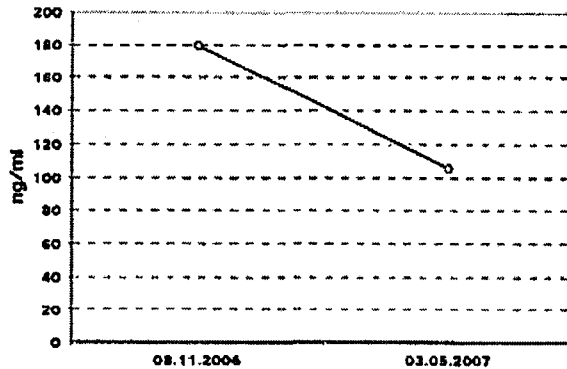
At the second measurement 21 of 25 participants (=84%) presented a reduction of the 'mood hormone' serotonin (in the daytime blood serum) by an average of 46.3%.

Of these, 10 participants showed a decrease of about 50% and above, with a maximum serotonin decrease of up to 68%. For 3 participants it remained unchanged, for 1 participant the level was slightly increased.

The following graph shows this change based on the mean value of 21 participants:

## Graph 2

### Serotonin in the Serum



### Summary Evaluation of the Results:

Especially alarming is the fact, that 84 % of participants, almost the whole group, reacted with a massive decrease in the serotonin level (average 46%) following increased exposure from the operation of the newly erected telecommunications mast.

The clear increase in depressive mood disturbances, lethargy and listlessness, appetite disturbances, inner agitation and reduced quality of life experienced by nearly all nearby residents must be acknowledged by orthodox medicine

Alarming is also the fairly steep nightly melatonin decrease in the presence of increasing telecommunication signal exposure, which is nearly half of the normal level for more than half of the group (56%). Even the slow increased tendency of nearly one third (28%) represents ultimately, despite a slight increase, only an upturn within a mainly deeply lowered pathological region.

We therefore have to expect considerable sleep disturbance and immune deficiencies in 84% (28 plus 56%). Since, from the medical viewpoint, sleep disturbance is increasingly seen as a cancer promoting risk factor, these numbers must be considered as alarming

The increase of the daytime melatonin level, that is also normally substantially lower in comparison to the nocturnal melatonin peak, also indicates a displacement of the flattened nocturnal distribution graph in the morning direction. Normally, the level increases about 1-2 hours after going to bed, it reaches a maximum between 2 a.m. and 3 a.m. and then drops off again steeply until the morning hours.

The blood sampling took place in the morning between 8 a.m. and 9 a.m. All participants went to bed the night before at the latest by 11 p.m. This increase indicates, in addition to the nocturnal melatonin reduction, also a displacement of melatonin excretion in the morning direction.

That means:

1. relative melatonin deficiency at night with shortened phases of deep sleep. This is indicated by restless sleep with frequency awakening and
2. increased melatonin level at the time of arising from bed. It is symptomatic of this, that one has difficulty getting out of bed in the morning and feels "absolutely whacked". During the day, consecutive symptoms appear, such as tiredness, irritability, loss of concentration etc. Actually, 16 participants complained about sleep disturbances, 6 complained that they were regularly awakened between 2 a.m. and 4 a.m. and that they then had difficulty getting off to sleep again.

Since the group of participants had no other obvious change in their living conditions, apart from the operation of the mobile telecommunications mast with the measured, appreciably increased radiation exposure, it must be assumed that there is a direct relationship.

**Conclusion:**

Since the medically conducted tests carried out on residents living in the vicinity of the commissioned operational telecommunications mast proves a drastically increased health risk, immediate action by political and regulatory authorities, at the municipal, provincial- and federal level are demanded.

In order to prevent further endangerment of the health of residents, the medical point of view is that the operation of the telecommunications mast must immediately be stopped!

Dr Anna Blanz, -Dr. med. Markus Kern -Dr. med. Hans-C. Scheiner

**Monsalve, Sandra**

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**From:** Margaret Martini [margaretmartini@liveintahoe.com]  
**Sent:** Friday, March 23, 2012 2:37 PM  
**To:** Monsalve, Sandra  
**Subject:** Cell phone tower at Incline Village

Putting a cell phone tower, or PLANNING to put a cell phone tower, in on the grounds of Incline High Schools without community INPUT or support is an unconscionable act by Morrison and the School Board and "district".  
Not going out to the community first is not a good plan for the district to embark upon.  
Take a step back this early in the game to avoid future negative issues for WCSD in Incline Village. It would be to WCSD's great advantage to do this.

**Margaret Martini**

Staff Assigned Case No.: SB 12 003

**Washoe County Development Application**

Project Information			
Project Name (commercial/industrial projects only): AT&T Mobility CN6414 Incline Village High School			
Project Description: Unmanned Communication Facility; Remove and replace existing stadium light standard with new steel pole light standard; install 12 panel antennas with ancillary equipment at 2 heights (6 per height), 11.5' x 20' equipment shelter within 26' x 18" fenced lease area.			
Project Address: 499 Village Blvd, Incline Village, NV 89451			
Project Area (acres or square feet): PROPOSED 26' x 18' (468 SQ. FT.) AT&T LEASE AREA			
Location Information			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): East or west on Lake Blvd to north on Village Blvd to 499 Village Blvd. (Incline Village High School) on the left.			
Assessor's Parcel No(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
124-071-52	19.01	PRIOR APN: 124-071-42	
Section(s)/Township/Range: PM 5037 PAR B (INCLINE SCHOOL)			
<b>Indicate any previous Washoe County approvals associated with this application:</b> Case Nos. None by this applicant			
Applicant Information			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: WASHOE COUNTY SCHOOL DIST		Name: EPIC Wireless Group	
Address: PO BOX 30425		Address: 8700 Auburn Folsom Rd, Ste 400	
RENO	Zip: 89520	Granite Bay, CA	Zip: 95746
Phone:	Fax:	Phone: 916-704-0899	Fax:
Email: mbooster@washoeschools.net		Email: bryon.sattler@epicwireless.net	
Cell: (775) 789-3810	Other:	Cell: 916-704-0899	Other:
Contact Person: MIKE BOSTER		Contact Person: Bryon Sattler	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: AT&T Mobility / EPIC Wireless Group		Name:	
Address: c/o: 8700 Auburn Folsom Rd, Ste 400		Address:	
Granite Bay, CA	Zip: 95746		Zip:
Phone: 530-320-9097	Fax: 530-878-7260	Phone:	Fax:
Email: gmapa@reatta.com		Email:	
Cell: 530-320-9097	Other:	Cell:	Other:
Contact Person: Gary G. Mapa		Contact Person:	
For Office Use Only			
Date Received: <u>2/15/12</u> Initial: <u>S.M.</u>		Planning Area: <u>TAKCE</u>	
County Commission District: <u>1</u>			
CAB(s): <u>INCLINE Village</u>		Land Use Designation(s): <u>PSB</u>	



## Owner Affidavit

<b>Project Name: AT&amp;T Mobility CN6414 Incline Village High School</b>	
<b>Application Type</b>	
<input type="checkbox"/> Abandonment	<input type="checkbox"/> Final Map Certificate of Amendment
<input type="checkbox"/> Administrative Permit	<input type="checkbox"/> Final Map Major/Minor Amendment
<input type="checkbox"/> Agricultural Exemption Land Division	<input type="checkbox"/> Final Subdivision Map/Const Plan Review
<input type="checkbox"/> Amendment of Conditions of Approval	<input type="checkbox"/> Parcel Map Waiver
<input type="checkbox"/> Boundary Line Adjustment	<input type="checkbox"/> Reversion to Acreage
<input type="checkbox"/> Comprehensive Plan Amendment <input type="checkbox"/> Land Use Designation Change <input type="checkbox"/> Text Change	<input checked="" type="checkbox"/> Special Use Permit <input type="checkbox"/> with EIS/EA
	<input type="checkbox"/> Specific Plan
	<input type="checkbox"/> Tentative Map of Div into Large Parcels
<input type="checkbox"/> Design Review Committee Submittal	<input type="checkbox"/> Tentative Parcel Map
<input type="checkbox"/> Development Agreement	<input type="checkbox"/> Tentative Subdivision Map
<input type="checkbox"/> Development Code Amendment <input type="checkbox"/> Ext of Time Requests (Approved Applications) <input type="checkbox"/> Ext of Time Requests (Tent Subdivision Maps)	<input type="checkbox"/> Hillside Development <input type="checkbox"/> Significant Hydrologic Resource <input type="checkbox"/> Common Open Space Development
	<input type="checkbox"/> Variance

The receipt of an application at the time of submittal does not imply the application complies with all requirements of the Washoe County Development Code, the Washoe County Comprehensive Plan or the applicable area plan, or that it is deemed complete and will be processed.

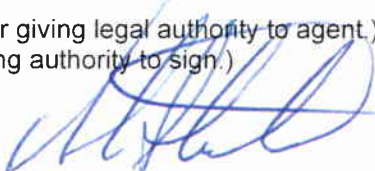
STATE OF NEVADA        )  
                                   )  
 COUNTY OF WASHOE    )  
 I, MARK STANTON

being duly sworn, depose and say that I am an owner\* of property involved in this petition 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 the Department of Community Development staff.


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

\*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

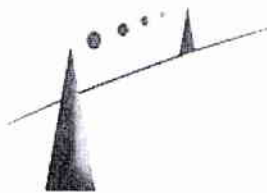
Signed   
 Address 425 E. Ninth St.  
Reno NV 89520

Subscribed and sworn to before me this 22 day of February, 2012

  
 Notary Public in and for said county and state  
 My commission expires: 10-10-14

(Notary Stamp)





**EPIC**  
WIRELESS GROUP INC.

(Agent of New Cingular Wireless, PCS, LLC)

**LETTER OF AUTHORIZATION**

**TO: Washoe County, Tahoe Regional Planning Agency, Nevada**

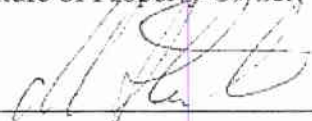
**RE: APPLICATION FOR ZONING/USE/BUILDING PERMIT AND APPROVALS**

The Washoe County School District, of the below described property, does hereby authorize New Cingular Wireless, PCS, LLC, a Delaware Limited Liability Company, and its employees, agents and contractors, as agent for the purpose of consummating, at its sole expense, any application(s) and obtaining any and all governmental permits and approvals to construct, maintain and operate mobile/wireless communications facilities on the below described property. The undersigned understands that the application may be denied, modified or approved with conditions, and that such conditions or modifications must be complied with prior to issuance of permits or approvals. The Washoe County School District Board of Trustees will determine final approval or denial of the project.

**Address: 499 Village Blvd., Incline Village, Nevada 89451**

**Assessor's Parcel Number/Property Description: 124-071-52 (Formerly 124-071-42)**

Signature of Property Owner:

By: 

Name: MARK STANTON

Title: CHIEF CAPITAL PROJECTS OFFICER

Date: 10/5/11

LOA  
Site: CN6414

## 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?

Installation of new Wireless Communication Facility.

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

Remove and replace an existing stadium light standard.

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?

New replacement light standard, trench to utilities (power and telco), construct an 18' x 26' fenced lease area with prefabricated equipment shelter to be placed within. This is an unmanned facility and will not utilize water or sanitation facilities. Vehicular access by existing service road. From issuance of a building permit to completion it is expected 30 days + or -. All work to be performed during County / Community designated work days/hours.

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

No phasing proposed.

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?

Existing light standards will lessen visual impact(s). Level topography will minimize grading. This location is considered ideal for the purpose of wireless communication facilities.

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

Benefits will include enhanced wireless coverage, competitive pricing, high speed data transfer, E911 coverage and other essential services access for emergency response, public safety, etc.

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

Utilizing the existing stadium light standards in the "Ball Field-Track" is in itself minimizing a visual impact. This will eliminate the need for an additional structure in the vicinity of the High School and or surrounding neighborhoods.

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

It is proposed that the equipment shelter be fenced in a manner that hides its visual appearance. If required and or conditioned drought resistant foliage is proposed.

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

This is an unmanned facility. Parking will be occasional when equipment is serviced. Technician(s) are expected to visit the site monthly, unless an outage occurs. Parking will be in existing designated areas.

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

Drought resistant foliage will be proposed. Conforming with existing plants will be considered. Fencing can be wood, natural or paint grade, chain link with vinyl slatting or other material as may be suggested by property owner or planning staff.

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.)

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

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.)

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

13. Community Sewer

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

Community Water

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

**SITE CN6414 Incline Village High School**

**499 Village Blvd., Incline Village, NV 89451**

**APN: 124-071-52**

RECEIVED  
FEB 15 2012  
WASHOE COUNTY  
COMMUNITY DEVELOPMENT



**at&t**

**APD# SB12-002; vary height. Append to SUP Application**

1. What provision(s) of the Development Code must be waived or varied to permit your request:

**110.324.55**

Significant Gap in Coverage

Per Table 110.325.55.1, the allowable height of the pole would be sixty feet (60'), plus a twenty foot (20') bonus equaling a total pole height of eighty feet (80'). The proposed distance from the cell site pole to the public Right of Way is approximately four hundred (400').

This request is to vary the height by an additional seven feet (7') for the proposed monopole.

2. Extraordinary or exceptional circumstances:

The existing stadium light(s) must be relocated to the new monopole at the same height(s) as presently designed on this pole and the other location dependent stadium lights in the School Sports Stadium. In order to obtain the optimum coverage necessary to minimize the "significant Gap in Coverage" and maintain the technological antenna separation, the equipment configuration requires AT&T to extend the current structure height an additional seven feet (7'). The height of the surrounding tree(s) can affect the broadcast signal and the additional requested height will reduce the shadowing / blockage of the tree tops.

## AT&T Mobility Statement of Operations

AT&T Mobility is the trade name for the wireless telecommunications services business segment of AT&T. It is licensed by the Federal Communications Commission and is regulated by the California Public Utilities Commission as a public utility. It operates its network in the Northern California/San Francisco-Sacramento-Reno Market utilizing the Global System for Mobile Communications (GSM) and Universal Mobile Telecommunications System (UMTS) technology at radio frequency bands of 850 MHz and 1900 MHz. The UMTS technology is employed by AT&T to provide the so-called third-generation or “3G” service for both voice and data transmission. AT&T Mobility is in the process of deploying fourth-generation or “4G” service to greatly enhance data transmission service to support both cellular communications and wireless internet access using LTE and LTE Advanced technologies at the 750 and 1700/2100 MHz frequencies.

Wireless or “Cellular” Communications Networks generally consist of a network of inter-related low-power radio transmission and receiving antenna sites (“cell sites”) that are connected to a “hard-wired” telecommunications network backbone of copper wire or fiber-optic cable with a complex digital switching system. The network provides mobile communications by handing off the incoming and outgoing radio signals from the user’s mobile phone from one cell site to another as the user travels through the area covered by the network. In the initial phase of network development in the 1980s, cell sites were constructed in a grid or honeycomb pattern as much as five to ten miles apart over a geographical area to provide basic coverage for the network. Because of the limitations of the radio frequency bands and the available technology, each cell site has a limited capacity to handle calls or data transmission. Changes in technology from analog to digital helped provide additional capacity, however as the number of users and the integration of wireless data services (e.g. internet access) increased, the focus of network development in the late 90s and 2000s shifted to adding cell sites in order to accommodate the capacity of the networks to meet demand in areas where coverage already existed.

As cell sites are added, the coverage area or size of each cell in the honeycomb pattern decreases to one square mile or less in order to prevent the signals from each site interfering with the signals from the surrounding sites in the same network. In highly urbanized areas the density of cell sites is much greater than in suburban or rural areas. A denser pattern of smaller cells helps optimize both the coverage and the capacity of the system. Radio signals to and from cell phones must also contend with interference from buildings and other structures or hills or other geographical features, as well as foliage. Cell sites are often added to compensate for these factors. Despite these improvements, wireless customers and network engineers are still challenged with problems including call quality, dropped calls or inability to initiate calls during periods of peak network demand.

In the current phase of network development, cell sites are still being added to increase the capacity of the network to meet demand. Because the new 4G LTE technology operates at different radio frequency bands than the existing networks, full deployment of 4G services means building a whole new network on top of the existing network. To the extent that existing cell sites can be expanded to add the equipment and new antennas needed to provide 4G services, that path will be generally preferred. However, many cell sites in the existing network



no longer have space on the tower or sufficient ground space for equipment to add the new 4G LTE technology. In areas where this is true, new cell sites will have to be developed in order to provide 4G service. The goal for these new sites is to accommodate all the antennas and equipment needed for both the GSM/UMTS technology and the new 4G LTE technology.

Existing AT&T customers have cell phones, digital and 3G devices that are not compatible with the new 4G LTE technology. The current GSM/UMTS network will have to be maintained for at least the next five to ten years to continue to provide services to customers during the useful life of their current phones or other devices. The new 4G devices are generally backward compatible with the existing GSM/UMTS network, and may continue to rely on the older technology to provide voice transmission, while high bandwidth data transmission of as much as 1 G per second will use the LTE portion of the network.

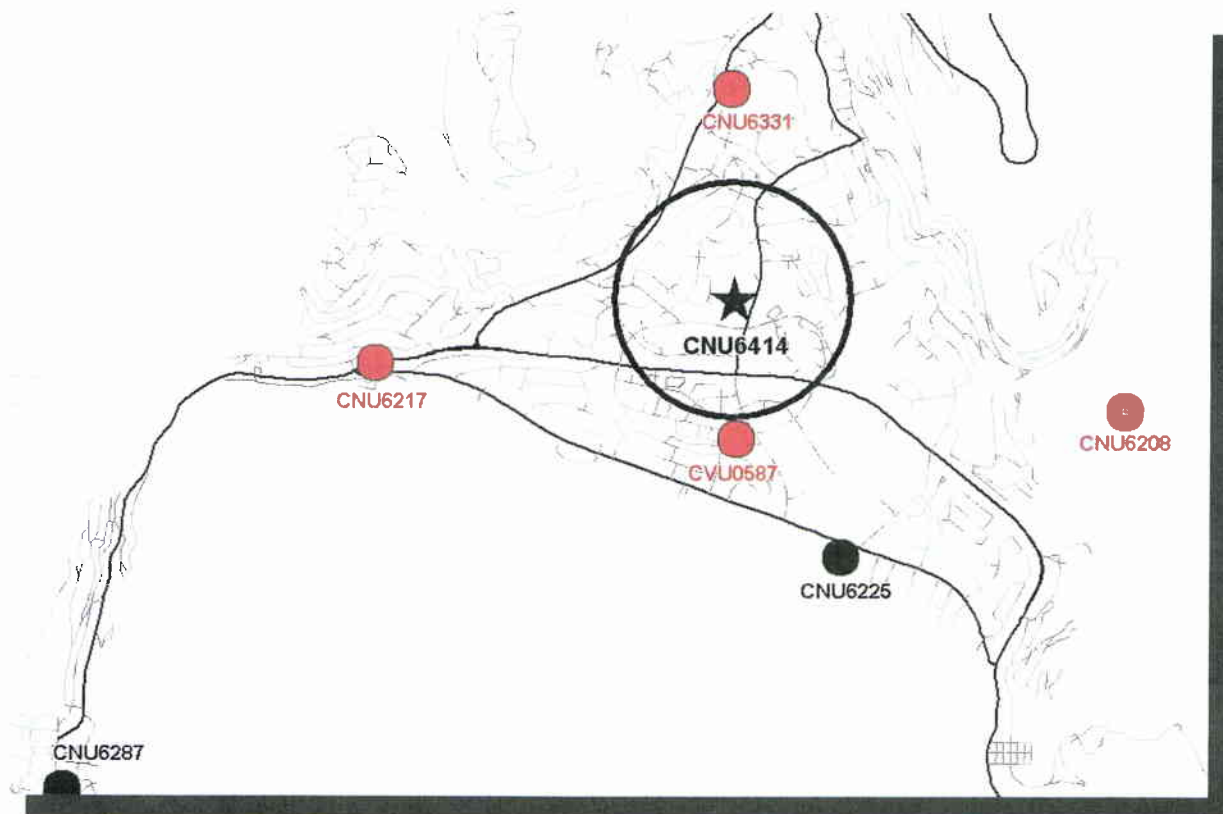
### **AT&T's Site Selection Process for "New Sites"**

Once the need for a new cell site has been identified by AT&T Network Engineers, and a budget for development of the new site has been approved, site acquisition consultants are retained to identify potential candidates in the desired area that will meet the Network Engineer's specifications for location, height and geographical coverage. The consultants review known inventories of existing tower sites from other wireless service providers and drive the area to identify other potential site candidates. Often an existing tower is identified as a potential candidate, but other tall structures suitable for collocation such as playing field light standards, high tension electrical power transmission towers, water towers will also be examined. Criteria include the availability of land-line telephone and electrical utility service, 24/7 access, sufficient ground space for an equipment shelter or equipment cabinets, and the ability to mount antennas at a sufficient height above ground level in order to provide the most optimal and desired coverage area for the site in relation to the existing surrounding sites. Collocation on existing structures is generally considered desirable as a means of reducing costs and decreasing permitting time and difficulty.

Where no suitable structures exist, appropriate sites for new construction with permissible zoning and a willing landlord are presented. Typically, at least three candidates are identified for each new site. The site selected for development is based on an evaluation of the most optimal solution that balances various factors, the primary being the needs of the network, but also giving due consideration to cost as well as the time needed to obtain permits and construct the site. Site development costs, including engineering, design, leasing, permitting and construction, are typically well into six figures for every site. Site selection decisions are therefore not arbitrarily or capriciously made.

The objective for AT&T's new site CN6414 (Incline Village High School) is to enhance its coverage in the Incline Village community. As depicted in Figure 1 (Search Ring Map) it can be seen that this facility is one of several new facilities proposed in the North Lake Tahoe area. Incline Village is presently served by CNU6225 as shown.

Figure 1. CN6414 Search Ring Map



**LEGEND**

Cell Site Symbols

- Existing AT&T Sites
- Future AT&T Sites
- ★ Proposed AT&T Site
- Coverage Objective Boundary

## Site Selection Alternatives Analysis

In keeping with AT&T's general practice, three separate candidates within the search ring area were evaluated before the site, that is the subject of this application, was selected as the most practical for development. Candidate C is the AT&T Switch/Corporation Yard located at 889 Northwood Blvd. Candidate B is the St Patrick's Church located at 341 Village Blvd. Candidates B and C are located south of Candidate A, the Primary Candidate, an existing light standard replacement located at the Incline Village High School sports stadium.

Each of the two alternative candidates would require the development of a new antenna support structure, i.e. a Steel Monopole or other structure of sufficient height to provide the optimum coverage that AT&T desires to obtain. The existing stadium light(s) are higher in elevation than the two alternative locations and could be considered less intrusive since there are similar stadium light standards within the immediate vicinity.



Figure 2. Candidates A, B and C Locations

The search area bulls-eye (center of the ring) falls within a Veterinary Clinic and there is not sufficient ground area to consider it as a viable candidate. Other properties in the general area share similar characteristics and were likewise not considered.



Figure 3. Site diagram of Candidate A



Figure 4. Street View of Candidate A

## Project Description

**Site Name:** Incline Village-Tahoe Blvd (CN6414 Incline Village High School)

**APN:** 124-071-52

**Address:** 499 Village Blvd., Incline Village, NV 89451

**Acres:** 19.01 Acres

**Zoning:** Public and Semi-Public Facilities

**General Plan Land Use Designation:** 019- Public Parks

**Project #:** CN6414

AT&T Mobility is proposing removal of an existing 70' stadium field light standard and replacement with a new 87' monopole communications facility located at 499 Village Blvd., Incline Village, NV 89451 in the vicinity of the southeast corner of the Sports Stadium (edge of track). The total lease area on the subject property is expected to be 468 sq.ft. and will be enclosed by a surrounding 6' high chain link fence to prevent unauthorized access to the equipment shelter. The subject parcel also has a perimeter fence and entry gate to prevent unauthorized access to the property

AT&T Mobility will be the provider for this monopole and will be occupying the lease area with an 11' 6" x 20' equipment shelter. On top of the equipment shelter (or other location to be designated) will be two GPS units. AT&T proposes to install twelve panel antennas over three sectors allowing four antennas per sector at two heights (centerlines 76' and 84'). In order to provide premium coverage, the antennas sectors will be distributed over two heights. The existing stadium lights will be replaced on the new structure at the same height and the install will be coordinated with School District Staff and the stadium light manufacturer or a qualified vendor approved by the School District. The location and proposed design of these new facilities can be viewed in the engineering plans and photo simulation exhibits which are included with this application.

The placement of the lease area (equipment building) is located east / southeast of the proposed monopole within the Sports Stadium existing fence as seen in the "site layout" page of the zoning drawings. The eastern edge of the lease area is shared with the existing fence line.

Candidate A (Incline Village High School) was selected for this project because sufficient space is available at this location on a portion of the lot without impeding the use of the property. In addition, the structure would be consistent, visually and less intrusive, as a result of its location within the view(s) of numerous, similar stadium light structures. The zoning of this parcel will allow for the development of a communication facility as a conditional use and or under a variance to the Wireless Ordinance, aided with a request to modify the development standards which would allow the proposed monopole to exceed the six (6) antenna limit to twelve (12) antennas. The height of the existing structure (70') will be extended and the stadium lights will be re-mounted at their current height and "aimed" under the direction of the current "manufacturer". The request is deemed necessary in order to achieve communication services that accompany the growing demands for GSM/UMTS & LTE cellular use.

Adjacent to the property on its north and west and across Village Blvd. to its east are residential subdivisions. To the south is located Commercial use properties.

### **Letter of Justification**

AT&T Mobility requests Washoe County's approval of a Special Use Permit and or Variance for a new replacement monopole (Stadium Light Standard 87') communications tower located at 499 Village Blvd., Incline Village, NV 89451. The current use of this parcel is the Incline Village High School, sports stadium and track. The establishment and operation of this proposed communication facility will add high-quality communications infrastructure to this area of Incline Village. With the exception of the number of antennas required by AT&T, the proposed facility is consistent with the provisions of the Washoe County Wireless Ordinance and is appropriately located in an area that will not interfere with existing land uses of the subject property or areas near this parcel. This proposal will contribute to the enhancement of wireless communications technology for students and staff at Incline Village High School, existing residences, commercial/ industrial establishments, and the existing primary roadways (Village Blvd/Lake Blvd) while also providing service for any future land uses that are currently vacant.

The proposed facility would not generate any additional traffic or create a strain on existing circulation routes for the existing use of the property. In addition, adjacent properties, whether vacant or occupied by existing residence or other uses in the proximity to the parcel, will not be exposed to increased traffic or other impediments. The inherent function of this type of use provides added communication services to the region and does not increase transportation demands on existing infrastructure.

Per the RF Report that is part of this application, the subject project meets Federal Guidelines and there is no known evidence that proves this new facility would adversely affect the health and safety of persons residing or working in the surrounding area. In addition, the proposed communication equipment would not impair the value of surrounding parcels due to setback restrictions and any landscaping requirements which will help screen the new facility.

By implementing the proposed development standards for this project, it is viewed that a new communication monopole and accompanying equipment is suitable for the High School facility that currently exists on site. The design of this proposal takes into account existing uses, not only onsite but also for surrounding uses.

### Statement of Proposed Operations

AT&T Mobility requests Washoe County's approval of a Conditional Use Permit and or Variance for a new 87' replacement monopole (Stadium Light Standard) communications tower located at 499 Village Blvd., Incline Village, NV 89451. This proposed facility is an unmanned communications monopole that functions 24 hours a day, seven days a week. Following installation, the only trips generated for this type of use would be for scheduled maintenance and would not impede the current automobile "trips" of the High School or surrounding properties.

This new facility includes a variety of radio-electronic equipment within the equipment shelter necessary in enhancement of current communication services in the area. This proposal will include:

- Lease Compound surrounded by 6' fencing.
- 11.5' x 20' prefabricated equipment shelter
- 87' replacement monopole with stadium lighting
- 12 Antennas (3 sectors of 4 antennas each occupying 2 elevations (76' and 84') above stadium lights. Configuration to include RRU's (Remote Radio Units) attached to antennas and a "surge suppressor" (see Zoning Drawings for equipment typicals and basic specs).
- 7/8" coaxial cables, typically 2 per antenna, contained within the monopole.
- Underground utility runs for electrical and telephone from points of service to the equipment area to be "bored", not open trenched.
- 2 GPS antennas mounted to Equipment Shelter or other designated location.
- Refer to Zoning Drawings for additional details.

**SITE CN6414 Incline Village High School**

**499 Village Blvd., Incline Village, NV 89451**

**APN: 124-071-52**



**Misc Site Photos**

**Prepared by:**

Gary G. Mapa

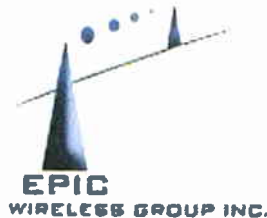
Epic Wireless Group, Inc.

8700 Auburn Folsom Road, Suite 400

Granite Bay, CA 95746

Telephone: (530) 320-9097

[gmapa@reatta.com](mailto:gmapa@reatta.com)







View site from east to west



View site from west to east



View site from north to south



View site from south to north



View from proposed structure location to the north.



View from proposed structure location to the south.



View from proposed structure location to the east.



View from proposed structure location to the west.

**SITE CN6414 Incline Village High School**

**499 Village Blvd., Incline Village, NV 89451**

**APN: 124-071-52**



***Electromagnetic Frequency Report***  
***(EMF Report)***

**Prepared by:**

Gary G. Mapa

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[gmapa@reatta.com](mailto:gmapa@reatta.com)



**AT&T Mobility • Proposed Base Station (Site No. CN6414)  
499 Village Boulevard • Incline Village, Nevada**

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

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of AT&T Mobility, a personal wireless telecommunications carrier, to evaluate the base station (Site No. CN6414) proposed to be located at 499 Village Boulevard in Incline Village, Nevada, for compliance with appropriate guidelines limiting human exposure to radio frequency (“RF”) electromagnetic fields.

**Executive Summary**

AT&T proposes to install directional panel antennas on a light pole at Incline High School, located at 499 Village Boulevard in Incline Village. The proposed operation will comply with the FCC guidelines limiting public exposure to RF energy.

**Prevailing Exposure Standards**

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

Wireless Service	Frequency Band	Occupational Limit	Public Limit
Microwave (Point-to-Point)	5,000–80,000 MHz	5.00 mW/cm <sup>2</sup>	1.00 mW/cm <sup>2</sup>
BRS (Broadband Radio)	2,600	5.00	1.00
AWS (Advanced Wireless)	2,100	5.00	1.00
PCS (Personal Communication)	1,950	5.00	1.00
Cellular	870	2.90	0.58
SMR (Specialized Mobile Radio)	855	2.85	0.57
700 MHz	700	2.40	0.48
[most restrictive frequency range]	30–300	1.00	0.20

**General Facility Requirements**

Base stations typically consist of two distinct parts: the electronic transceivers (also called “radios” or “channels”) that are connected to the traditional wired telephone lines, and the passive antennas that send the wireless signals created by the radios out to be received by individual subscriber units. The transceivers are often located at ground level and are connected to the antennas by coaxial cables. A small antenna for reception of GPS signals is also required, mounted with a clear view of the sky. Because of the short wavelength of the frequencies assigned by the FCC for wireless services, the antennas require line-of-sight paths for their signals to propagate well and so are installed at some

**AT&T Mobility • Proposed Base Station (Site No. CN6414)  
499 Village Boulevard • Incline Village, Nevada**

height above ground. The antennas are designed to concentrate their energy toward the horizon, with very little energy wasted toward the sky or the ground. Along with the low power of such facilities, this means that it is generally not possible for exposure conditions to approach the maximum permissible exposure limits without being physically very near the antennas.

**Computer Modeling Method**

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

**Site and Facility Description**

Based upon information provided by AT&T, including zoning drawings by Epic Wireless Group, Inc., dated January 16, 2012, it is proposed to install twelve Powerwave Model P65-16-XLH-RR directional panel antennas on a new 87-foot light pole to replace an existing light pole sited on the east side of the football field on the campus of Incline High School, located at 499 Village Boulevard in Incline Village. The antennas would be mounted with up to 4° downtilt at effective heights of about 76 and 84 feet above ground and would be oriented in stacked groups of four at about 120° spacing, to provide service in all directions. The maximum effective radiated power in any direction would be 8,140 watts, representing simultaneous operation at 2,000 watts for AWS, 3,320 watts for PCS, 1,750 watts for cellular, and 1,070 watts for 700 MHz service. There are reported no other wireless telecommunications base stations at the site or nearby.

**Study Results**

For a person anywhere at ground, the maximum RF exposure level due to the proposed AT&T operation is calculated to be 0.0069 mW/cm<sup>2</sup>, which is 0.76% of the applicable public exposure limit. The maximum calculated level at any nearby building\* is 1.2% of the public exposure limit. The maximum calculated level at the second-floor elevation of any nearby residence† is 0.79% of the public exposure limit. It should be noted that these results include several "worst-case" assumptions and therefore are expected to overstate actual power density levels from the proposed operation.

---

\* Located at least 125 feet away, based on photographs from Google Maps.

† Located at least 380 feet away, based on photographs from Google Maps.

**AT&T Mobility • Proposed Base Station (Site No. CN6414)  
499 Village Boulevard • Incline Village, Nevada**

**Recommended Mitigation Measures**

Due to their mounting locations, the AT&T antennas would not be accessible to the general public, and so no mitigation measures are necessary to comply with the FCC public exposure guidelines. To prevent occupational exposures in excess of the FCC guidelines, no access within 14 feet directly in front of the antennas themselves, such as might occur during maintenance work on the lights or pole, should be allowed while the base station is in operation, unless other measures can be demonstrated to ensure that occupational protection requirements are met. Posting explanatory warning signs<sup>‡</sup> at the antennas and/or on the pole below the antennas, such that the signs would be readily visible from any angle of approach to persons who might need to work within that distance, would be sufficient to meet FCC-adopted guidelines.

**Conclusion**

Based on the information and analysis above, it is the undersigned's professional opinion that operation of the base station proposed by AT&T Mobility at 499 Village Boulevard in Incline Village, Nevada, will comply with the prevailing standards for limiting public exposure to radio frequency energy and, therefore, will not for this reason cause a significant impact on the environment. The highest calculated level in publicly accessible areas is much less than the prevailing standards allow for exposures of unlimited duration. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations. Posting explanatory signs is recommended to establish compliance with occupational exposure limitations.

**Authorship**

The undersigned author of this statement is a qualified Professional Engineer, holding California Registration Nos. E-13026 and M-20676, which expire on June 30, 2013. This work has been carried out under his direction, and all statements are true and correct of his own knowledge except, where noted, when data has been supplied by others, which data he believes to be correct.



William F. Hammett, P.E.

707/996-5200

February 14, 2012

<sup>‡</sup> Warning signs should comply with OET-65 color, symbol, and content recommendations. Contact information should be provided (*e.g.*, a telephone number) to arrange for access to restricted areas. The selection of language(s) is not an engineering matter, and guidance from the landlord, local zoning or health authority, or appropriate professionals may be required.

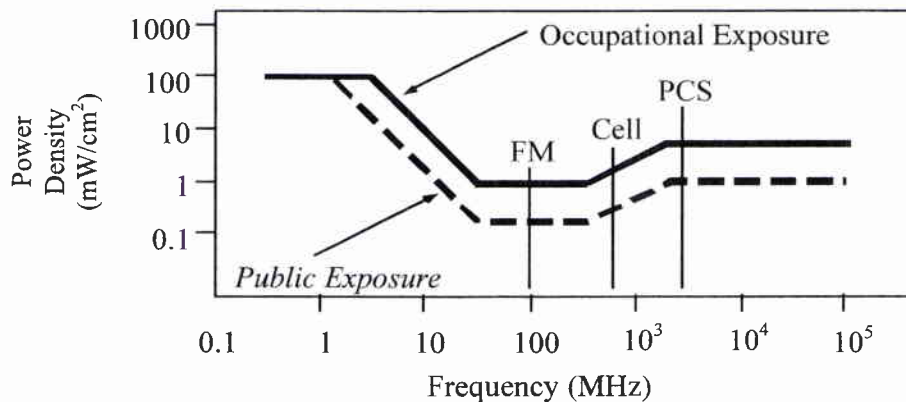


## FCC Radio Frequency Protection Guide

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

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

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



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



## RFR.CALC™ Calculation Methodology

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

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

#### Near Field.

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

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

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

where  $\theta_{BW}$  = half-power beamwidth of the antenna, in degrees, and

$P_{net}$  = net power input to the antenna, in watts,

$D$  = distance from antenna, in meters,

$h$  = aperture height of the antenna, in meters, and

$\eta$  = aperture efficiency (unitless, typically 0.5-0.8).

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

#### Far Field.

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

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

where ERP = total ERP (all polarizations), in kilowatts,

RFF = relative field factor at the direction to the actual point of calculation, and

$D$  = distance from the center of radiation to the point of calculation, in meters.

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



**SITE CN6414 Incline Village High School**

**499 Village Blvd., Incline Village, NV 89451**

**APN: 124-071-52**



**FAA-Survey A.S.A.C. 1-A Letter**

**Prepared by:**

Gary G. Mapa

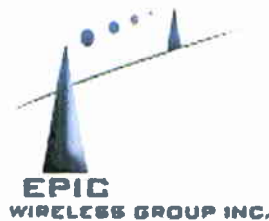
Epic Wireless Group, Inc.

8700 Auburn Folsom Road, Suite 400

Granite Bay, CA 95746

Telephone: (530) 320-9097

[gmapa@reatta.com](mailto:gmapa@reatta.com)



### A.S.A.C. 1-A Coordinate /Elevation Survey Form

**Applicant:** AT&T Mobility  
4430 Rosewood Drive  
Pleasanton, California 94588

Project Name: **Incline Village – Tahoe Blvd.**  
Project No. / USID No.: **CN6414A**  
Project Site Address: **499 Village Blvd.**  
**Incline Village, NV 89451**  
Assessor's Parcel Numbers/ County: **124-071-52 / Washoe County**

Equipment / Procedure Used to Obtain Coordinates: **Leica GPS System 500 Receiver – Static Observation (point occupied for 30 minutes or more – Post Processed against CORS data).**

Date of Survey: **July 1, 2011.**

Type of Structure: **Proposed AT&T Wireless Antennas to be mounted on proposed light standard.**

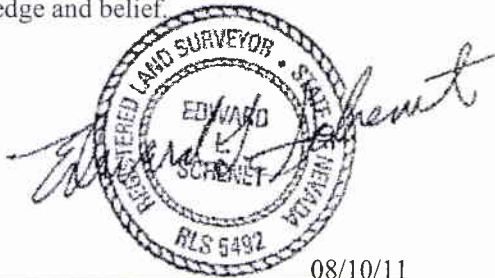
Description of Surveyed Site Point: **Coordinate Data shown corresponds to the approximate location of proposed antennas. Elevation is at ground at proposed light standard.**

NAD 83 Coordinates  
LATITUDE: **39°15'14.80"N**  
LONGITUDE: **119°57'09.92"W**

NAD 27 Coordinates  
LATITUDE: **39°15'15.13"N**  
LONGITUDE: **119°57'06.24"W**

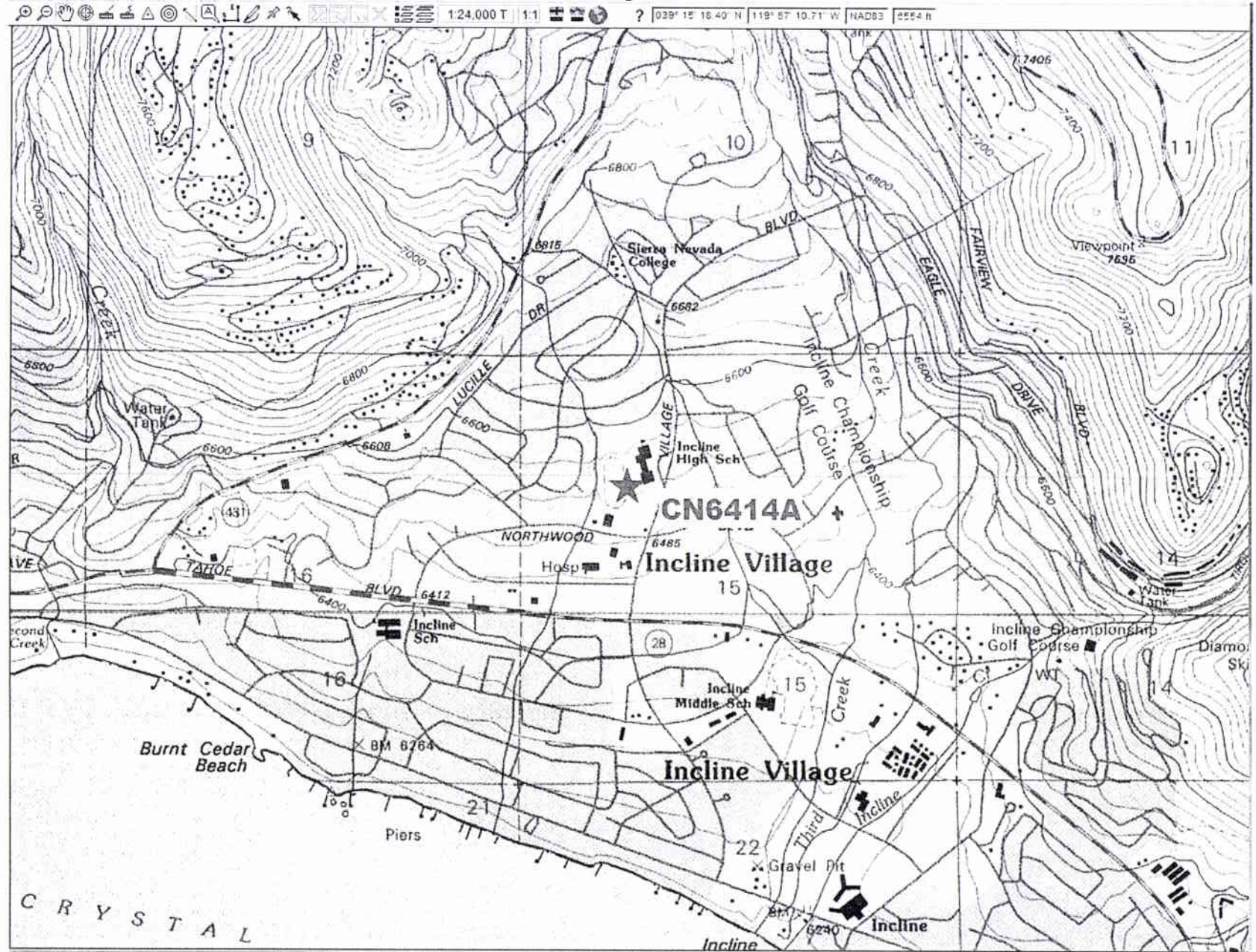
Ground Elevation: At proposed light standard (NAVD 88) **6558.9' ± AMSL**  
Height of proposed antennas **87.0' ± AGL**  
Height of proposed light standard **87.0' ± AGL**  
Overall Height: Top of proposed light standard **87.0' ± AGL**

CERTIFICATION: I the undersigned, a registered Professional land Surveyor licensed under the laws of the State of California do hereby certify the Latitude and Longitude coordinates and elevations Above Mean Sea Level listed above are based on a field survey done under my supervision, and that the accuracy of those coordinates meet or exceed 1-A Standards (Horizontal Accuracy ± 15 feet and Vertical Accuracy ± 3 feet) as defined in the F.A.A. ASAC Information Sheet 91:003, and that data are true and accurate to the best of my knowledge and belief.



Edward L. Schenet, RLS 5492 08/10/11  
Date

AT&T Site: CN6414A // Calvada Job No. 11628 / Terrain Navigator





Proposed Light Pole 39 15 14.80 N 119 57 09.92 W

Image: U.S. Geological Survey  
© 2011 Google

©2010 Google

Imagery Date: 9/16/2004

39°15'15.18" N 119°57'07.85" W elev. 6537 ft

Eye alt: 7052 ft



AT&T MOBILITY  
SITE NUMBER: CN6414A

SITE NAME: INCLINE VILLAGE - TAHOE BLVD.

499 VILLAGE BLVD.

INCLINE VILLAGE, NV 89451

**A&E DESIGN REVIEW STATUS**

<input type="checkbox"/> ACCEPTED - NO COMMENTS, PROCEED			
2. COMMENTS			
A. <input type="checkbox"/> SAC INFO MISSING/INCOMPLETE	F. <input type="checkbox"/> DESIGN DEVIATION FROM STANDARD		
B. <input type="checkbox"/> A&E DID NOT FOLLOW DIRECTIONS PROVIDED	G. <input type="checkbox"/> OMISSIONS		
C. <input type="checkbox"/> SITE OWNER REQUESTED CHANGES	H. <input type="checkbox"/> A&E GENERATED CHANGE IN DESIGN		
D. <input type="checkbox"/> DESIGN INPUT CHANGES I.E. RF/ZONING REG.	I. <input type="checkbox"/> A&E CHANGED SITE DESIGN		
E. <input type="checkbox"/> REVISED SITE DESIGN	J. <input type="checkbox"/> OTHER		
PERMISSION TO PROCEED DOES NOT CONSTITUTE ACCEPTANCE OR APPROVAL OF DESIGN DETAIL, CALCULATIONS, ANALYSIS, TEST METHODS OR MATERIALS DEVELOPED OR SELECTED BY THE SUPPLIER. IT DOES NOT RELIEVE SUPPLIER FROM FULL COMPLIANCE WITH CONTRACTUAL OBLIGATIONS.			
REVIEWED BY: RL/PE		DATE:	
RF ENGINEER	SA	MARKET LEAD	CONSTRUCTION

RFDS VER1.2 DATE: 1/17/11

**DRAWING INDEX**

	REV.	DIRECTIONS
25471-630-CN6414-T1	0	TITLE SHEET
25471-630-CN6414-C1	0	SITE SURVEY
25471-630-CN6414-A1	0	OVERALL SITE PLAN
25471-630-CN6414-A2	0	SITE PLAN
25471-630-CN6414-A3	0	EQUIPMENT AREA PLAN & ANTENNA LAYOUT
25471-630-CN6414-A4	0	EQUIPMENT LAYOUT & KEYNOTES
25471-630-CN6414-A5	0	NORTH ELEVATIONS
25471-630-CN6414-A6	0	EAST ELEVATIONS
25471-630-CN6414-A7	0	SOUTH ELEVATIONS
25471-630-CN6414-A8	0	WEST ELEVATIONS
25471-630-CN6414-A9	0	ANTENNA & COAX SCHEDULE & DETAILS

**PROJECT INFORMATION**

AN UNMANNED TELECOMMUNICATIONS FACILITY INCLUDING THE INSTALLATION OF (9) NINE PANEL ANTENNAS, (6) RRUS, (6) DTMA'S ALL MOUNTED TO A NEW LIGHT STANDARD, (2) TWO GPS RECEIVERS, (1) ONE CA-APPROVED PRE-FABRICATED EQUIPMENT SHELTER WITHIN A NEW 18'-0"x26'-0" LEASE AREA.

**SITE ADDRESS:** 499 VILLAGE BLVD, INCLINE VILLAGE, NV 89451  
**ELECTRICAL COMPANY:** NV ENERGY, PO BOX 30085, RENO, NV 89520

**PROPERTY OWNER:** WASHOE COUNTY SCHOOL DIST. PO BOX 30425, RENO, NV 89520  
**TELCO COMPANY:** SBC NEVADA, ELKO, NV

**CONTACT PERSON:** TBD

**APPLICANT:** AT&T WIRELESS SERVICES, 4430 ROSEWOOD DRIVE, BLDG. 3, PLEASANTON, CA 94588

**CONTACT PERSON:** GARY G. MAPA, (530) 320-9097

**PHONE:**

**LATITUDE:** 39° 15' 14.80"N (NAD 83)  
**LONGITUDE:** 119° 57' 09.92"W (NAD 83)  
**ELEVATION:** 6558.9' FEET AMSL\*

**JURISDICTION:** WASHOE COUNTY  
**A.P.N. NUMBER:** 124-071-52  
**CURRENT USE:** CMSC (COMMERCIAL MISCELLANEOUS)  
**PROPOSED USE:** TELECOMMUNICATIONS FACILITY

**VICINITY MAP**



**CODE COMPLIANCE**

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

**SITE QUALIFICATION PARTICIPANTS**

	NAME	COMPANY	NUMBER
A/E	CRYSTAL CONOLLEY	EPIC WIRELESS GROUP INC.	(209) 890-5489
SAC	GARY MAPA	EPIC WIRELESS GROUP INC.	(530) 320-9097
RF	SON BUI	AT&T MOBILITY	(571) 288-0137
ZONING	GARY MAPA	EPIC WIRELESS GROUP INC.	(530) 320-9097
LANDLORD	TBD	WASHOE COUNTY SCHOOL DIST.	(775) 348-0200
CONST	C.E. RASK	BECHTEL COMMUNICATIONS	(925) 983-2320



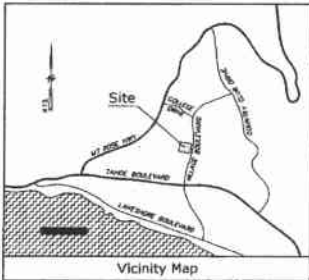
INCLINE VILLAGE - TAHOE BLVD.  
CN6414A  
499 VILLAGE BLVD.  
INCLINE VILLAGE, NV 89451



NO.	DATE	REVISIONS	BY	CHK	APP'D
B	01/14/11	ISSUED FOR ZONING, RFDS REV 1.3	JE	CC	
C	12/11/11	ISSUED FOR ZONING, RFDS REV 1.3	CC	CC	
B	07/22/11	ISSUED FOR ZONING	CS	CC	
A	06/30/11	ISSUED FOR ZONING	CS	CC	

TITLE SHEET			
PROJECT NO.	SITE NO.	SHEET NO.	TOTAL SHEETS
25471-630	CN6414A	T1	0

SCALE AS SHOWN REVISIONS CS DRAWN CS



**Title Report**

PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY  
 ORDER NO. 100111777  
 DATED JUL 5, 2011

**Legal Description**

PLAT OF REAL PROPERTY BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 39N, RANGE 12E, EAST 1/2, MERIDIAN, INCLINE COUNTY, STATE OF NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 PARCELS B OF PARCEL MAP NO. 50337 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAO COUNTY AS FILE NO. 2009-18 ON SEPTEMBER 13, 2010.

**Assessor's Parcel No.**

14-071-50

**Easements**

- (1) EASEMENT FOR PUBLIC UTILITIES RECORDED AUGUST 27, 1988 IN BOOK 1326, PAGE 299 AS LOT NO. 80016, D.A. (PLOTTED HEREON)
- (2) EASEMENT FOR PUBLIC UTILITIES RECORDED FEBRUARY 11, 2002 AS LOT NO. 80054, D.A. (PLOTTED HEREON)
- (3) EASEMENTS AS SHOWN OR DERIVED ON SAID PARCEL MAP 50337 (PLOTTED HEREON)

**Access Route/Lease Area/Utility Route**

AS SHOWN

**Date of Survey**

JULY 1, 2011

**Geographic Coordinates at Existing Light Pole**

1983 DATUM; LATITUDE: 39° 17' 14.807" N; LONGITUDE: 119° 07' 09.627" W  
 ELEVATION = 8559.8 FEET ABOVE MEAN SEA LEVEL

COMMENTS:  
 THE LATITUDE AND LONGITUDE SHOWN ABOVE ARE ACCURATE TO WITHIN ±0.1 FEET HORIZONTALLY AND THAT THE ELEVATION SHOWN ABOVE ARE ACCURATE TO WITHIN ±0.2 FEET VERTICALLY. THE HORIZONTAL DATUM USED FOR THESE COORDINATES IS AN ADJUSTED NORTH AMERICAN DATUM OF 1983 (NAD 83) AND IS EXPRESSED IN DECIMAL DEGREES (7 DIGIT) AND SECONDS (3 TO THE NEAREST) HUNDREDTHS OF A SECOND. THE MERIDIAN DATUM (7 DIGIT) IS IN TERMS OF THE NORTH AMERICAN MERIDIAN DATUM OF 1983 (NAD 83) AND IS EXPRESSED TO THE NEAREST TENTH OF A FOOT.

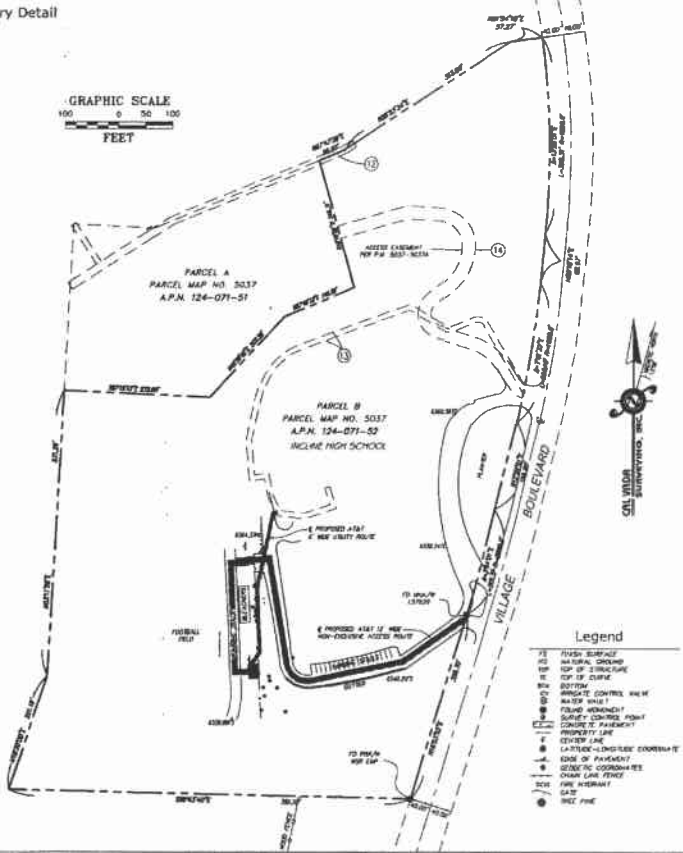
**Basis of Bearings**

THE STATE PLANE COORDINATE SYSTEM OF 1983 (NAD 83), NEVADA WEST ZONE

**Bench Mark**

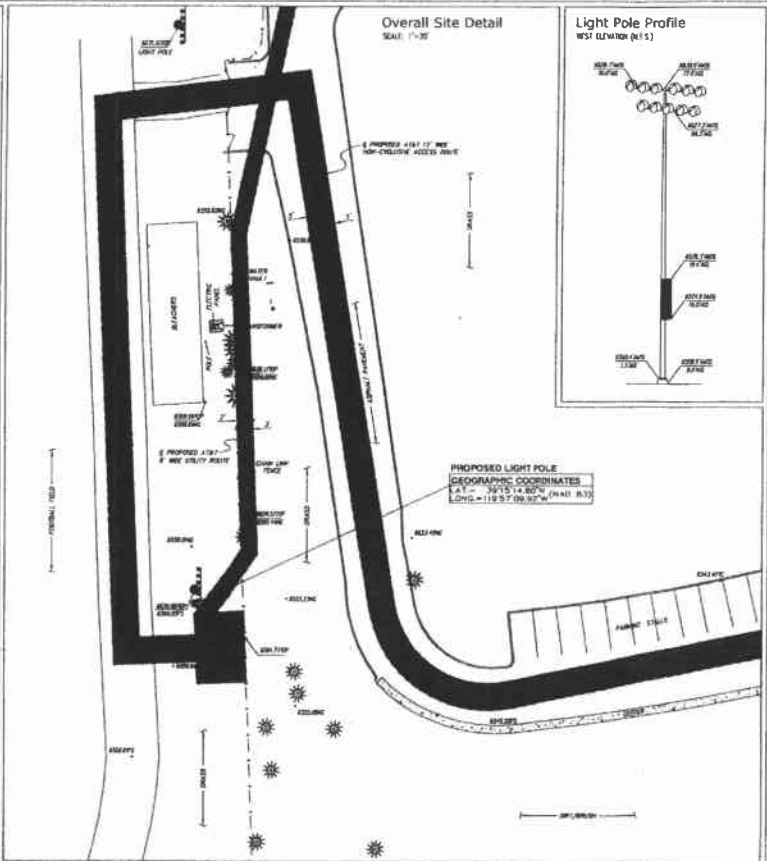
THE NGC 6284 "M" ELEVATION = 8551.5 FEET (PAGE 8)

**Boundary Detail**  
 SCALE: 1"=100'



- Legend**
- FE FRESH SURFACE
  - HS HAZARDOUS SLOPE
  - NS NSP OF STRUCTURE
  - TC TOP OF CURVE
  - SD STATION
  - WC WEDGE CONTROL MARK
  - WM WATER MARK
  - FM FOUNDATION
  - SC SURVEY CONTROL POINT
  - CP CORNER OF PARCELS
  - PL PROPERTY LINE
  - EL ELEVATION
  - CC CARTESIAN COORDINATE
  - EP EDGE OF PAVEMENT
  - GC GEODESIC COORDINATE
  - CL CHAIN LINK FENCE
  - WM WATER MARK
  - SC SURVEY CONTROL POINT
  - CP CORNER OF PARCELS
  - PL PROPERTY LINE

**Overall Site Detail**  
 SCALE: 1"=20'



**Light Pole Profile**  
 WEST ELEVATION (N 1 S)



**AT&T**

AT&T MOBILITY  
 4320 RIVERSIDE DRIVE  
 FLEMINGTON, NJ 08839

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PROJECT INFORMATION:

INCLINE VILLAGE - TAHOE BLVD.  
 CN 6414A  
 499 VILLAGE BOULEVARD  
 INCLINE VILLAGE, NV 89451  
 WASHOE COUNTY

---

REV. DATE DESCRIPTION BY

1	08/10/11	TITLE REPORT/FINAL	RBG
	07/06/11	SUBMITTAL	AV

---

PLANS PREPARED BY:

**EPIC**  
 WIRELESS GROUP INC.

8700 ALBUQUERQUE FOLSON ROAD  
 SUITE 400  
 GRANITE BAY, CA 95748

---

CONSULTANT:

**CALVADA**  
 SURVEYING, INC.

417 3RD ST., SUITE 100, CA 95005  
 PHONE: 925-291-0800 FAX: 925-291-0800  
 100 First Street, Suite 100  
 CA 95005

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SEAL OF APPROVAL:

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SHEET TITLE:

**TOPOGRAPHIC SURVEY**

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SHEET NUMBER REVISION:

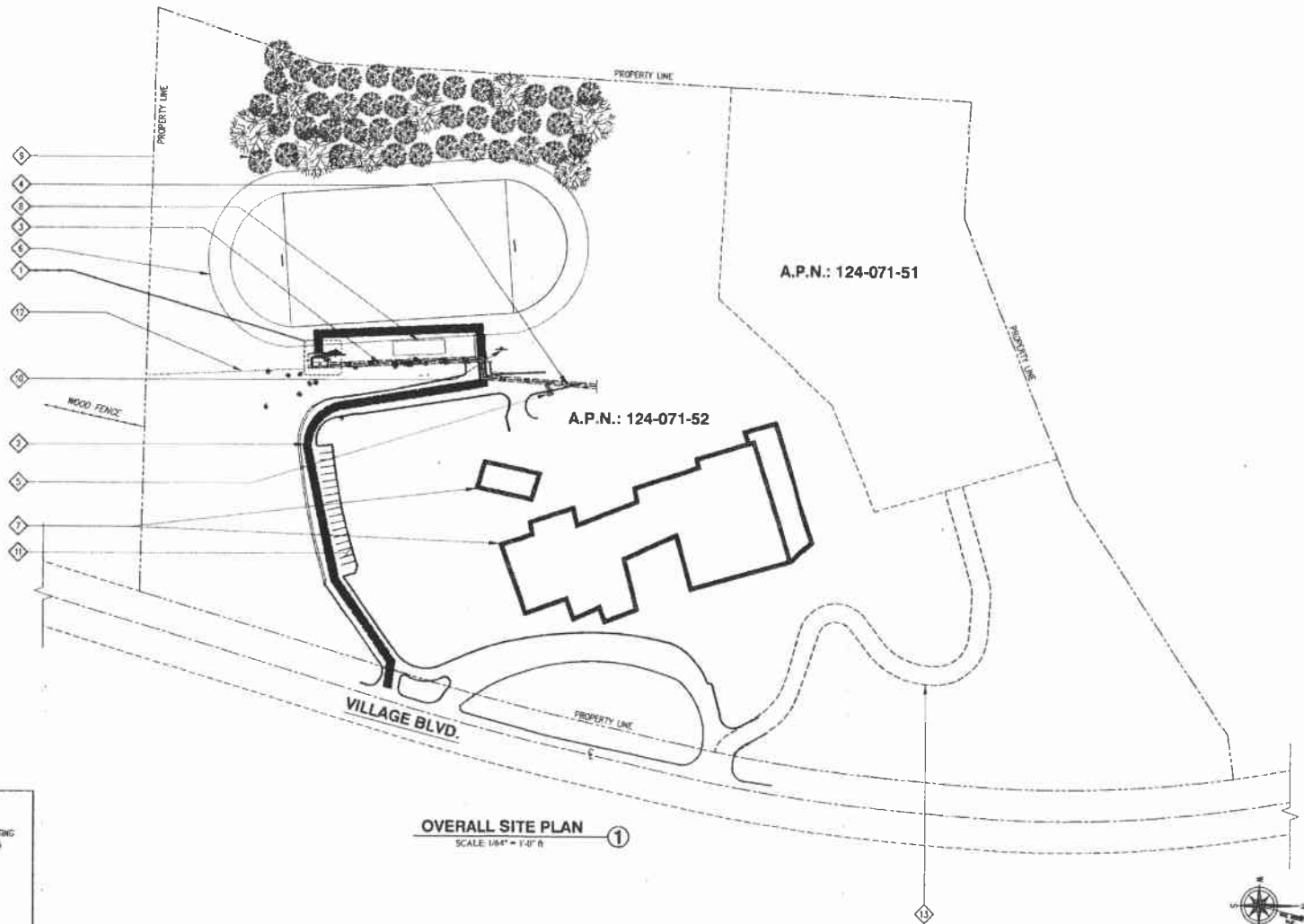
**C-1**

SHEET 1 OF 1



**KEY NOTES:**

- ① PROPOSED 15'-0" x 25'-0" AT&T LEASE AREA (APPROX. 450'-0" SQ FT) - LOCATION OF PROPOSED LIGHT STANDARD AND PANEL ANTENNAS (1/A2)
- ② PROPOSED 10'-0" WIDE ACCESS EASEMENT FROM VILLAGE BLVD. TO PROPOSED AT&T LEASE AREA (APPROX. 515'-5" LT)
- ③ PROPOSED ELECTRICAL ROUTING WITHIN A 6'-0" WIDE UNDERGROUND EASEMENT FROM EXISTING TRANSFORMER (1-25213) TO PROPOSED AT&T LEASE AREA (APPROX. 537'-7" LT)
- ④ PROPOSED TELCO ROUTING WITHIN A 5'-0" WIDE UNDERGROUND EASEMENT (POC AND LENGTH TBD)
- ⑤ EXISTING TRANSFORMER - PROPOSED POWER POC (1-25213)
- ⑥ EXISTING DIRT RUNNING TRACK AND FOOTBALL FIELD
- ⑦ EXISTING BUILDING (TYP.)
- ⑧ EXISTING BLEACHERS
- ⑨ EXISTING TREE/LANDSCAPING (TYP.)
- ⑩ EXISTING LIGHT STANDARD TO REMAIN
- ⑪ EXISTING PARKING STALLS (TYP.)
- ⑫ EXISTING 6'-0" HIGH CHAIN LINK FENCE
- ⑬ EXISTING DIRT ROAD



**OVERALL SITE PLAN** ①  
SCALE 1/8" = 1'-0"

**NOTES:**  
DO NOT SCALE DRAWINGS. ALL DIMENSIONS OF AND BETWEEN EXISTING BUILDINGS/STRUCTURES, OR RELATIVE DISTANCES AS SHOWN BETWEEN EXISTING BUILDINGS/STRUCTURES AND THE TRUE NORTH ARE TO BE CONFIRMED BY A SURVEYOR.  
  
PART PROPOSED EQUIPMENT AND ANTENNAS TO MATCH EXISTING LIGHT STANDARD.

 EPIC WIRELESS GROUP INC. 8700 ALBUQU TOLLSON BLVD, SUITE 400 GRANITE BAY, CA 95746	<b>INCLINE VILLAGE - TAHOE BLVD.</b> <b>CN6414A</b> 458 VILLAGE BLVD. INCLINE VILLAGE, NV 89451	 4430 ROSSWOOD GRVE, BLDG 3 PLEASANTON, GA 34506	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">D</td> <td style="width: 40%;">01/14/13</td> <td style="width: 30%;">ISSUED FOR ZONING MPDS REV 1.0</td> <td style="width: 10%;">JK</td> <td style="width: 10%;">DC</td> </tr> <tr> <td>E</td> <td>12/13/11</td> <td>ISSUED FOR ZONING MPDS REV 1.2</td> <td>CC</td> <td>DC</td> </tr> <tr> <td>F</td> <td>02/22/11</td> <td>ISSUED FOR ZONING</td> <td>CH</td> <td>DC</td> </tr> <tr> <td>A</td> <td>08/30/11</td> <td>ISSUED FOR ZONING</td> <td>CH</td> <td>DC</td> </tr> </table> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">NO.</td> <td style="width: 10%;">DATE</td> <td style="width: 40%;">REVISIONS</td> <td style="width: 10%;">BY</td> <td style="width: 10%;">CHK APP'D</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table> <p>SCALE AS SHOWN    DESIGNED: CH    DRAWN: CH</p>	D	01/14/13	ISSUED FOR ZONING MPDS REV 1.0	JK	DC	E	12/13/11	ISSUED FOR ZONING MPDS REV 1.2	CC	DC	F	02/22/11	ISSUED FOR ZONING	CH	DC	A	08/30/11	ISSUED FOR ZONING	CH	DC	NO.	DATE	REVISIONS	BY	CHK APP'D						<b>OVERALL SITE PLAN</b> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">PROJECT NO.</td> <td style="width: 30%;">SHEET NO.</td> <td style="width: 40%;">REV.</td> </tr> <tr> <td>25471-630</td> <td>CN6414A</td> <td>A1 0</td> </tr> </table>	PROJECT NO.	SHEET NO.	REV.	25471-630	CN6414A	A1 0
D	01/14/13	ISSUED FOR ZONING MPDS REV 1.0	JK	DC																																				
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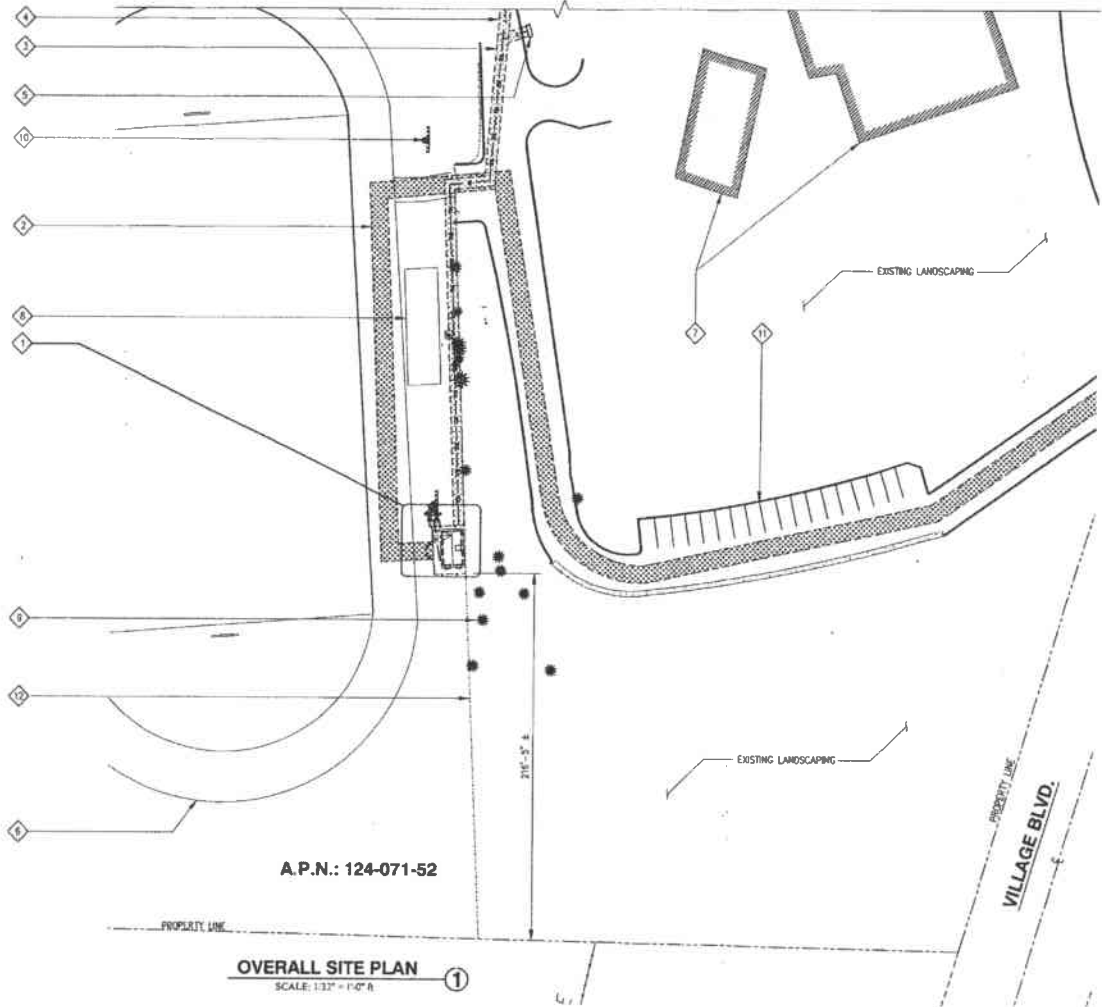
**KEY NOTES:**

- ① PROPOSED 18'-0" x 25'-0" AT&T LEASE AREA (APPROX. 400'-0" SQ FT) - LOCATION OF PROPOSED LIGHT STANDARD AND PARCEL ANTENNAS
- ② PROPOSED 10'-0" WIDE ACCESS EASEMENT FROM VILLAGE BLVD. TO PROPOSED AT&T LEASE AREA (APPROX. 915'-0" LF)
- ③ PROPOSED ELECTRICAL ROUTING WITHIN A 6'-0" WIDE UNDERGROUND EASEMENT FROM EXISTING TRANSFORMER (T-25213) TO PROPOSED AT&T LEASE AREA (APPROX. 337'-7" LF)
- ④ PROPOSED TELCO ROUTING WITHIN A 6'-0" WIDE UNDERGROUND EASEMENT (POC AND LENGTH TBD)
- ⑤ EXISTING TRANSFORMER - PROPOSED POWER FOC (T-25213)
- ⑥ EXISTING GRT RUNNING TRACK AND FOOTBALL FIELD
- ⑦ EXISTING BUILDING (TYP.)
- ⑧ EXISTING BLEACHERS
- ⑨ EXISTING TREE/LANDSCAPING (TYP.)
- ⑩ EXISTING LIGHT STANDARD TO REMAIN
- ⑪ EXISTING PARKING STALLS (TYP.)
- ⑫ EXISTING 6'-0" HIGH CHAIN LINK FENCE

**NOTES:**

DO NOT SCALE DRAWINGS. ALL DIMENSIONS OF AND BETWEEN EXISTING BUILDINGS/STRUCTURES, OR RELATIVE DISTANCES AS SHOWN BETWEEN EXISTING BUILDINGS/STRUCTURES AND THE TRUE NORTH ARE TO BE CONFIRMED BY A SURVEYOR.

PAINT PROPOSED EQUIPMENT AND ANTENNAS TO MATCH EXISTING LIGHT STANDARD.



**OVERALL SITE PLAN**  
SCALE: 1/32" = 1'-0" @



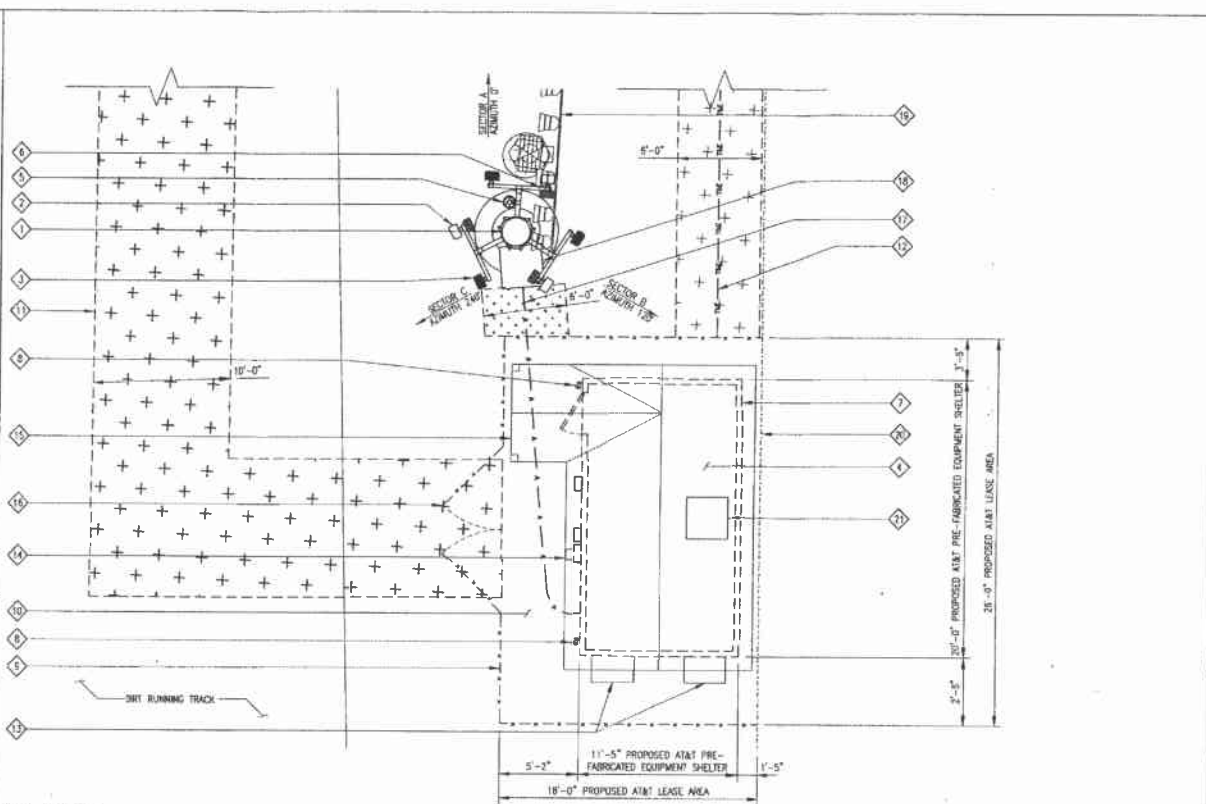
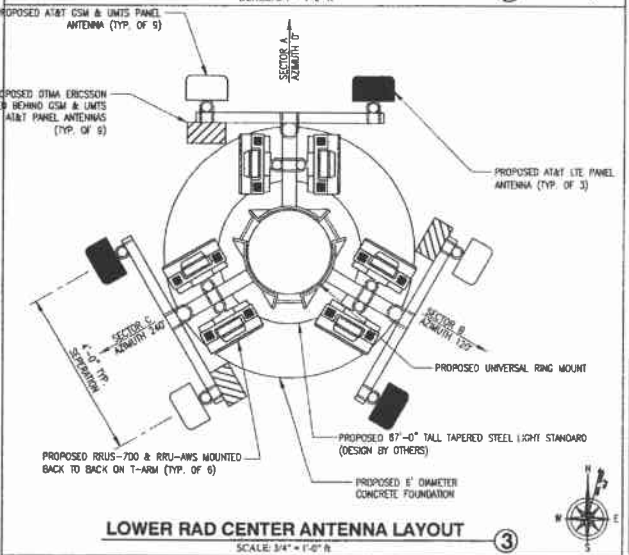
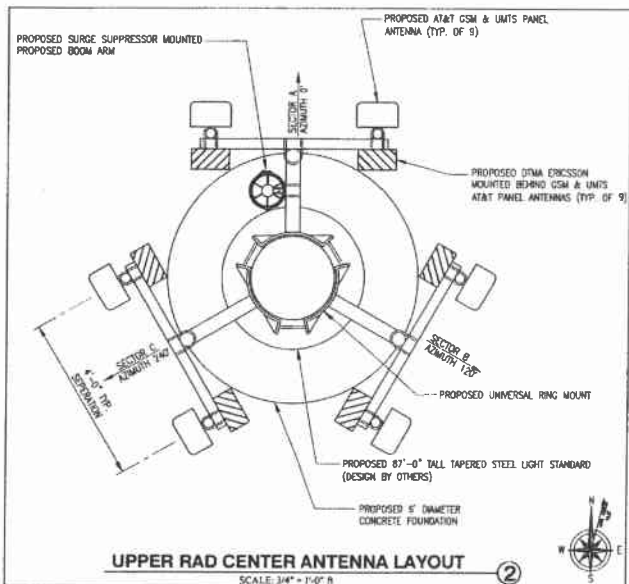
**INCLINE VILLAGE - TAHOE BLVD.**  
CN6414A  
499 VILLAGE BLVD.  
INCLINE VILLAGE, NV 89451



0	01/15/12	ISSUED FOR ZONING WFDG REV 1.3	JL	CC
1	12/13/11	ISSUED FOR ZONING WFDG REV 1.3	CC	CC
2	07/23/11	ISSUED FOR ZONING	CS	CC
3	06/30/11	ISSUED FOR ZONING	CS	CC
NO.	DATE	REVISIONS	BY	CHK/APP'D
SCALE	AS SHOWN	DESIGNED	CS	Shawn CS

**ENLARGED SITE PLAN**

PROJECT NO.	SPE. NO.	SHEET NO.	TOT. SHEETS
25471-530	CN6414A	A2	0



**KEY NOTES:**

- 1. PROPOSED 87'-0" TALL TAPERED STEEL LIGHT STANDARD (DESIGN BY OTHERS)
- 2. PROPOSED AT&T GSM & UMTS PANEL ANTENNA (TYP. OF 9)
- 3. PROPOSED AT&T LTE PANEL ANTENNA (TYP. OF 3)
- 4. RRUS NOT SHOWN FOR CLARITY. SEE ANTENNA LAYOUT.
- 5. PROPOSED SURGE SUPPRESSOR MOUNTED PROPOSED BOOM ARM
- 6. PROPOSED DTMA ERICSSON MOUNTED BEHIND GSM & UMTS AT&T PANEL ANTENNAS (TYP. OF 9)
- 7. PROPOSED 11'-5"x20'-0" PRE-FABRICATED EQUIPMENT SHELTER
- 8. PROPOSED GPS RECEIVER MOUNTED TO EDGE OF PROPOSED EQUIPMENT SHELTER (TYP. OF 2) - 10'-0" MIN. SEPARATION
- 9. PROPOSED 5'-0" TALL CHAIN LINK FENCE TO MATCH EXISTING
- 10. PROPOSED 3/4" TAN CRUSHED ROCK WITH WEED BARRIER
- 11. PROPOSED 10'-0" WIDE ACCESS EASEMENT FROM VILLAGE BLVD. TO PROPOSED AT&T LEASE AREA (APPROX. 91'-9" LF)
- 12. PROPOSED ELECTRICAL & TELCO MOUNTING - SEE A2 FOR CONTINUATION
- 13. PROPOSED INWAC UNITS MOUNTED TO SIDE OF PROPOSED PRE-FABRICATED EQUIPMENT SHELTER (TYP. OF 2)
- 14. PROPOSED ELECTRICAL METER MOUNTED TO EQUIPMENT SHELTER
- 15. PROPOSED 5'-0"x15'-0" CONCRETE STOOD
- 16. PROPOSED 12'-0" WIDE CHAIN LINK ACCESS GATE
- 17. PROPOSED UNDERGROUND ANTENNA COAX ROUTING WITH A 6'-0" WIDE CASSEMENT (APPROX. 25 LF)
- 18. PROPOSED HOODED CABLE ENTRY PORT
- 19. EXISTING 70'-0" TALL STEEL LIGHT STANDARD TO BE REMOVED AND REPLACED
- 20. EXISTING 6'-0" TALL CHAIN LINK FENCE
- 21. PROPOSED 3'-0"x3'-0" ROOF ACCESS HATCH

**NOTES:**  
1. DO NOT SCALE DRAWINGS. ALL DIMENSIONS OF AND BETWEEN EXISTING BUILDINGS/STRUCTURES, OR RELATIVE DISTANCES AS SHOWN BETWEEN EXISTING BUILDINGS/STRUCTURES AND THE TRUE NORTH ARE TO BE CONFIRMED BY THE SURVEYOR.  
2. POWER/TELCO ROUTING AND DESIGN ARE PRELIMINARY AND MUST BE VERIFIED WITH LOCAL UTILITY COMPANIES.  
3. PAINT PROPOSED EQUIPMENT AND ANTENNAS TO MATCH EXISTING LIGHT STANDARD.  
4. RRUS NOT SHOWN FOR CLARITY. SEE ANTENNA LAYOUT.



**INCLINE VILLAGE - TAHOE BLVD.  
CNG414A  
499 VILLAGE BLVD.  
INCLINE VILLAGE, NV 89451**



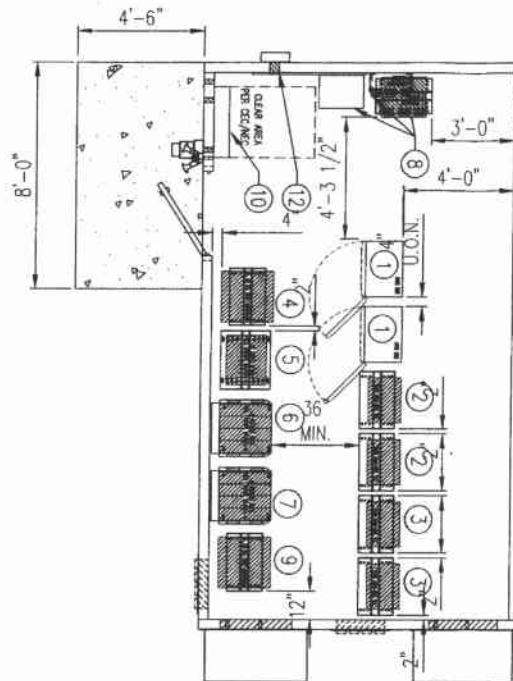
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B	01/16/13	ISSUED FOR ZONING REVIEW REV 1.3	JL	CC	
C	12/12/11	ISSUED FOR ZONING REVIEW REV 1.2	CC	CC	
B	03/22/11	ISSUED FOR ZONING	CS	CC	
A	05/20/11	ISSUED FOR ZONING	CS	CC	

SCALE: AS SHOWN DESIGNER: CS DRAWN: CS

EQUIPMENT AREA PLAN & ANTENNA LAYOUT			
PROJECT NO.	REV. NO.	SHEET NO.	TOTAL SHEETS
25471-830	CNG414A	A3	0

### KEY NOTES

- 1 RBS 2206 BTS CABINET
- 2 23" RACK FOR 6601 UMIS (1.5U EACH)
- 3 23" RACK FOR 6601 LTE (1.5U EACH)
- 4 23" TRANSPORT/MISC RACK
- 5 NEW LINEAGE INFINITY-D DC POWER PLANT
- 6 BATTERY RACK (LINAGE 23"-15 BATTERY RACK)
- 7 FUTURE BATTERY RACK (LINAGE 23"-15 BATTERY RACK)
- 8 MUX & FUTURE UAM/OENA MOUNT ON 23" TELCO RACK
- 9 FUTURE 23" RACK
- 10 200 AMP ELECTRICAL PANEL (PROVIDED W/SHELTER)
- 11 RRU'S MOUNT OUTDOOR ON PIPE/UNISTRUT RACK TYP. (15)
- 12 PLYWOOD TELCO BACKBOARD (48"x48"x3/4" PROVIDED W/SHELTER)



**INCLINE VILLAGE - TAHOE BLVD.**  
**CN6414A**  
 459 VILLAGE BLVD.  
 INCLINE VILLAGE, NV 89451

EPIC WIRELESS

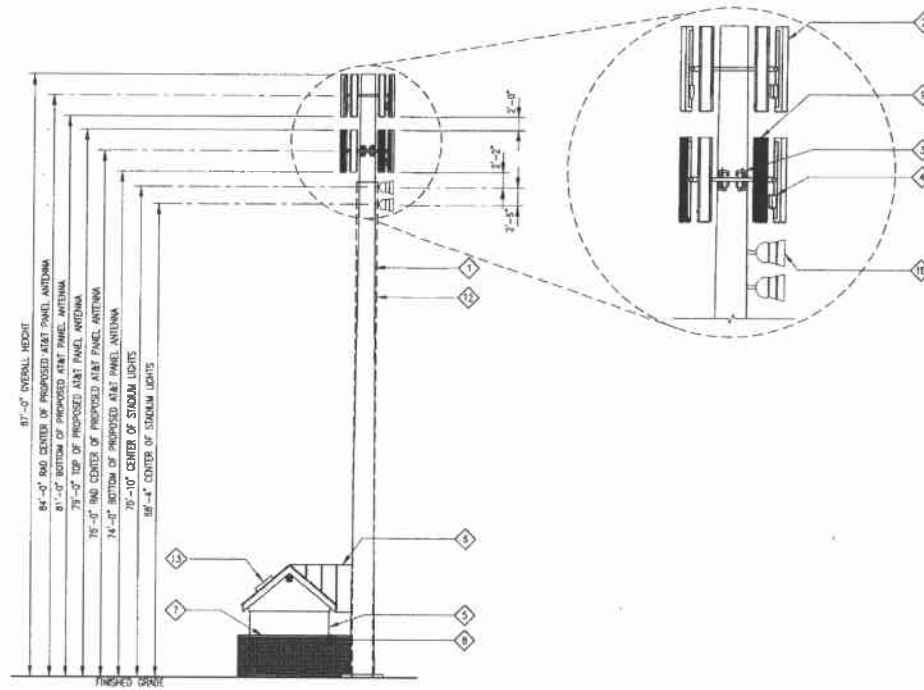


4430 ROSEWOOD DRIVE, BLDG 3  
 PLEASANTON, CA 94508

0	01/15/12	ISSUED FOR ZONING RFD6 REV 1.2	JK	CC	
C	12/15/11	ISSUED FOR ZONING RFD6 REV 1.2	CC	CC	
B	07/22/11	ISSUED FOR ZONING	CS	CC	
A	06/20/11	ISSUED FOR ZONING	CS	CC	
NO.	DATE	REVISIONS	BY	CHK/APP	
SCALE AS SHOWN		DESIGNED	CS	DRAWN	CS

### EQUIPMENT SHELTER LAYOUT & KEYNOTES

PROJECT NO.	SPE. NO.	SHEET NO.	REV.
25471-530	CNS414A	A4	D



**KEY NOTES:**

- ① PROPOSED 87'-0" TALL TAPERED STEEL LIGHT STANDARD (DESIGN BY OTHERS)
- ② PROPOSED AT&T GSM & UMS AT&T PANEL ANTENNA (TYP. OF 8)
- ③ PROPOSED RRUS-700 & RRU-AWS MOUNTED BACK TO BACK ON T-ARM (TYP. OF 5)
- ④ PROPOSED DTM ERICSSON MOUNTED BEHIND GSM & UMS AT&T PANEL ANTENNAS (TYP. OF 9)
- ⑤ PROPOSED 11'-5" x 20'-0" PRE-FABRICATED EQUIPMENT SHELTER WITH PROPOSED AT&T RRUS MOUNTED INSIDE EQUIPMENT SHELTER (TYP. OF 1)
- ⑥ PROPOSED PITCHED ROOF AND OVERHANG OVER DOORWAY
- ⑦ PROPOSED 8'-0" TALL CHAIN LINK FENCE TO MATCH EXISTING
- ⑧ PROPOSED ELECTRICAL METER MOUNTED TO EQUIPMENT SHELTER
- ⑨ PROPOSED AT&T LTE PANEL ANTENNA (TYP. OF 3)
- ⑩ RELOCATED STADIUM LIGHTS MOUNTED TO PROPOSED LIGHT STANDARD
- ⑪ NOT USED
- ⑫ EXISTING 70'-0" TALL STEEL LIGHT STANDARD TO BE REMOVED AND REPLACED - IN FOREGROUND
- ⑬ PROPOSED 3'-0" x 3'-0" ROOF ACCESS HATCH

**NOTE:**  
CURRENT STD IS ASS 2.0  
PAINT PROPOSED EQUIPMENT AND ANTENNAS TO MATCH EXISTING LIGHT STANDARD

**NORTH ELEVATION** ①  
SCALE: 1/8" = 1'-0" @

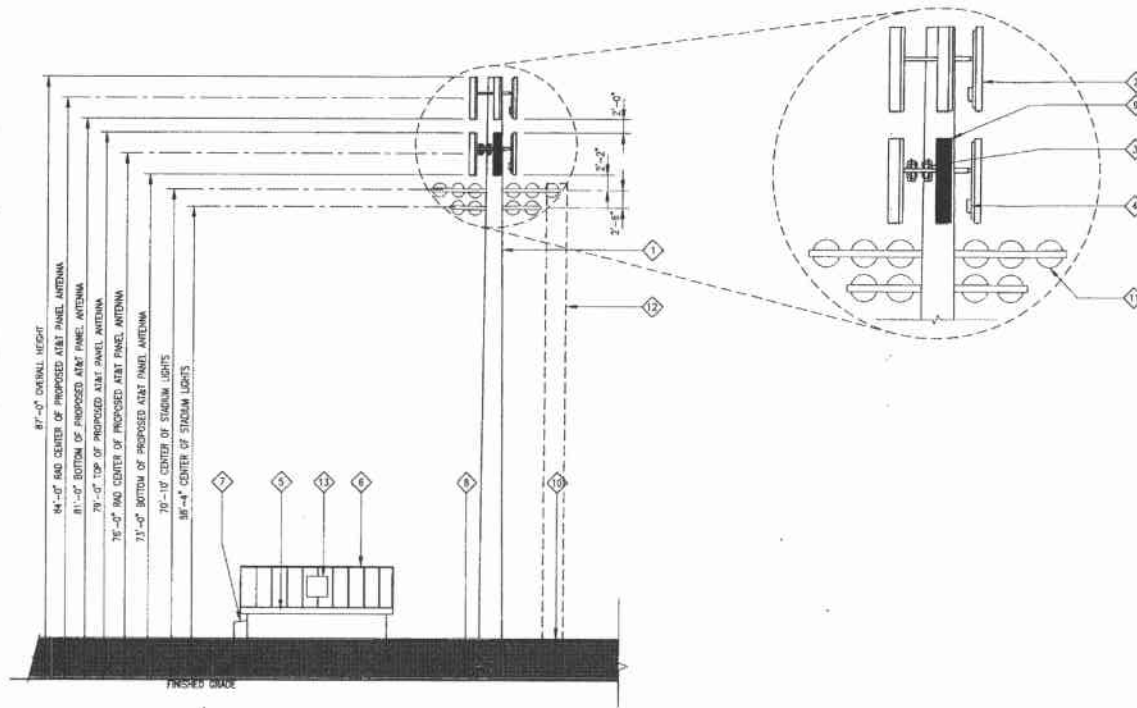


**INCLINE VILLAGE - TAHOE BLVD.  
CN6414A**  
469 VILLAGE BLVD.  
INCLINE VILLAGE, NV 89451



D	07/18/12	ISSUED FOR ZONING APFS REV 1.2	JR	CC
C	12/12/11	ISSUED FOR ZONING APFS REV 1.8	CC	CC
B	07/22/11	ISSUED FOR ZONING	CS	CC
A	05/26/11	ISSUED FOR ZONING	CS	CC
NO	DATE	REVISIONS	BY	CHK APP'D
SCALE	AS SHOWN	DATE	CS	DATE

PROPOSED NORTH ELEVATIONS			
PROJECT NO.	SITE NO.	SHEET NO.	TOTAL SHEETS
25471-630	CNS414A	A5	0



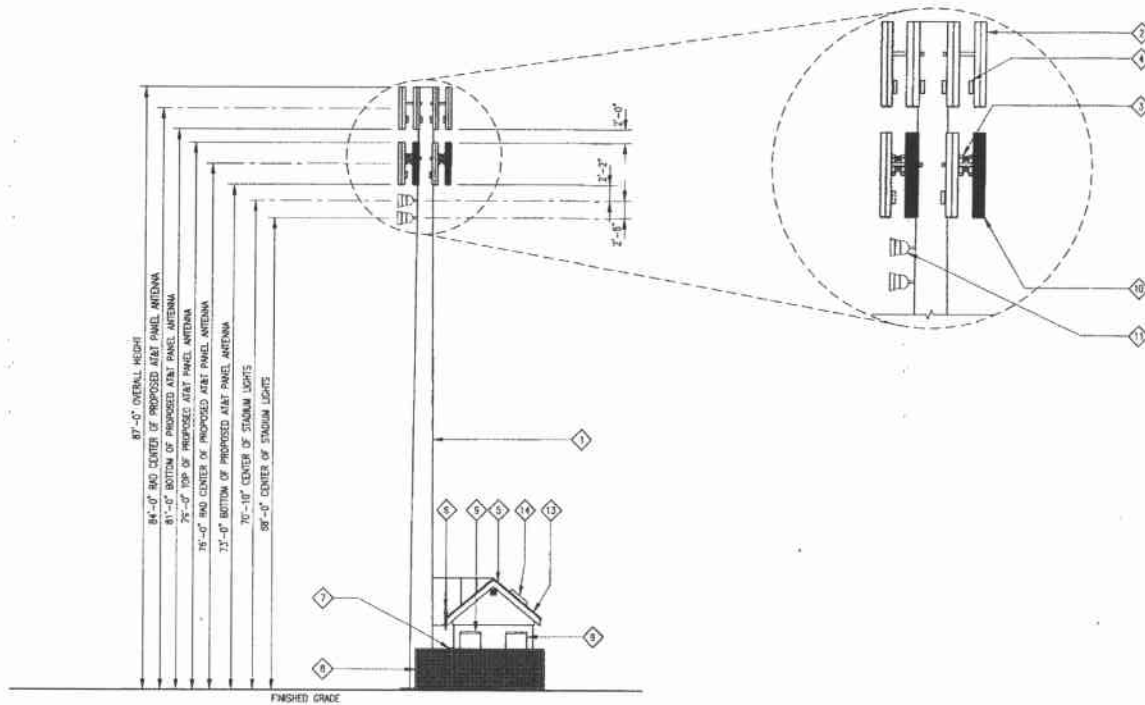
**KEY NOTES:**

- 1 PROPOSED 87'-0" TALL TAPERED STEEL LIGHT STANDARD (DESIGN BY OTHERS)
- 2 PROPOSED AT&T DSM & UNITS PANEL ANTENNA (TYP. OF 9)
- 3 PROPOSED BRIS-700 & BRU-AWS MOUNTED BACK TO BACK ON T-ARM (TYP. OF 8)
- 4 PROPOSED OTHER ERICSSON MOUNTED BEHIND DSM & UNITS AT&T PANEL ANTENNAS (TYP. OF 8)
- 5 PROPOSED 11'-5"X20'-0" PRE-FABRICATED EQUIPMENT SHELTER WITH PROPOSED AT&T UNITS MOUNTED INSIDE EQUIPMENT SHELTER (TYP. OF 18)
- 6 PROPOSED PITCHED ROOF
- 7 PROPOSED HVAC UNITS MOUNTED TO SIDE OF PROPOSED EQUIPMENT SHELTER (TYP. OF 2)
- 8 PROPOSED HOODED CABLE ENTRY PORT
- 9 PROPOSED AT&T LEE PANEL ANTENNA (TYP. OF 3)
- 10 EXISTING 8'-0" TALL CHAIN LINK FENCE
- 11 RELOCATED STADIUM LIGHTS MOUNTED TO PROPOSED LIGHT STANDARD
- 12 EXISTING 70'-0" TALL STEEL LIGHT STANDARD TO BE REMOVED AND REPLACED
- 13 PROPOSED 3'-0"X3'-0" ROOF ACCESS HATCH

**NOTE:**  
 CURRENT STD. IS ASG 2.0  
 PAINT PROPOSED EQUIPMENT AND ANTENNAS TO MATCH EXISTING LIGHT STANDARDS.

**EAST ELEVATION** ①  
 SCALE 1/8" = 1'-0" R

 EPIC WIRELESS GROUP INC. 8700 ALBUQUERQUE BLVD., SUITE 400 GRANITE BAY, CA 95748	<b>INCLINE VILLAGE - TAHOE BLVD.</b> <b>CN6414A</b> 459 VILLAGE BLVD. INCLINE VILLAGE, NV 89451	 4430 RIVERWOOD DRIVE, BLDG 3 PLAZASANTON, CA 94508	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="font-size: 8px;">NO.</td> <td style="font-size: 8px;">DATE</td> <td style="font-size: 8px;">REVISIONS</td> <td style="font-size: 8px;">BY</td> <td style="font-size: 8px;">CHK</td> <td style="font-size: 8px;">APP'D</td> </tr> <tr> <td>0</td> <td>01/18/12</td> <td>ISSUED FOR ZONING NPDS REV 1.3</td> <td>JE</td> <td>CC</td> <td></td> </tr> <tr> <td>1</td> <td>12/12/11</td> <td>ISSUED FOR ZONING NPDS REV 1.3</td> <td>CC</td> <td>CC</td> <td></td> </tr> <tr> <td>2</td> <td>07/22/11</td> <td>ISSUED FOR ZONING</td> <td>CS</td> <td>CC</td> <td></td> </tr> <tr> <td>3</td> <td>06/20/11</td> <td>ISSUED FOR ZONING</td> <td>CS</td> <td>CC</td> <td></td> </tr> </table>	NO.	DATE	REVISIONS	BY	CHK	APP'D	0	01/18/12	ISSUED FOR ZONING NPDS REV 1.3	JE	CC		1	12/12/11	ISSUED FOR ZONING NPDS REV 1.3	CC	CC		2	07/22/11	ISSUED FOR ZONING	CS	CC		3	06/20/11	ISSUED FOR ZONING	CS	CC		<b>PROPOSED EAST ELEVATIONS</b>
NO.	DATE	REVISIONS	BY	CHK	APP'D																													
0	01/18/12	ISSUED FOR ZONING NPDS REV 1.3	JE	CC																														
1	12/12/11	ISSUED FOR ZONING NPDS REV 1.3	CC	CC																														
2	07/22/11	ISSUED FOR ZONING	CS	CC																														
3	06/20/11	ISSUED FOR ZONING	CS	CC																														
				PROJECT NO.	SHEET NO.																													
				25471-630	A5 0																													



**KEY NOTES:**

- ① PROPOSED 87'-0" TALL TAPERED STEEL LIGHT STANDARD (DESIGN BY OTHERS)
- ② PROPOSED AT&T GSM & UMTS PANEL ANTENNA (TYP. OF 3)
- ③ PROPOSED BRUS-700 & BRU-AMS MOUNTED BACK TO BACK BEHIND 1-ARM (TYP. OF 6)
- ④ PROPOSED OTMA ERICSSON MOUNTED BEHIND GSM & UMTS AT&T PANEL ANTENNAS (TYP. OF 6)
- ⑤ PROPOSED 11'-5"x20'-0" PRE-FABRICATED EQUIPMENT SHELTER WITH PROPOSED BRUS MOUNTED INSIDE EQUIPMENT SHELTER (TYP. OF 18)
- ⑥ PROPOSED GPS RECEIVER MOUNTED TO EDGE OF PROPOSED EQUIPMENT SHELTER (TYP. OF 2) - 10'-0" MIN. SEPARATION
- ⑦ PROPOSED ELECTRICAL METER MOUNTED TO EQUIPMENT SHELTER
- ⑧ PROPOSED 5'-0" TALL CHAIN LINK FENCE TO MATCH EXISTING
- ⑨ PROPOSED HVAC UNITS MOUNTED TO SIDE OF PROPOSED EQUIPMENT SHELTER (TYP. OF 2)
- ⑩ PROPOSED AT&T LTE PANEL ANTENNA (TYP. OF 3)
- ⑪ RELOCATED STADIUM LIGHTS MOUNTED TO PROPOSED LIGHT STANDARD
- ⑫ NOT USED
- ⑬ PROPOSED PITCH ROOF AND OVERHANG OVER DOORWAY
- ⑭ PROPOSED 3'-0"x3'-0" ROOF ACCESS HATCH

**NOTE:**  
 CURRENT STD. IS ANSI 2.0  
 PAINT PROPOSED EQUIPMENT AND ANTENNAS TO MATCH EXISTING LIGHT STANDARD.

**SOUTH ELEVATION** ①  
 SCALE: 1/8" = 1'-0"



**INCLINE VILLAGE - TAHOE BLVD.**  
**CN6414A**  
 489 VILLAGE BLVD.  
 INCLINE VILLAGE, NV 89451

EPIC WIRELESS

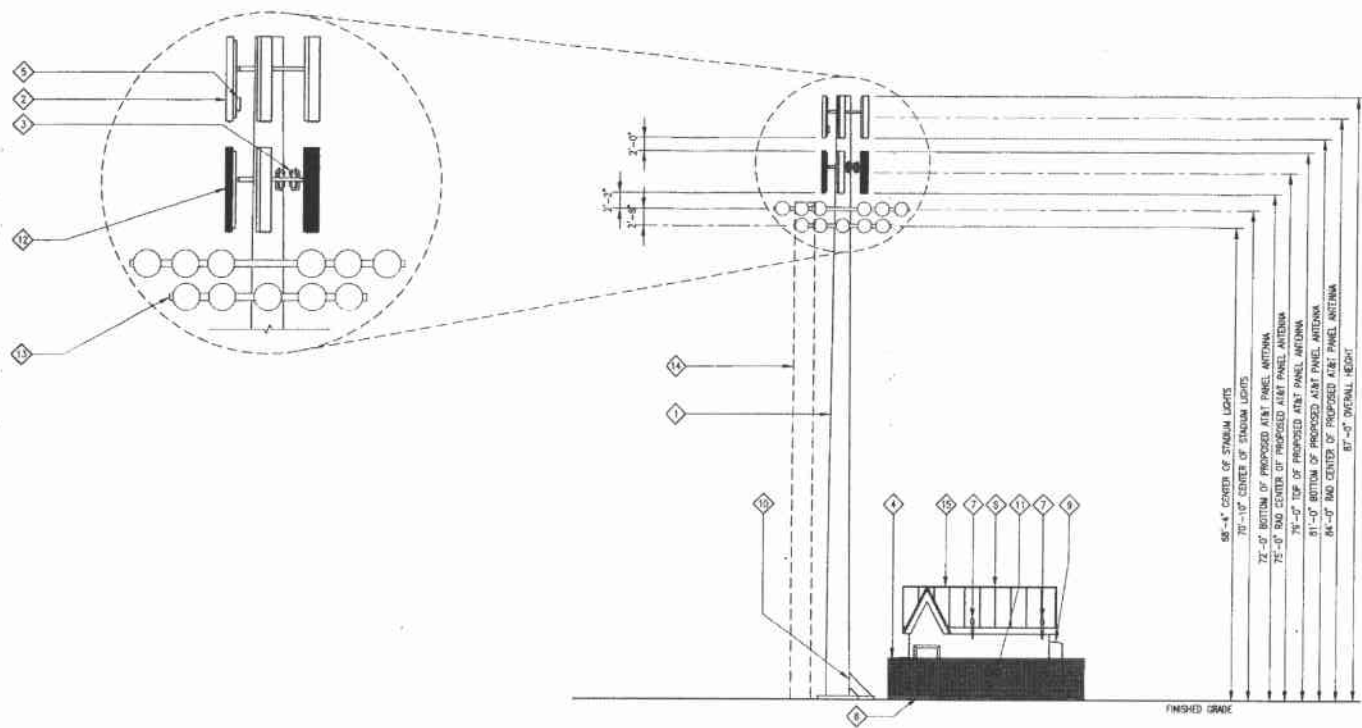


4430 ROSEWOOD DRIVE, BLDG 3  
 PLEASANTON, CA 94508

0	01/15/02	ISSUED FOR ZONING REV 1.2	JK	CC
1	10/12/01	ISSUED FOR ZONING REV 1.2	CC	CC
2	07/22/01	ISSUED FOR ZONING	CC	CC
3	06/26/01	ISSUED FOR ZONING	CC	CC
NO.	DATE	REVISIONS	BY	CHK
SCALE	AS SHOWN	DESIGNED	CS	JEFF
			CS	CS

**PROPOSED SOUTH ELEVATIONS**

PROJECT NO.	SITE NO.	SHEET NO.	TOT
25471-630	CN6414A	A7	0



**KEY NOTES:**

- 1 PROPOSED 67'-0" TALL TAPERED STEEL LIGHT STANDARD (DESIGN BY OTHERS)
- 2 PROPOSED AT&T GSM & UMTS PANEL ANTENNA (TYP. OF 5)
- 3 PROPOSED BRUUS-200 & BRU-AWS MOUNTED BACK TO BACK ON T-ARM (TYP. OF 5)
- 4 PROPOSED 6'-0" TALL CHAIN LINK FENCE TO MATCH EXISTING
- 5 PROPOSED DTM ERICSSON MOUNTED BEHIND GSM & UMTS AT&T PANEL ANTENNAS (TYP. OF 9)
- 6 PROPOSED 11'-5"x20'-0" PRE-FABRICATED EQUIPMENT SHELTER WITH PROPOSED AT&T BRUUS MOUNTED INSIDE EQUIPMENT SHELTER (TYP. OF 18)
- 7 PROPOSED GPS RECEIVER MOUNTED TO EDGE OF PROPOSED EQUIPMENT SHELTER (TYP. OF 2) - 10'-0" MIN. SEPARATION
- 8 PROPOSED 5'-0"x5'-0" CONCRETE STOOP
- 9 PROPOSED HVAC UNITS MOUNTED TO SIDE OF PROPOSED EQUIPMENT SHELTER (TYP. OF 2)
- 10 PROPOSED HOODED CABLE ENTRY PORT
- 11 PROPOSED ELECTRICAL METER MOUNTED TO EQUIPMENT SHELTER
- 12 PROPOSED AT&T LTE PANEL ANTENNA (TYP. OF 3)
- 13 RELOCATED STADIUM LIGHTS MOUNTED TO PROPOSED LIGHT STANDARD
- 14 EXISTING 70'-0" TALL STEEL LIGHT STANDARDS TO BE REMOVED AND REPLACED
- 15 PROPOSED PITCHED ROOF WITH OVERHANG OVER DOORWAY

**NOTE:**  
 CURRENT STD. IS AEG 2.0  
 PAINT PROPOSED EQUIPMENT AND ANTENNAS TO MATCH EXISTING LIGHT STANDARD.

**WEST ELEVATION**

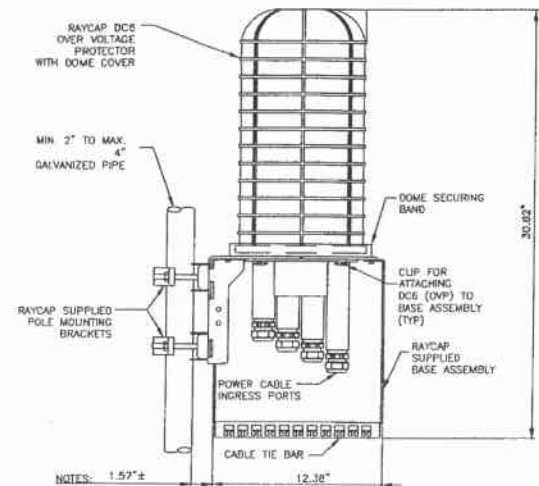
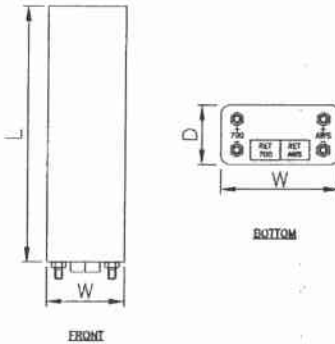
SCALE: 1/8" = 1'-0" @

1

 EPIC WIRELESS GROUP INC. 8700 AUBURN FOLSOM ROAD, SUITE 400 GRANITE BAY, CA 95746	<b>INCLINE VILLAGE - TAHOE BLVD.</b> <b>CN6414A</b> 489 VILLAGE BLVD. INCLINE VILLAGE, NV 89451	 1430 REDWOOD DRIVE, BLDG. 3 PLASANTON, CA 95068	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">D</td> <td style="width: 10%;">01/15/12</td> <td style="width: 40%;">ISSUED FOR ZONING BYOS REV 1.2</td> <td style="width: 10%;">JK</td> <td style="width: 10%;">CC</td> </tr> <tr> <td>E</td> <td>12/12/11</td> <td>ISSUED FOR ZONING BYOS REV 1.3</td> <td>CC</td> <td>CC</td> </tr> <tr> <td>F</td> <td>01/22/11</td> <td>ISSUED FOR ZONING</td> <td>CC</td> <td>CC</td> </tr> <tr> <td>A</td> <td>09/26/11</td> <td>ISSUED FOR ZONING</td> <td>CC</td> <td>CC</td> </tr> <tr> <td>NO.</td> <td>DATE</td> <td>REVISIONS</td> <td>BY</td> <td>CHK APPR</td> </tr> <tr> <td colspan="5">SCALE: AS SHOWN    DESIGNED: CS    DRAWN: CS</td> </tr> </table>	D	01/15/12	ISSUED FOR ZONING BYOS REV 1.2	JK	CC	E	12/12/11	ISSUED FOR ZONING BYOS REV 1.3	CC	CC	F	01/22/11	ISSUED FOR ZONING	CC	CC	A	09/26/11	ISSUED FOR ZONING	CC	CC	NO.	DATE	REVISIONS	BY	CHK APPR	SCALE: AS SHOWN    DESIGNED: CS    DRAWN: CS					<b>PROPOSED WES ELEVATIONS</b> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">PROJECT NO.</td> <td style="width: 30%;">SPE. NO.</td> <td style="width: 20%;">SHEET NO.</td> <td style="width: 20%;">REV.</td> </tr> <tr> <td style="text-align: center;">25471-630</td> <td style="text-align: center;">CN6414A</td> <td style="text-align: center;">AB</td> <td style="text-align: center;">0</td> </tr> </table>	PROJECT NO.	SPE. NO.	SHEET NO.	REV.	25471-630	CN6414A	AB	0
D	01/15/12	ISSUED FOR ZONING BYOS REV 1.2	JK	CC																																						
E	12/12/11	ISSUED FOR ZONING BYOS REV 1.3	CC	CC																																						
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SCALE: AS SHOWN    DESIGNED: CS    DRAWN: CS																																										
PROJECT NO.	SPE. NO.	SHEET NO.	REV.																																							
25471-630	CN6414A	AB	0																																							



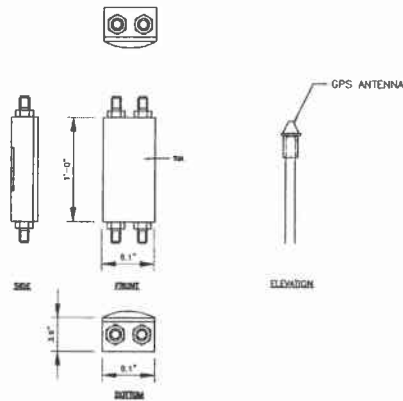
SECTOR	AZIMUTH	ANTENNA MAKE/MODEL NO./SIZE	FEED CENTER (AGL)	TMA	RRU	FIBER LENGTH	COAX LENGTH	COAX DIA
ALPHA	1 80	ANDREW SBWH-106565B (72.7"Hx11.9"Wx7.1"D)	76'		(1) RRU-11-700 (1) RRU-11-AWS	150'	10'	1-5/8"
	2 80	ANDREW SBWH-106565B (72.7"Hx11.9"Wx7.1"D)	76'	DUAL TMA		150'	10'	1-5/8"
	3 80	ANDREW SBWH-106565B (72.7"Hx11.9"Wx7.1"D)	84'	DUAL TMA	(1) RRU-11-0860 (1) RRU-11-1960	150'	10'	1-5/8"
	4 80	ANDREW SBWH-106565B (72.7"Hx11.9"Wx7.1"D)	84'	DUAL TMA	(1) RRU-11-0860 (1) RRU-11-1960	150'	10'	1-5/8"
BETA	1 330	ANDREW SBWH-106565B (72.7"Hx11.9"Wx7.1"D)	76'		(1) RRU-11-700 (1) RRU-11-AWS	150'	10'	1-5/8"
	2 330	ANDREW SBWH-106565B (72.7"Hx11.9"Wx7.1"D)	76'	DUAL TMA		150'	10'	1-5/8"
	3 330	ANDREW SBWH-106565B (72.7"Hx11.9"Wx7.1"D)	84'	DUAL TMA	(1) RRU-11-0860 (1) RRU-11-1960	150'	10'	1-5/8"
	4 330	ANDREW SBWH-106565B (72.7"Hx11.9"Wx7.1"D)	84'	DUAL TMA	(1) RRU-11-0860 (1) RRU-11-1960	150'	10'	1-5/8"
GAMMA	1 210	ANDREW SBWH-106565B (72.7"Hx11.9"Wx7.1"D)	76'		(1) RRU-11-700 (1) RRU-11-AWS	150'	10'	1-5/8"
	2 210	ANDREW SBWH-106565B (72.7"Hx11.9"Wx7.1"D)	76'	DUAL TMA		150'	10'	1-5/8"
	3 210	ANDREW SBWH-106565B (72.7"Hx11.9"Wx7.1"D)	84'	DUAL TMA	(1) RRU-11-0860 (1) RRU-11-1960	150'	10'	1-5/8"
	4 210	ANDREW SBWH-106565B (72.7"Hx11.9"Wx7.1"D)	84'	DUAL TMA	(1) RRU-11-0860 (1) RRU-11-1960	150'	10'	1-5/8"



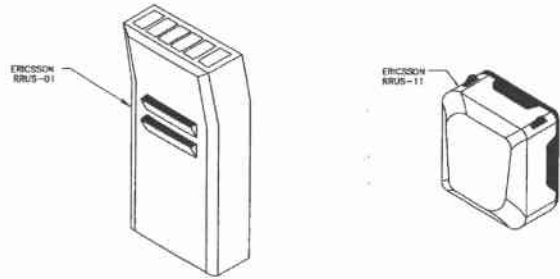
NOTES: 1.57±  
12.38"

1. RAYCAP VIA AT&T SUPPLIES THE DC6 OVER VOLTAGE PROTECTOR AND PIPE MOUNTING BRACKETS. SUBCONTRACTOR SHALL SUPPLY THE PIPE.  
RAYCAP DC6-48-60-18-8E DC POWER OVER VOLTAGE PROTECTOR (DVP) POLE MOUNT BASE ASSEMBLY

ANTENNA DETAIL



DC SURGE PROTECTION



SIZE AND WEIGHT TABLE

RRU	WIDTH	DEPTH	HEIGHT W/O CABLE MANAGEMENT COVER	HEIGHT W/O BRACKET	WEIGHT
RRU 9900 W/PL/18F (DOW)	15"	6.8"	25"	35"	35 LBS.

SIZE AND WEIGHT TABLE

RRU	WIDTH	DEPTH	HEIGHT W/O CABLE MANAGEMENT COVER	HEIGHT W/O BRACKET	WEIGHT
RRU 700 W/PL/AWS (DOW)	17"	7.2"	17.8"	25"	35 LBS.

TMA DETAIL

RRU DETAIL



**INCLINE VILLAGE - TAHOE BLVD.**  
**CN6414A**  
 499 VILLAGE BLVD.  
 INCLINE VILLAGE, NV 89451



4430 ROSEWOOD DRIVE, BLDG 3  
 PLEASANTON, CA 94588

NO.	DATE	REVISIONS	BY	CHK	APP'D
0	01/16/13	ISSUED FOR ZONING W/OS REV 1.3	JT	CC	
1	12/12/11	ISSUED FOR ZONING W/OS REV 1.3	CC	CC	
2	07/23/11	ISSUED FOR ZONING	CC	CC	
3	05/20/11	ISSUED FOR ZONING	CS	CC	

SCALE AS SHOWN    DESIGNED CS    DRAWN CS

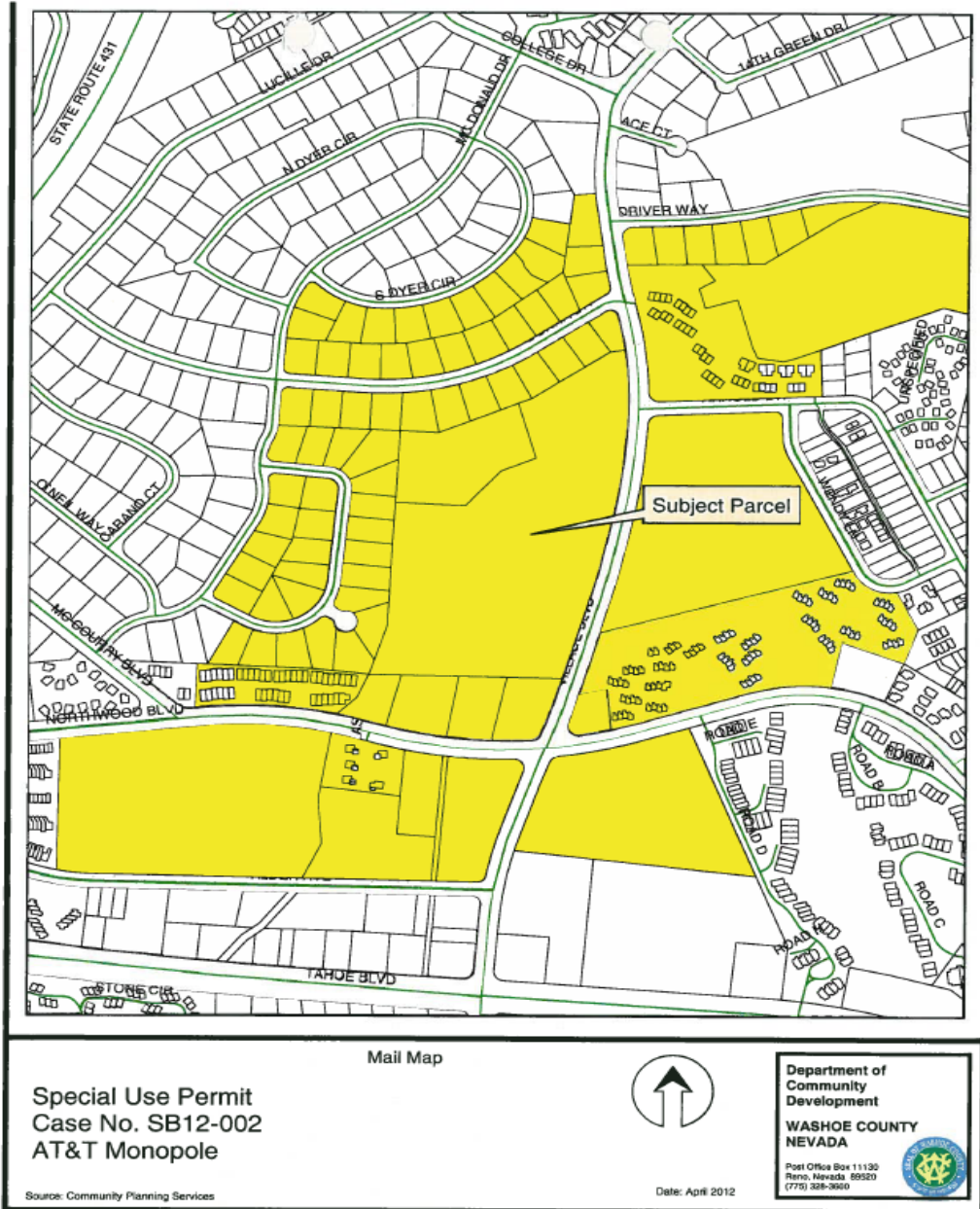
ANTENNA & COAX CABLE SCHEDULE, RRU, TMA, GPS, ANTENNA AND SURGE SUPPRESSOR DETAIL

PROJECT NO.	SHEET NO.	TOTAL SHEETS
25471-630	CN6414A	A9 0

# Exhibit J

## Public Notice

A public notification of Special Use Permit Case No. SB12-002 was mailed to at least 30 separate property owners within a minimum 500-foot radius of the subject property. This project was noticed to 146 separate property owners.



NOTICING MAP



# Board of Adjustment Staff Report

Meeting Date: April 5, 2012

Subject: Special Use Permit Case No: SB12-004  
Applicant(s): NV Energy  
**Agenda Item No. 11C**

Project Summary: To allow the construction of a wireless communication monopole, 45 feet in height and associated equipment.

**Recommendation: Approval with Conditions**

Prepared by: Roger Pelham, Senior Planner  
Washoe County Department of Community Development  
Phone: 775.328.3622  
E-Mail: rpelham@washoecounty.us

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## Project Description

**Special Use Permit Case No. SB12-004 – NV Energy, South Reno Water Tank, Monopole Antenna** – To allow the construction of a wireless communication monopole, 45 feet in height and associated equipment.

- **Location:** At the existing water tank approximately 600 feet west (uphill) from the intersection of Timberline Drive and Timberline View Court.
- **Assessor's Parcel No.:** 049-070-41
- **Parcel Size:** 1.78 acres
- **Current Regulatory Zone:** General Rural (GR)
- **Area Plan:** Forest
- **Citizen Advisory Board:** Southwest Truckee Meadows
- **Commission District:** 1 – Breternitz
- **Development Code:** Authorized in Article 324, Communication Facilities and Article 810, Special Use Permits
- **Section/Township/Range:** Within Section 34, T18N, R19E, MDM Washoe County, NV

**Staff Report Contents**

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**Exhibits Contents**

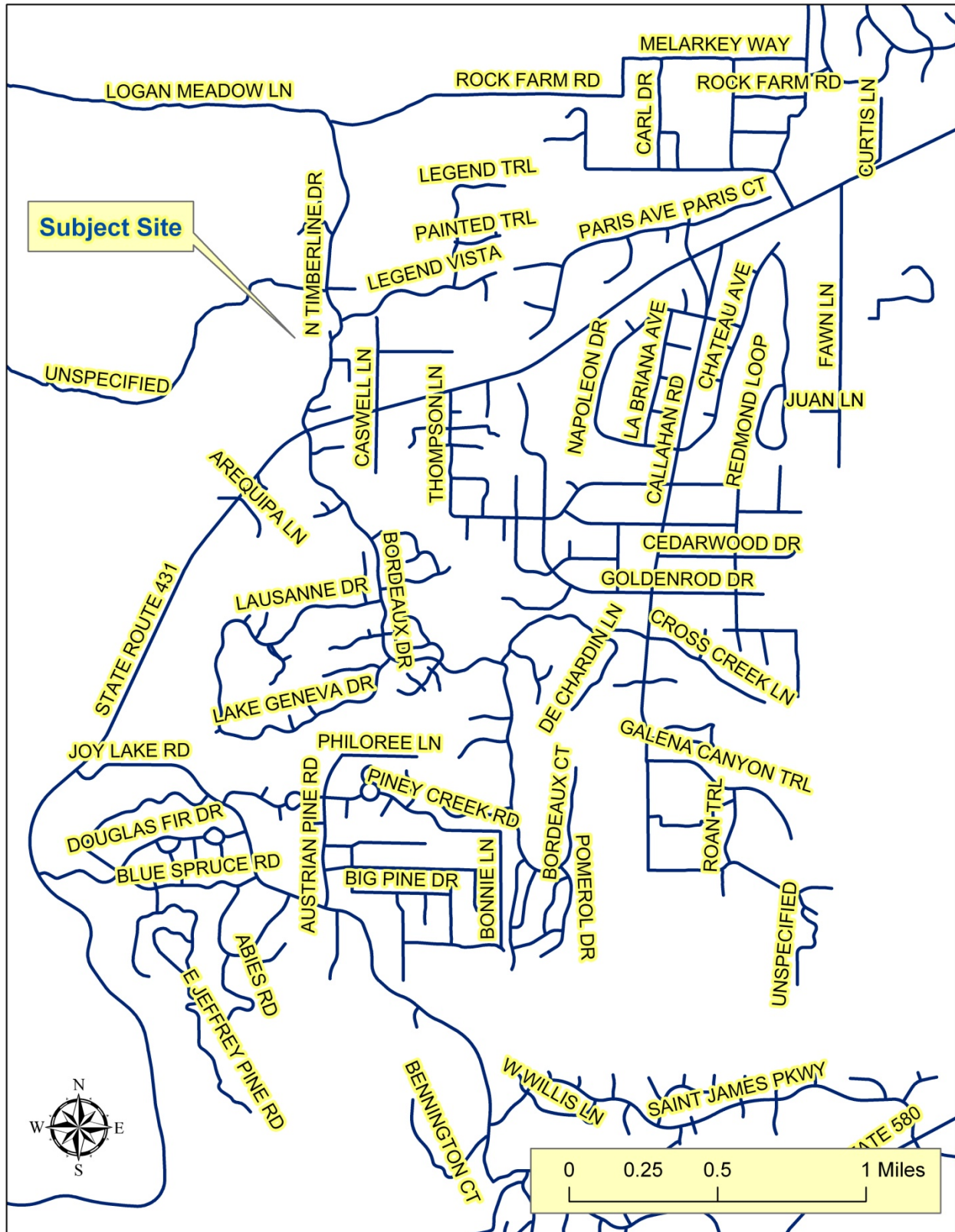
Conditions of Approval..... Exhibit A  
Public Notice Map ..... Exhibit B  
Project Application ..... Exhibit C  
Public Works, Engineering Division Memo ..... Exhibit D  
Citizen Advisory Board Memo..... Exhibit E

### **Special Use Permit**

The purpose of a Special Use Permit is to allow a method of review to identify any potential harmful impacts on adjacent properties or surrounding areas for uses that may be appropriate within a regulatory zone; and to provide for a procedure whereby such uses might be permitted by further restricting or conditioning them so as to mitigate or eliminate possible adverse impacts. If the Board of Adjustment grants an approval of the Special Use Permit, that approval is subject to Conditions of Approval. Conditions of Approval are requirements that need to be completed during different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., a grading permit, a building permit, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure.
- 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 business or project.

The Conditions of Approval for Special Use Permit Case No. SB12-004 are attached to this staff report and will be included with the Action Order.



Vicinity Map

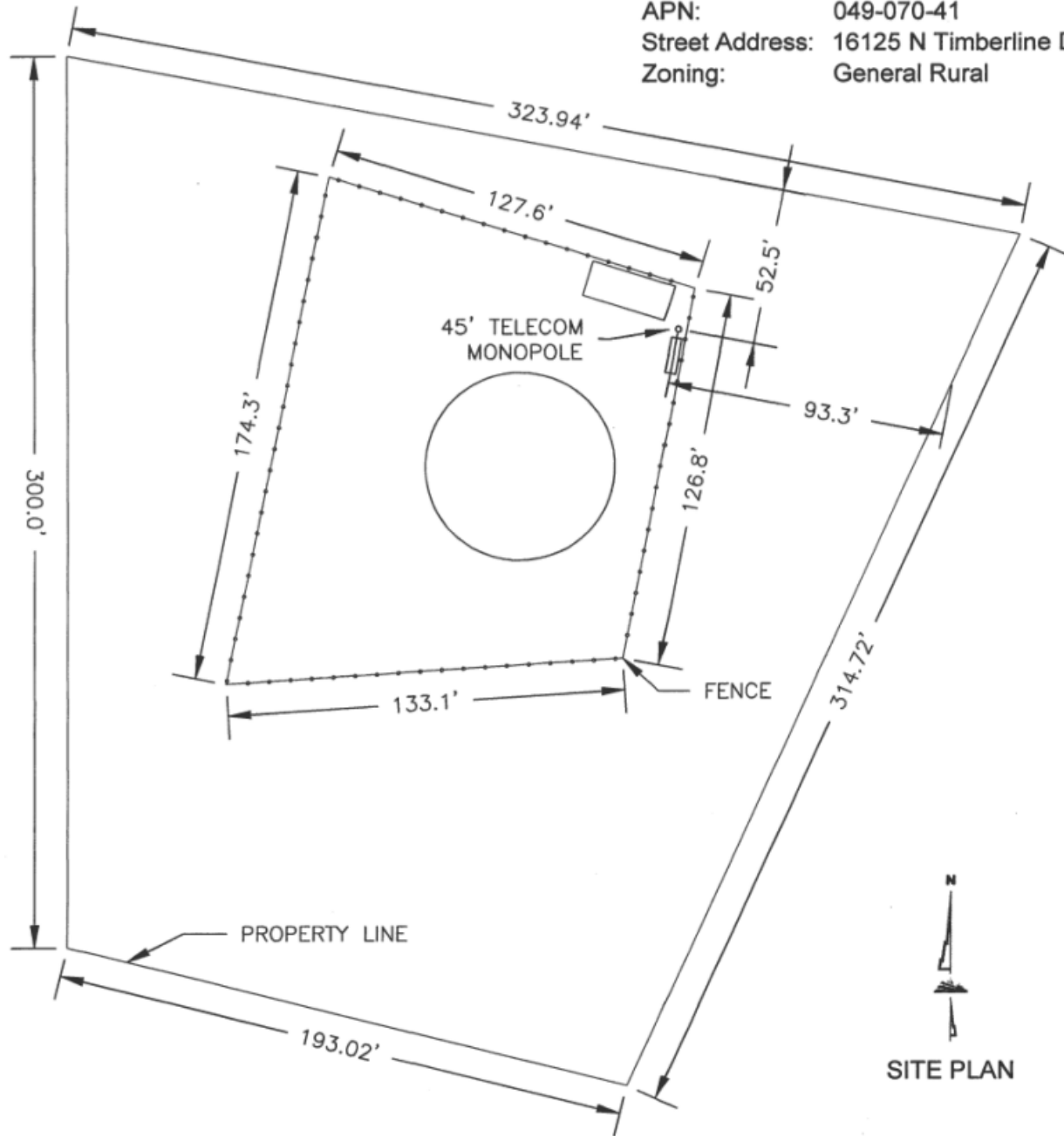
South Reno Water Tank

Location: Sec. 34 T18N R19E

APN: 049-070-41

Street Address: 16125 N Timberline Dr

Zoning: General Rural



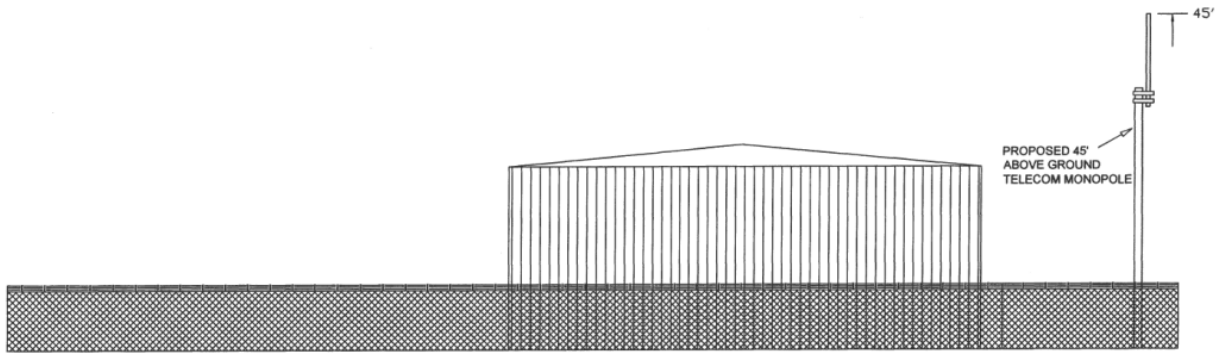
Site Plan

SITE PLAN

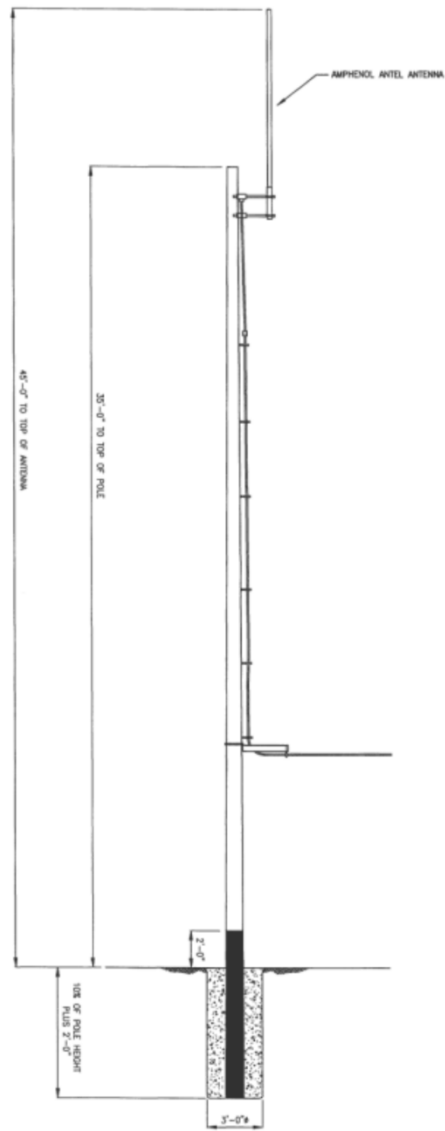


**Overhead Photo of Subject Site**





VIEW LOOKING NORTH



Detail of Monopole



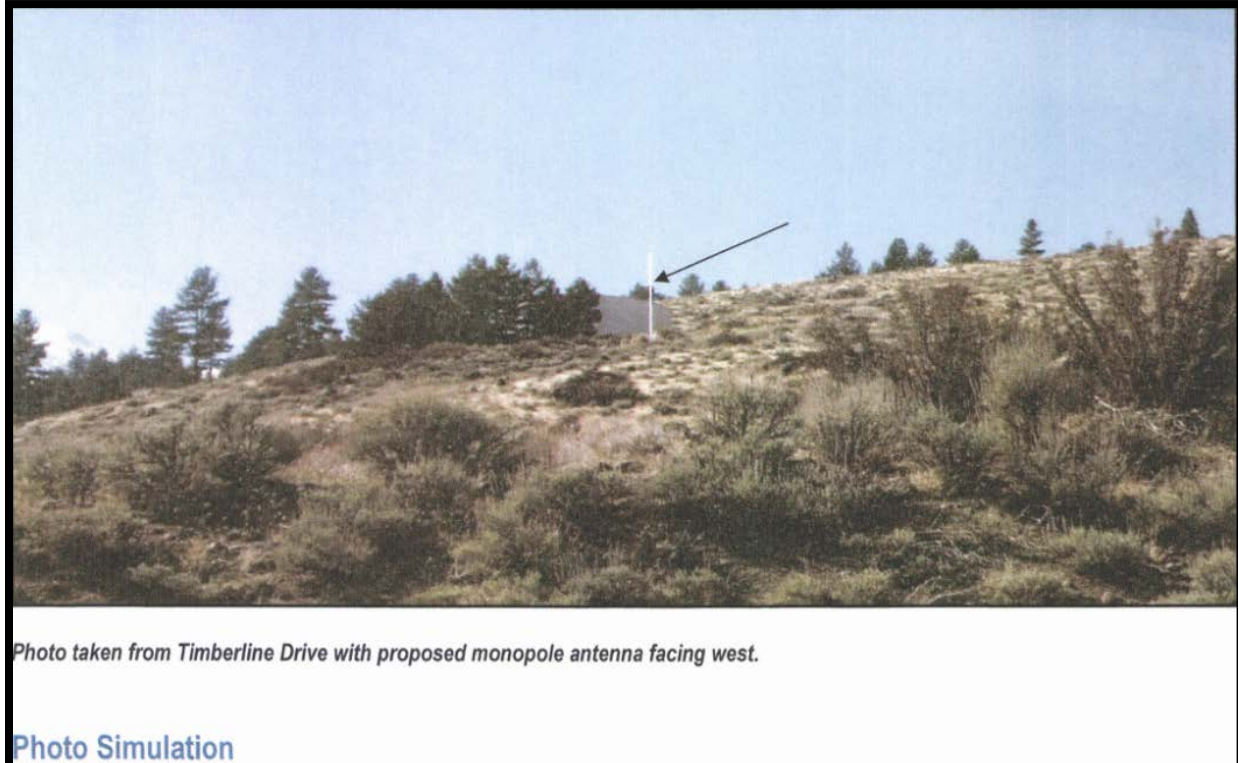
Facility Location, Looking South



Facility Location, Looking West from the Estates at Mount Rose Subdivision

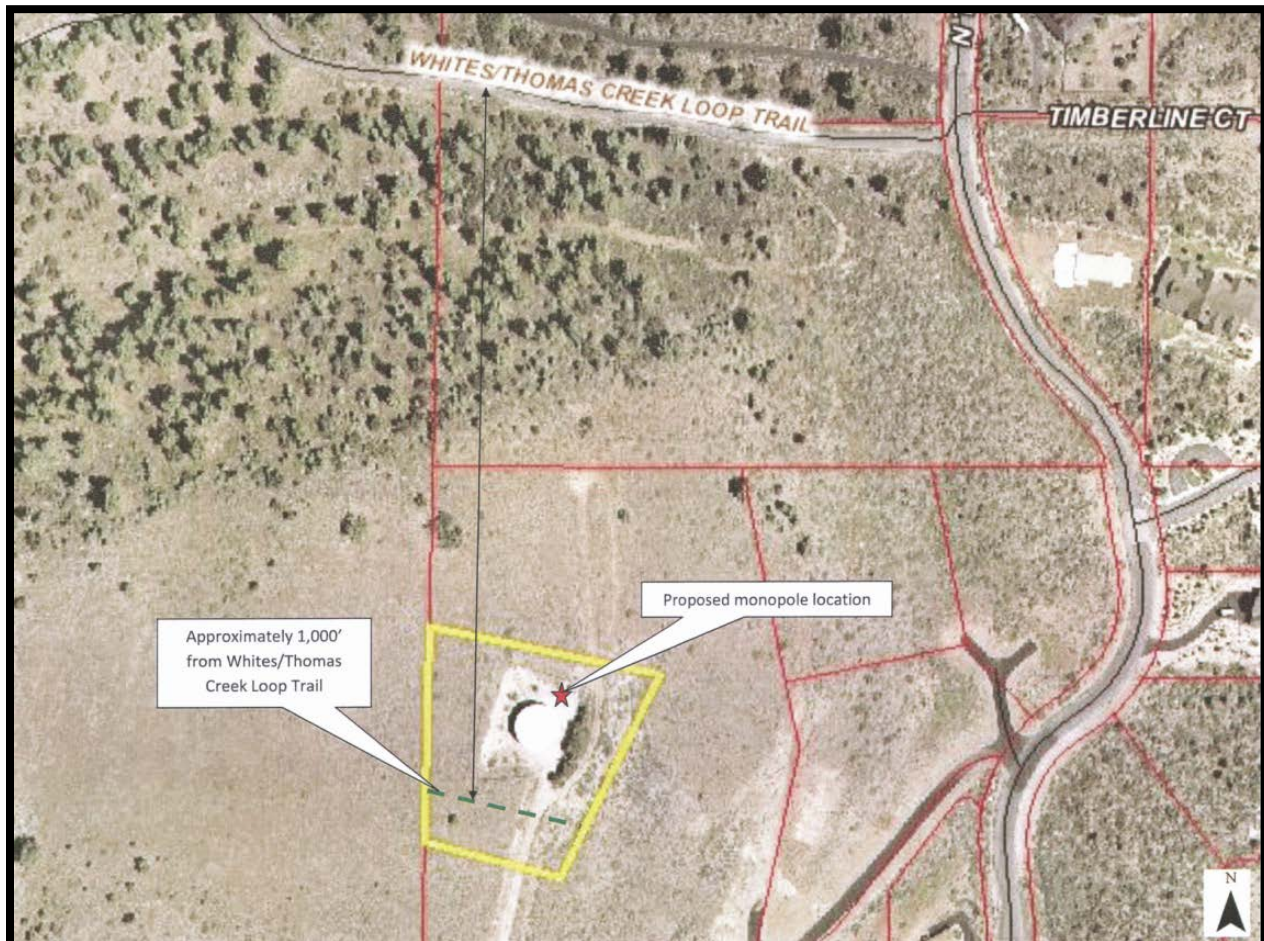
## **Project Evaluation**

The applicant, NV Energy is requesting approval of a Special Use Permit to allow the construction of a slim-line monopole antenna to facilitate the use of individual “smart meters” that send data on energy usage to a central antenna. The pole is proposed to be constructed of galvanized steel that will dull to a non-reflective, non-corroding grey color. The photo simulation, below, was provided by the applicant in their application packet.



There are few impacts anticipated in association with the construction of this monopole antenna. Visual impact is of concern. The trees that were required to be planted when the water tank was constructed provide an excellent visual screen to the east, however the line of trees stops and leaves a visual gap on the northern portion of the site. To mitigate this impact staff has included conditions of approval to require the planting of additional trees to the east and north of the facility which will continue and enhance the visual mitigation of the facility.

Wireless communication is regulated under Article 324 (Communication Facilities) of the Washoe County Development Code. Section 324.50(e)(10)(i) restricts the placement of monopole antennas within 1,000 feet of a public trail. This monopole antenna is proposed to be located within that distance from the Whites/Thomas Creek Loop Trail, as can be seen on the following graphic, which was provided by the applicant.



The applicant has provided a letter with the project application (included as Exhibit C with this report) that explains that moving the potential location of the monopole an additional 200 feet to the south would comply with the required separation distance from the trail, but would also make the pole much more visible from the Mount Rose Highway. Further the letter goes on to explain that the tower is not visible from the Whites/Thomas Creek Loop Trail, as there is a ridgeline between pole and the trail. That ridgeline can generally be discerned in the photo above as the north-facing slope has significant tree coverage, while the south-facing slope has significantly fewer trees.

The applicant requests that the pole be allowed in the proposed location. Staff finds the reasoning presented by the applicant to be logical and persuasive. Staff recommends that the Board of Adjustment allow the placement of the pole as proposed. The Board of Adjustment has the authority to vary standards with the approval or conditional approval of a special use permit, as is seen in the following excerpt from the Development Code:

**Section 110.810.20 Review Procedures.** The Planning Commission, Board of Adjustment or a hearing examiner shall review special use permits in accordance with the provisions of this section.

(e) Action. The Planning Commission, Board of Adjustment or a hearing examiner may take action to approve, approve with conditions, modify, modify with conditions, or deny the special use permit request. The Planning Commission, Board of Adjustment or a hearing examiner may

also vary standards of the Development Code as part of the approval of a special use permit application. Failure of the Planning Commission, Board of Adjustment or a hearing examiner to hold a public hearing or take action within the time frames provided in this article shall constitute approval of the application.

For the Board to approve a special use permit certain findings of fact must be made. The required findings of fact and staff analysis of each one follows.

- (a) Consistency. The proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the applicable area plan;

Comment: The Southwest Truckee Meadows Area Plan includes maintaining “the scenic quality of the Highway 431 Corridor” as an important part of the community vision for the area. Placement of the monopole as proposed will maintain the scenic quality by not placing another manmade item within the view of that corridor.

- (b) Improvements. 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;

Comment: Being an unstaffed facility, and requiring only occasional visits by maintenance personnel, the existing unpaved roadway is adequate for the use. Other improvements such as water and sewer are not necessary. It is the opinion of staff that an adequate public facilities determination can be made.

- (c) Site Suitability. The site is physically suitable for the type of development and for the intensity of development;

Comment: The monopole is proposed to be located within an existing fenced area containing a water tank. The proposed placement will utilize existing electrical connections and will not require the disturbance of additional undisturbed area. It is the opinion of staff that the site is physically suitable for the proposed monopole.

- (d) Issuance Not Detrimental. 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; and

Comment: There is a significant distance between the proposed monopole and any residential development. Conditions of approval to mitigate the visual impact of the facility have been recommended by staff. Given those considerations it is the opinion of staff that issuance of the special use permit will not be significantly detrimental in any way.

- (e) 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.

Comment: There is no military installation in the vicinity of the proposed monopole.

**Southwest Truckee Meadows Citizen Advisory Board (SWTM CAB)**

The proposed project was presented by the applicant's representative at the regularly scheduled Citizen Advisory Board meeting on March 15, 2012. The attached memorandum from the CAB reflect that there was no opposition to the proposal expressed at the meeting.

**Reviewing Agencies**

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

- Washoe County Community Development
- Washoe County Department of Public Works, Engineering Division
- Washoe County Department of Water Resources
- Washoe County Health District, Environmental Health Division
- Reno-Tahoe Airport Authority

Two out of the five 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 Community Development addressed screening and lighting standards and imposed operational conditions that will be in effect for the life of the project.  
Contact Roger Pelham, 775.328.3622, rpelham@washoecounty.us
- Washoe County Public Works and Engineering addressed required standard conditions relating to construction drawings and the creation of appropriate easements to serve the project.  
Contact Leo Vesely, 775.328.2040, lvesely@washoecounty.us

**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 No. SB12-004 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 Special Use Permit Case No. SB12-004 for NV Energy, and allow a reduction in the distance required between a trail and a cellular communication facility as required by Section*

*324.50(e)(10)(i), from 1000 feet to 800 feet pursuant to 110.810.20(e), having made all five findings in accordance with Washoe County Development 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 Southwest 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 a monopole 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; and

### **Appeal Process**

Board of Adjustment action will be effective 10 days after the public hearing date, unless the action is appealed to the County Commission, in which case the outcome of the appeal shall be determined by the Washoe County Commission.

xc: Applicant: NV Energy, attn: Mark Sullivan, 6100 Neil Road, Reno, NV 89511

Property Owner: STMGID, attn: Rosemary Mendard, 4930 Energy Way, Reno, NV 98502

Representatives: CFA, Inc. attn: Angela Fuss, 1150 Corporate Blvd, Reno, NV 89502

Action Order xc: Greg Salter, Esq., District Attorney's Office; Carol Buonanoma, Assessor's Office (CAAS); Theresa Wilkins, Assessor's Office; Susan Hood/John Cella, Department of Water Resources; Kimble Corbridge/Leo Vesely, Engineering Division; Kurt Latipow, Fire Services Coordinator, David Mills, Truckee Meadows Division, Reno Fire Department; Larry Todd, Reno Fire; Dan Birkel Reno Fire; Mike Greene, Sierra Fire Protection District; Southwest Truckee Meadows Citizen Advisory Board, Chair.

# EXHIBIT A



## Conditions of Approval

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Special Use Permit Case No. SB12-004

The project approved under Special Use Permit Case No: SB12-004 shall be carried out in accordance with the Conditions of Approval granted by the Board of Adjustment on April 5, 2012. Conditions of Approval are requirements placed on a permit or development by each reviewing agency. These Conditions of Approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable Codes.

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

Operational Conditions are subject to review by the Department of Community Development prior to the renewal of a business license each year. Failure to adhere to the Operational Conditions may result in the Department of Community Development recommending that the business license not be renewed until conditions are complied with to the satisfaction of Washoe County.

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 Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies.**

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District. Any conditions set by the District Health Department must be appealed to the District Board of Health.**
- **The RENO-TAHOE AIRPORT AUTHORITY is directed and governed by its own Board. Therefore, any conditions set by the Reno-Tahoe Airport Authority must be appealed to their Board of Trustees.**
- **The REGIONAL TRANSPORTATION COMMISSION (RTC) is directed and governed by its own board. Therefore, any conditions set by the Regional Transportation Commission must be appealed to that Board.**

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

**Washoe County Community Development**

1. The following conditions are requirements of the Department of Community Development, which shall be responsible for determining compliance with these conditions.

Contact Name – Roger Pelham, 775.328.3622

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

**NOTE**

Should any 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 (2) working days from the date of notification.

- e. Prior to any ground disturbing activity, the applicant shall submit a landscaping design plan to the Department of Community Development for review and approval. Said plan shall continue and expand the existing screening of the facility, by means of evergreen trees, from the north end of the existing line of trees, and shall screen the remaining un-screened portion (approximately 30 feet) of the eastern boundary of the fenced area and continue along the northern boundary approximately 30 feet (one-fourth) of the distance of the northern boundary of the fenced area.
- f. Prior to issuance of a final inspection the applicant shall install all required landscaping and shall provide financial assurances that landscaping will be maintained for a period of not less than three years.
- g. All landscaping shall be maintained in accordance with the provisions found in Section 110.412.75, Maintenance. A three-year maintenance plan shall be submitted by a licensed landscape architect registered in the State of Nevada to the Department of Community Development, prior to a final inspection. The plan shall be wet-stamped.
- h. No exterior lighting fixtures shall be permitted as part of this special use permit.
- i. The following **Operational Conditions** shall be required for the life of the development:
  - 1. This special use permit shall remain in effect until or unless it is revoked or is inactive for one year.
  - 2. Failure to comply with the Conditions of Approval shall render this approval null and void. Compliance with this condition shall be determined by the Department of Community Development.
  - 3. The applicant and any successors shall direct any potential purchaser/operator of the site and/or the special use permit to meet with the Department of Community 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 Department of Community Development of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.
  - 4. This special use permit shall remain in effect as long as the business is in operation and maintains a valid business license.

### **Washoe County Department of Public Works**

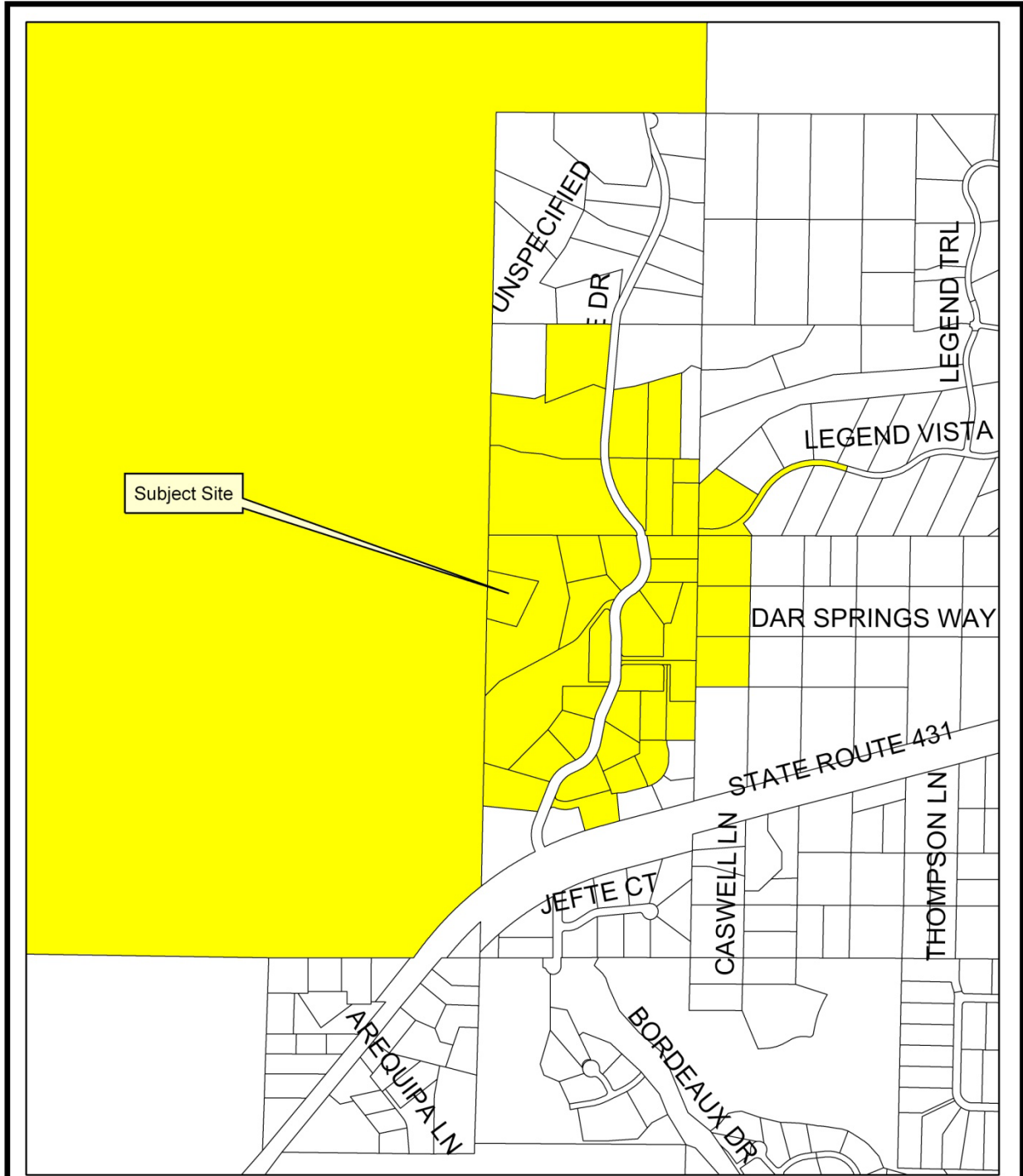
- 2. The following conditions are requirements of the Engineering Division, which shall be responsible for determining compliance with these conditions.

**Contact Name** – Leo Vesely, PE, 775.328.2040

- a. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site.
- b. The applicant shall provide permanent easements for the lease area, access and utilities. A copy of the easements shall be submitted to the Engineering Division prior to issuance of a building permit.
- c. All existing and proposed easements shall be shown on the site and/or grading plan. The County Engineer shall determine compliance with this condition.

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

# Exhibit B



Mailing Label Map

Special Use Permit Case No SB12-004  
NV Energy, South Reno Water Tank, Monopole Antenna

41 Parcels selected at 1100 feet.

Source: Community Planning Services



Department of  
Community  
Development  
WASHOE COUNTY  
NEVADA

Post Office Box 11130  
Reno, Nevada 89520  
(775) 328-3600

Date: February 2012

SB12-004

# Exhibit C

## Special Use Permit SB12-004 Project Application

Staff Assigned Case No.: SB12-004

**Washoe County Development Application**

Project Information			
Project Name (commercial/industrial projects only): South Reno Water Tank Monopole Antenna			
Project Description: Special Use Permit for the addition of a monopole antenna to be located at the South Reno Water Tank site. The antenna is part of NV Energy's "NV Energize" program, which will utilize green meter reading technologies.			
Project Address: 16125 North Timberline Drive			
Project Area (acres or square feet): 12' x 3.6' = 44 sf.			
Location Information			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): The property is located approximately 1,500' north of the Mount Rose Highway and 520' west of Timberline Drive.			
Assessor's Parcel No(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
049-070-41	1.78 acres		
Section(s)/Township/Range: Section 34, T18N, R19E			
Indicate any previous Washoe County approvals associated with this application: Case Nos.			
Applicant Information			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: STMGID		Name: CFA, Inc.	
Address: 4930 Energy Way		Address: 1150 Corporate Blvd.	
Reno, NV	Zip: 89502	Reno, NV	Zip: 89502
Phone: 775-954-4600	Fax: 775-954-4610	Phone: 775-856-1150	Fax: 775-856-1160
Email: rmenard@washoecounty.us		Email: afuss@cfareno.com	
Cell:	Other:	Cell: 775-771-6408	Other:
Contact Person: Rosemary Menard		Contact Person: Angela Fuss	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: NV Energy		Name:	
Address: 6100 NEll Road		Address:	
Reno, NV	Zip: 89511		Zip:
Phone: 775-834-3469	Fax: 775-834-4189	Phone:	Fax:
Email: marksullivan@nvenergy.com		Email:	
Cell: 775-636-0014	Other:	Cell:	Other:
Contact Person: Mark Sullivan		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:			
CAB(s):		Land Use Designation(s):	

## 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?

A special use permit for the construction of a +/-45 foot monopole antenna and associated equipment for the purpose of NV Energy's "NV Energize" program. Washoe County Development Code Section 110.324.75 requires approval of a special use permit for monopole antennas.

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

The 1.78 acre parcel currently houses a large water tank that is surrounded by a 6-foot high chain link fence with three strands of barbwire on top. The antenna and associated equipment will be placed on the east side of the the water tank, where it is already screened and fenced. The water tank and antenna will share the gravel road that serves the parcel.

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?

No other utility or road improvements are anticipated for the proposed antenna. An existing underground distribution line will provide power to the site. The site is already fenced and screened with landscaping.

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

The monopole antenna is proposed to be constructed in one phase. Construction will begin shortly after permits are acquired and will be completed in 2012.

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?

The proposed antenna will be placed on a parcel zoned General Rural. The parcel is located in a remote area with Open Space zoning to the immediate west, and General Rural zoning to the north, south and east. The pole will be located more than 1,750' north of the Mount Rose Highway, which is well beyond the Mount Rose Highway Scenic Corridor. The elevation change from the highway to the proposed site is over 250', virtually eliminating any visual impacts from the Mount Rose Highway.

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

The monopole antenna at this site, and other sites throughout Nevada, will enable the use of smart meters through the NV Energize program. The purpose of the program is to utilize a smart meter technology, which will permit NV Energy customers to directly manage their energy use, while also allowing for better management of energy resources throughout the state. The program will allow for remote reading of meters, which will reduce vehicle miles travelled, typically needed to read the gas/electric meters.

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

The proposed monopole antenna will be a slim-line design, with minimal visual impacts. The pole will be constructed from galvanized steel that quickly dulls to a non-reflective, non-corroding grey color, similar to the color of an ordinary light pole. The antenna will be surrounded by an existing six foot fence and landscaping to help provide screening from adjacent properties.



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

The monopole antenna will be an unmanned facility. Traffic to the site will be minimal.

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

No improved parking spaces will be provided. Both the existing water tank and proposed monopole antenna will be unmanned facilities, with no need for improved parking spaces.

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

The monopole antenna will be located within the boundaries of the existing fenced area. No additional landscaping is proposed for this facility.

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.)

No signs or lighting are proposed for this facility.

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.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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13. Community Sewer

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

Community Water

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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## Project Request

Requested with this application is a special use permit for the installation of a 45 foot tall monopole antenna and associated equipment for the purpose of bringing the Smart Grid program to Nevada. The proposed pole will be located on the same parcel as the south Reno water tank, which is owned by the South Truckee Meadows General Improvement District (STMGID). The proposed monopole at the south Reno water tank location is a very small part of a companywide initiative that has been approved through the Public Utility Commission of Nevada (PUCN) and will be implemented throughout Nevada.

The proposed device will have no negative impacts on the surrounding area. There will be no increase in traffic, noise, dust, odor, vibration, fumes, glare, or physical activity. The project will have no impacts on sewer/water capacity or roadway improvements. The parcel is already surrounded by a six foot fence with three strands of barbed wire on top. Existing landscaping screens the fenced area on the east side. The site is surrounded by vacant land with the nearest resident located approximately 590 feet east from the proposed pole location. The parcel is zoned General Rural (GR) and has a master plan designation of Rural (R). The parcel is surrounded by GR zoning to the north, south and east, and Open Space (OS) to the west.

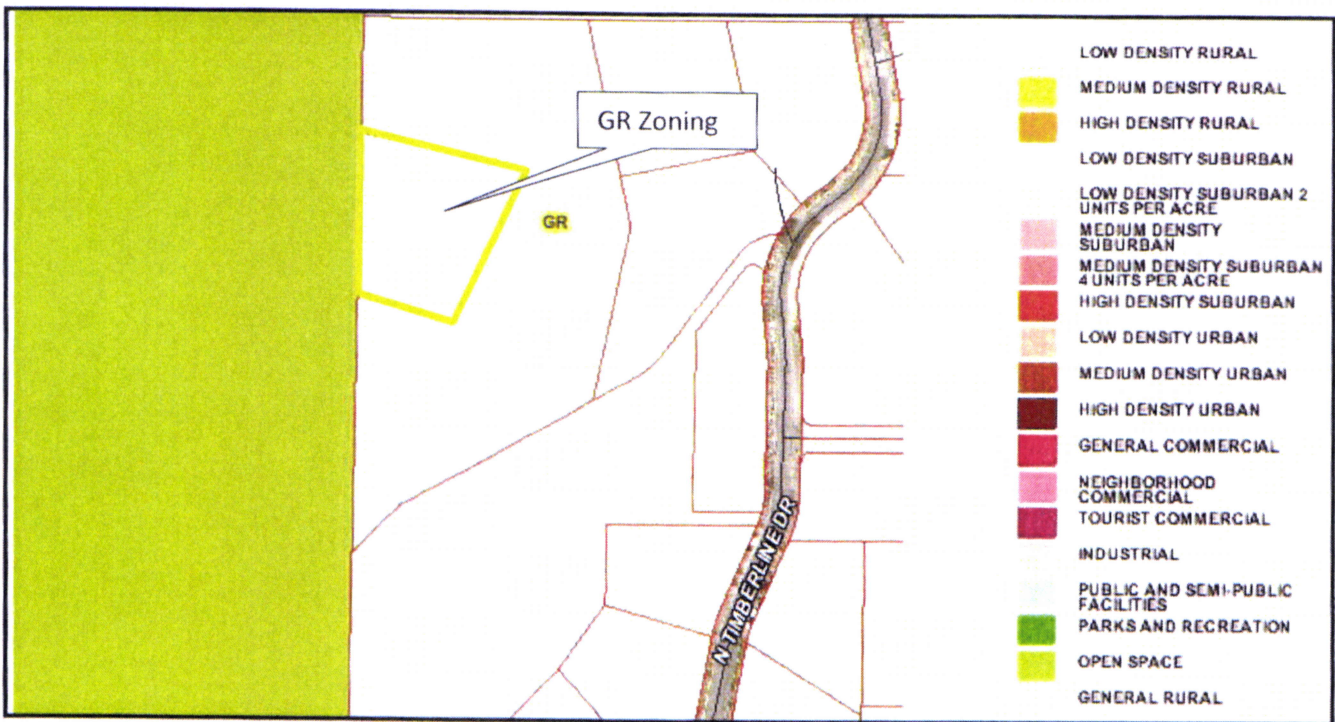


Figure 1 - Zoning Map

## Project Location

The monopole is proposed to be located approximately 1,750' north of the Mount Rose Highway and 620' west of Timberline Drive. The  $\pm 1.7$  acre parcel (APN: 049-070-41) is the current location of the south Reno water tank. The pole will be located on the northeast side of the water tank, within the fenced area. The parcel is within the boundaries of the Forest Area Plan and the Southwest Truckee Meadows Citizen Advisory Board (CAB).

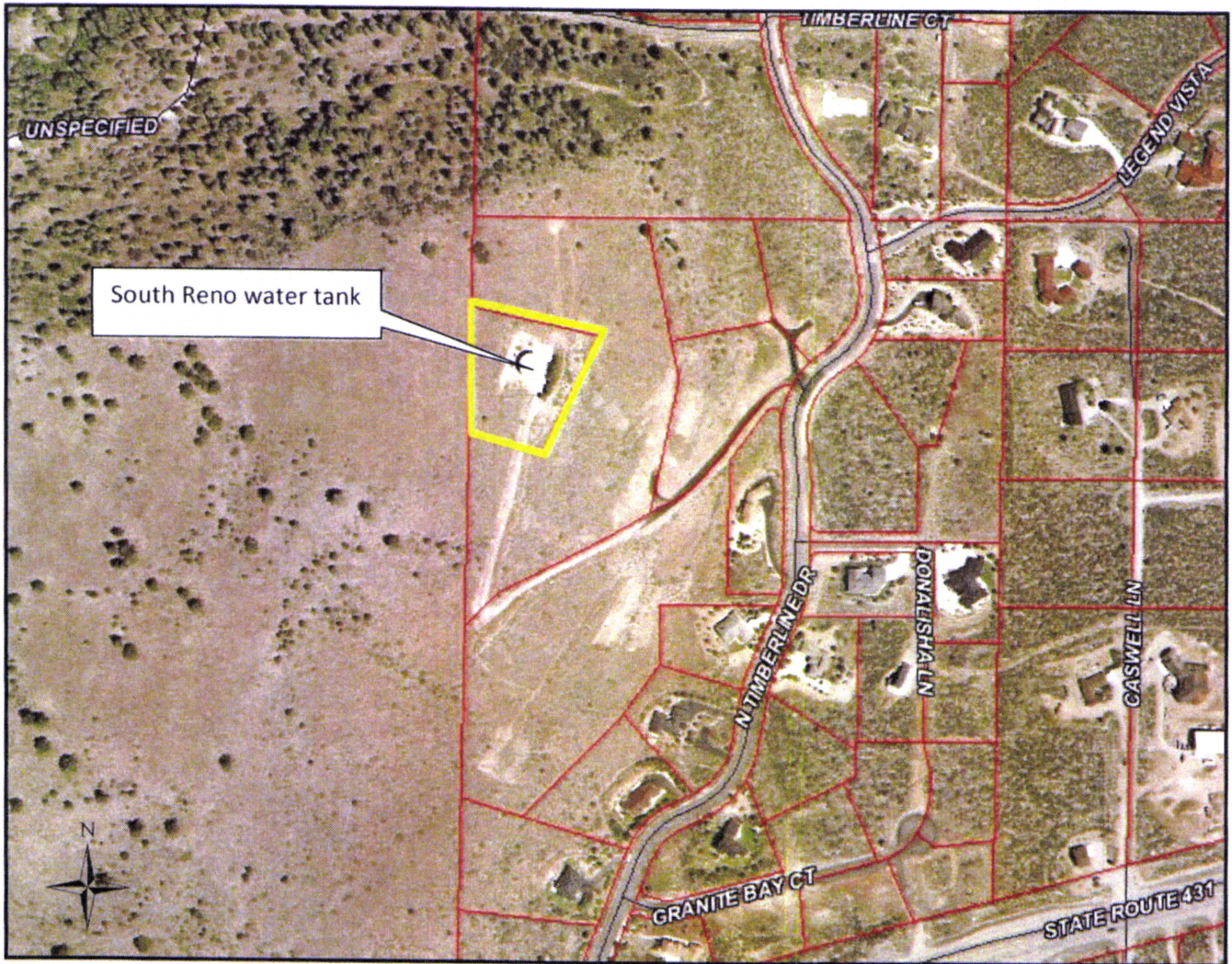


Figure 2 - Location Map

## Project Description

In July of 2010, the PUCN approved a statewide initiative known as Advanced Service Delivery (ASD), or more commonly referred to as NV Energize. The purpose of the federally supported program is to utilize smart meter technology to enable NV Energy customers to directly manage their energy usage. The smart meter device allows the customer to view power consumption in 15 minute increments and compare the usage data at different times of day. The program aims to give customers better information and control, to help reduce power consumption and to better manage energy resources across the state.

The system relies on signal reception from the individual smart meters to a centralized metering pole that is designed as a slim-line monopole. The program has been developed and implemented across NV Energy's Southern Nevada customers, and the intent is to reach every NV Energy customer by the year 2013. In developing this project, NV Energy contracted with business communications experts Sensus Inc. to determine the optimum locations for these metering devices using the following criteria:

- Conformance with local development codes.
- Maximize customer coverage using the fewest number of data collection and transmitting points.
- Utilize existing NV Energy property.
- Minimize visual impact to the areas being served by selecting existing industrial or radio antenna site's where poles will blend in with environment.
- Utilize slim-line or "stealth" pole design.
- Select locations that have existing power service to prevent constructing additional power lines.
- Select locations that allow the metering devices to be the shortest possible height, while performing reliably.

Several metering device locations have been selected within the Washoe County area, with the goal of providing 100% customer coverage with the individual smart meters. The proposed location is just one of many locations being sought to bring the Smart Grid system to Nevada.

## Special Use Permit Findings

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

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

The proposed monopole antenna meets all the standards of Sections 110.324.40 through 110.324.60 with one exception.

*Section 110.324.50 (e) (10) Monopole mounted antennas are restricted from being located in the following locations unless a "significant gap" (see Section 110.324.55) can be demonstrated with a technical review:*

- (i) *Public trails as exist or are proposed on the adopted Regional Open Space Plan and as exist or are proposed on an adopted Washoe County Park District Master Plan and within one thousand (1,000) feet of a public trail as described in this section.*

The proposed pole site is located approximately 800 feet south of the Whites/Thomas Creek Loop Trail. This particular location was selected as providing the least visual impact, compared to other potential site's that were studied. The frequency used in the antennas signal reception requires direct line of sight communications, and even vegetation or foliage will reduce the signal strength. Other locations were studied, but the antenna heights would have to be significantly taller than the proposed 45 feet and would create a larger visual impact to the surrounding area. The other option would be to install more antennas at different locations, which would also have an impact. The proposed location imposes the least amount of visual impact and requires only one pole installation.

While the proposed pole is located closer than 1,000 feet from the Whites/Thomas Creek Loop Trail, the intent of the Code is being met because the 45 foot tall monopole cannot be seen from the trail. There is enough change in elevation between the pole and the trail that the pole will be hidden from view. In addition, the trail is situated in a forested area with tall trees and foliage all around, further screening view of the proposed pole and existing water tank.

A letter from NV Energy's Telecommunications Engineer providing technical support and justification has been provided in the attachments.



*Roadway heading west from  
Timberline Drive to the  
Whites/Thomas Creek Loop Trail*

*View of the Whites/Thomas  
Creek Loop Trailhead looking  
southwest.*



Figure 3 – View from Trail

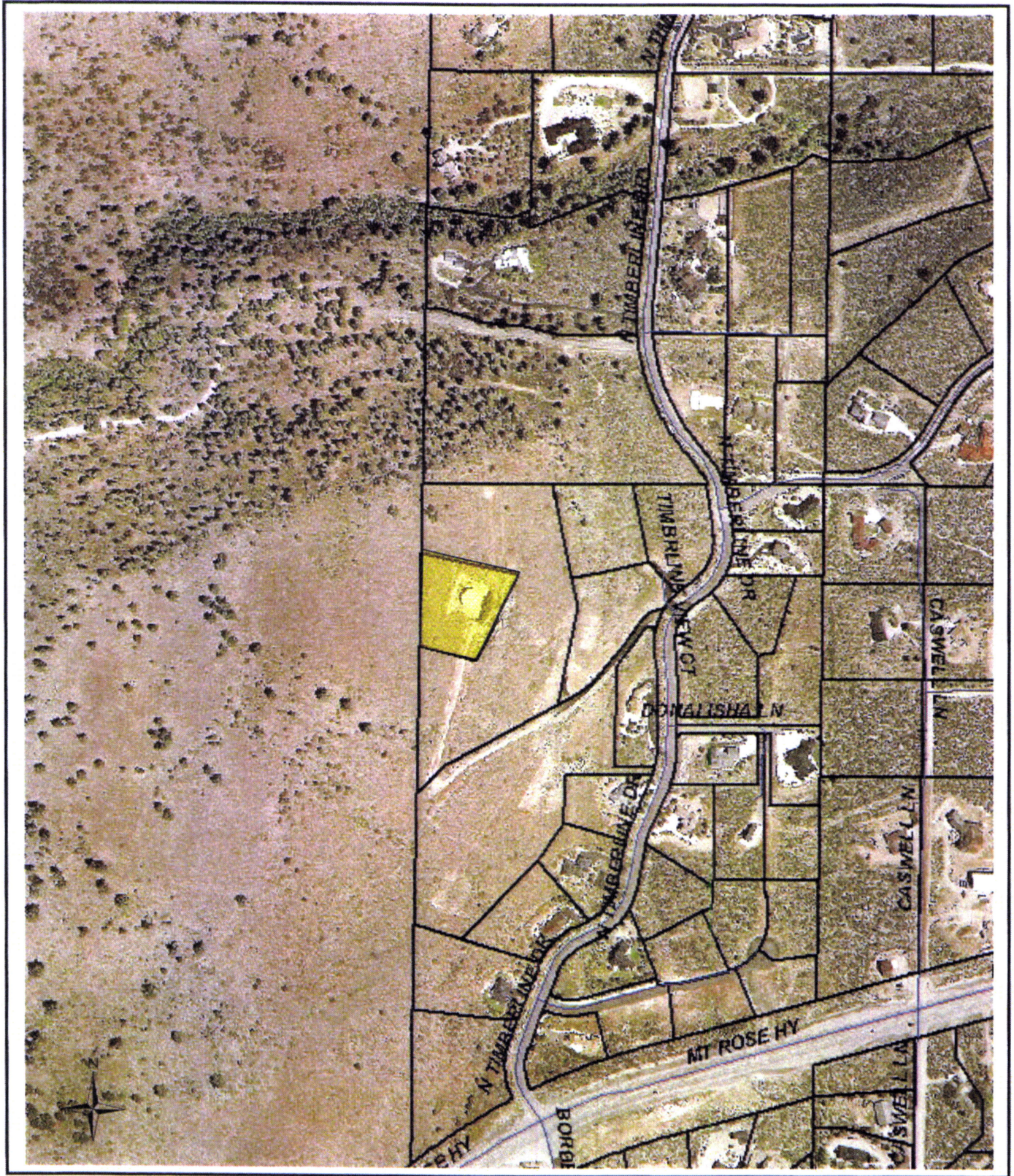
**(b) Public input was considered during the public hearing review process.**

The proposed project will be brought before the Southwest Truckee Meadows CAB prior to the Board of Adjustments hearing. Both meetings are public hearings, providing an opportunity for public input during the review process.

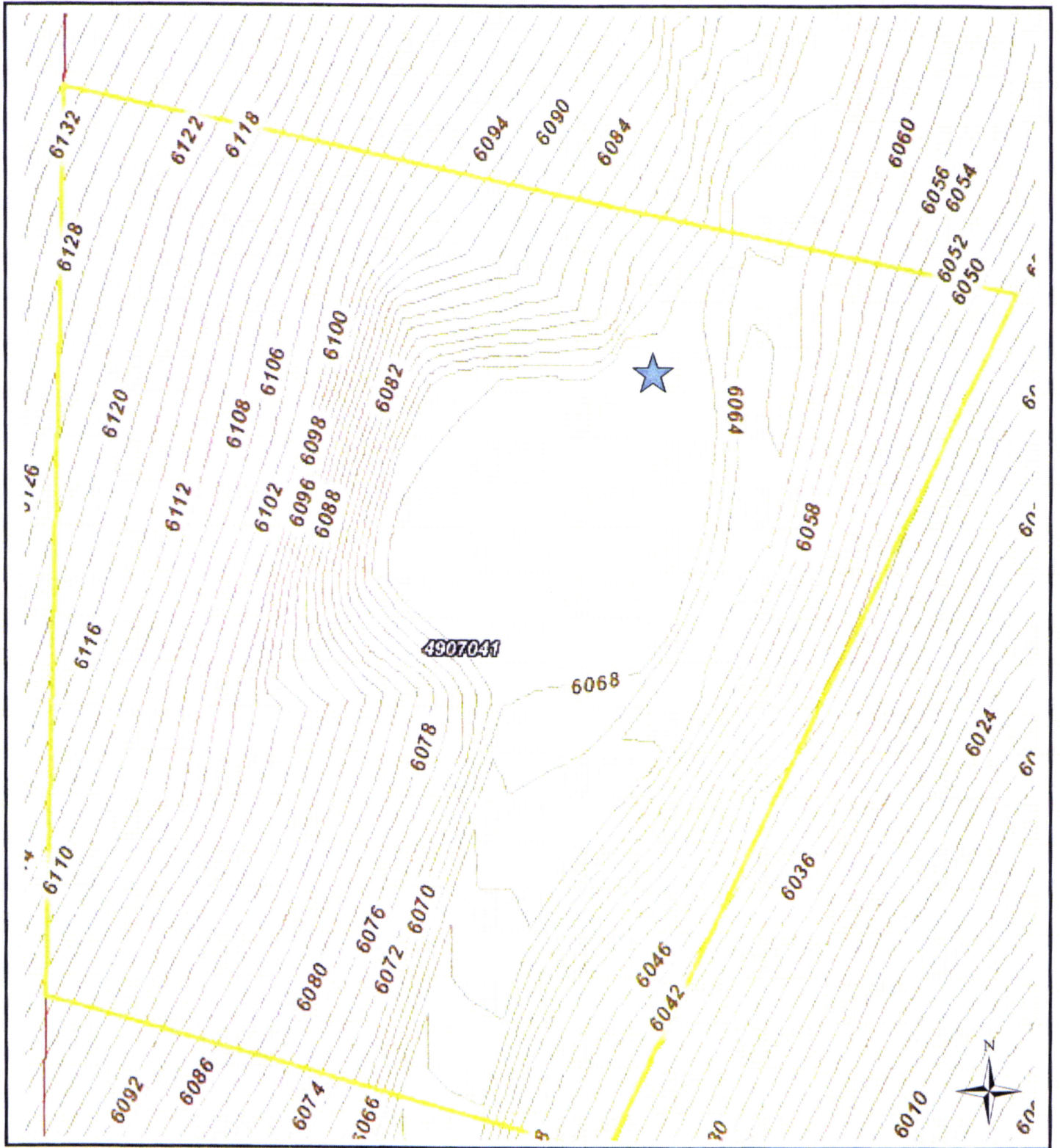
**(c) The monopole or lattice tower will not unduly impact the adjacent neighborhoods or the vistas and ridgelines of the County.**

The proposed monopole antenna will be 45 feet tall. The pole will be a slim-line design monopole and will be minimally noticeable. The pole will be constructed from galvanized steel that quickly dulls to a non-reflective, non-corroding grey color, similar to the color of an ordinary light pole. The pole will be screened with the existing six foot fence and existing landscaping. The pole will be further screened by the 24 foot tall water tank located southwest of the pole. The pole will be located over 1,750 feet from the Mt. Rose Highway. The elevation at the base of the pole will be over 250' above the elevation of the Mount Rose Highway, virtually eliminating any visual impacts of the pole from the highway.





Vicinity Map



Topographic Map



*Photo taken from Timberline Drive facing west.*



*Photo taken from Timberline Drive with proposed monopole antenna facing west.*

### Photo Simulation



February 2, 2012

Trevor Lloyd  
Senior Planner  
Washoe County Community Development  
P.O. Box 11130  
Reno, NV 89520-0027

Dear Trevor:

RE: South Reno Water Tank Monopole Permit

According to Washoe County Development Code Section 110.324.50.(e).10.(i), monopole mounted antennas are restricted from being located within 1,000 feet of a public trail. The proposed South Reno Water Tank Monopole is located approximately 800 feet south of the Whites/Thomas Creek Loop Trail. This letter has been written to provide technical support and justification as to why the proposed monopole antenna must be located at the requested site.

As you know, in July of 2010, the Public Utilities Commission of Nevada (PUCN) approved a statewide initiative known as Advanced Service Delivery (ASD), or more commonly referred to as NV Energize. The purpose of the federally supported program is to utilize a smart meter technology to enable NV Energy customers to directly manage their energy usage.

The system relies on 901 MHz signal reception from the individual smart meters, located at every electric meter in Washoe County, to an omni-directional vertical antenna on a centralized metering pole (slim-line design monopoles are being utilized). Since the frequency usage is in the 900 MHz band, line of sight communications is essential and even vegetation and/or foliage will reduce the signal strength.

NV Energy, through its contractor Senus Inc., performed communications feasibility studies on two other sites within NV Energy's existing power line right-of-ways. The studies at those locations resulted in either the need for additional antenna heights (up to 110'), or increasing the number of antenna sites for that area of Washoe County. The option to collocate at the South Reno Water Tank location appears to provide the "least impact" to our community. The alternative design location of moving the antenna further south on the same parcel is actually more visually obstructive than the proposed location. In addition, moving the antenna further south may make the pole visible from the Mount Rose Highway. That location would not extend above the skyline, and hence blend into the ridgeline view of the South West Reno range. The change in topography between the proposed antenna location and Whites/Thomas Creek Loop Trail, is such that the antenna will not be visible from the trail.

If the recommended antenna is relocated to avoid encroaching with 1,000 feet of the Whites/Thomas Creek Loop Trail, as shown on the design location alternatives cited in the attachments, more sites and additional antenna height will be required to provide frequency coverage for the same given area. The mandatory frequency usage must comply with FCC rules for frequencies in the Narrow Band Personal Communications Service (NB PCS) spectrum allocation. At the South Reno Water Tank facility there is an additional antenna located lower on the monopole to provide an 11 GHz microwave backhaul communication path to provide telemetry for the return of metering data to the NV Energy network. Again, this spectrum must comply with FCC rules for frequencies in the Fixed Microwave Service of the Industrial Business (IB) band.

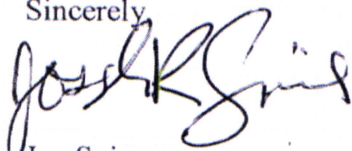
This program has been developed and implemented across NV Energy's southern Nevada service territory, and the intent is to reach every NV Energy customer by the year 2013. In developing this project, NV Energy contracted with business communications experts Sensus Inc. to determine the optimum locations for these metering devices using the following criteria:

- Conformance with local development codes.
- Maximize customer coverage using the fewest data collection and transmitting points.
- Utilize existing NV Energy property.
- Minimize visual impact to the areas being served by selecting existing industrial or radio antenna site's where poles will blend in with environment.
- Utilize slim-line or "stealth" pole design.
- Select locations that have existing power service to prevent constructing additional power lines.
- Select locations that allow the metering devices to be the shortest possible height, while performing reliably.

NV Energy is committed to the goals of the communities serviced even though the local ordinances only apply to Cellular Personal Communications Services regulated by legislation provided in 47 U.S.C. Sect. 332(c)(7), known as the 1996 Telecommunications Act. The spectrum usage for this type of service meets all applicable FCC & FAA rules and regulations and falls under the 1934 Communications Act. To clarify, I have attached the descriptions of the FCC Spectrum definitions NV Energy is utilizing for this project.

I hope I have explained the technical requirements for the South Reno Water Tank site and the regulations driving the project at that site and across Nevada. If you have any questions, please contact me at (775) 834-4053.

Sincerely,



Joe Spier  
Sr. Telecommunications Engineer

JS26113

{Enclosure}

ASD South Reno Water Tank Technical Design (02022012).docx

### **Narrow Band Personal Communications Service**

The Narrowband Personal Communications Service (PCS) is in the 901 – 902, 930 – 931, and 940 – 941 MHz spectrum range. The most common use of Narrowband PCS spectrum is two-way paging and telemetry. Telemetry includes services such as monitoring utility meters from an off-site location.

### **Background**

The Narrowband Personal Communications Service (PCS) dates back to 1990 when the FCC released a Notice of Inquiry. In 1993, the FCC announced service rules for the Narrowband PCS Service.

### **Licensing**

The FCC uses an auctions process to issue initial Narrowband PCS licenses. You can also gain access to Narrowband PCS licenses through the secondary market, which allows licensees to sell or lease spectrum.

You can find information about Narrowband PCS licenses in the Universal Licensing System (ULS). The ULS radio service code and description for Narrowband PCS licenses is CN – PCS Narrowband.

The FCC service rules for Narrowband PCS are located in [47 C.F.R. Part 24](#)

### **Fixed Microwave Service**

Early technology limited the operations of these systems to radio spectrum in the 1 GHz range; but due to improvements in solid state technology, commercial systems are transmitting in ranges up to 90 GHz. In recognition of these changes, the Commission adopted rules allowing the use of spectrum above 40 GHz. This spectrum offers a variety of possibilities, such as use in, among other things, short range, high capacity wireless systems that support educational and medical applications, wireless access to libraries or other information databases.

For years the Commission regulated point-to-point microwave services essentially under two distinct parts of its rules: Part 21 governed common carrier users and Part 94 served the same purpose for private operators. Since these services have much in common, e.g., they share many frequency bands, use the same type of equipment, and now a single Commission office processes the applications, the rules were consolidated into a single rule part, Part 101.

### **Private Operational-Fixed Microwave Service**

In 1963 the FCC reallocated certain microwave bands to the Safety and Special Radio Services, ending the necessity for private users to share those frequencies with common carriers.

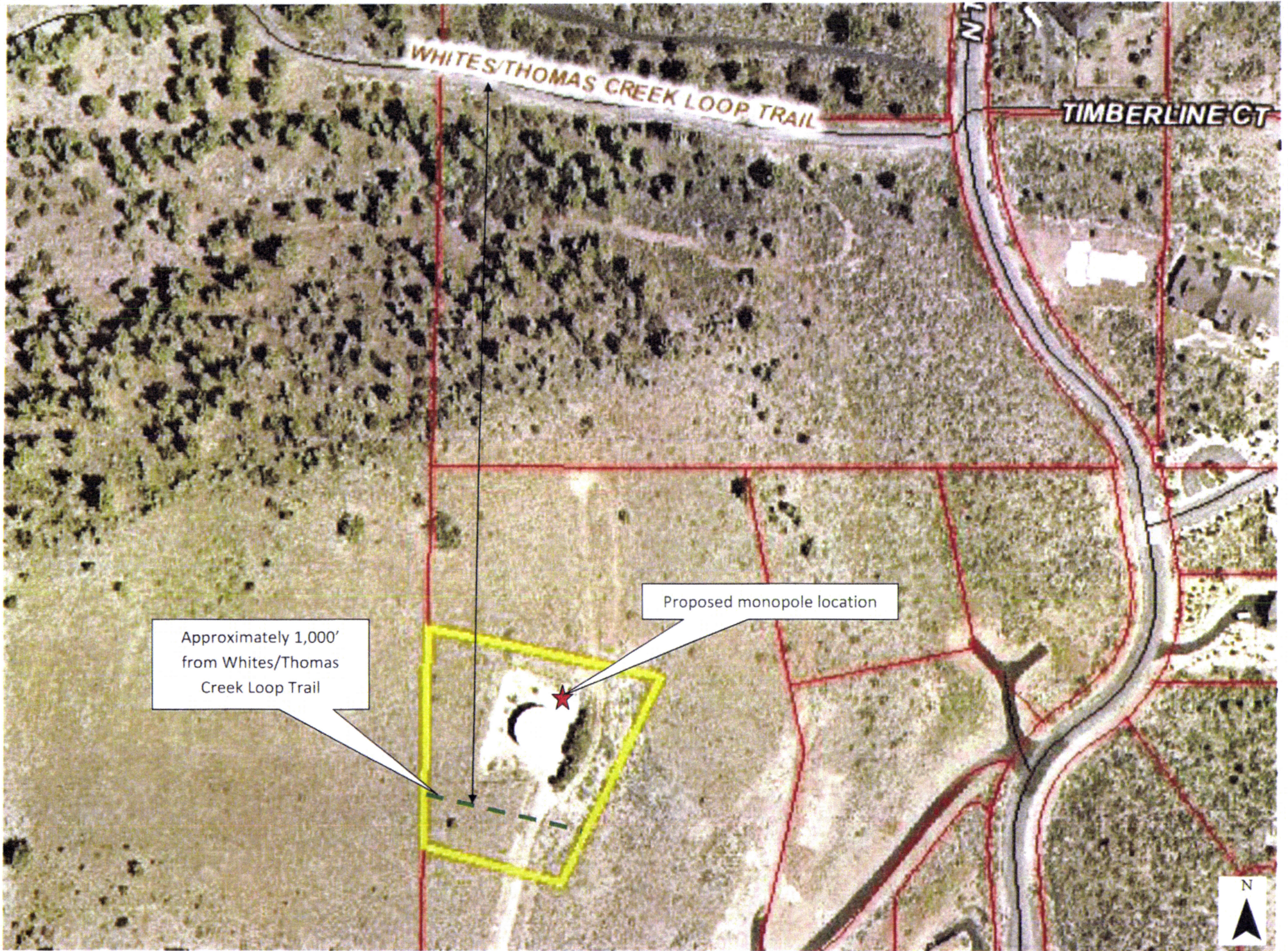
Provisions for microwave operations were added to the rule parts governing Marine, Aviation, Public Safety, Industrial, and Land Transportation Radio Services. The FCC consolidated and updated those provisions into Part 94 in 1975, creating the Private Operational-Fixed Microwave Service. In 1996, the Private Operational-Fixed Microwave Service was combined with the Common Carrier Microwave Service to form Part 101.

The Private Operational-Fixed Microwave Service can be used by persons eligible under Parts 80, 81 or 90 for communications related to their activities. Stations in this service are called operational-fixed to distinguish them from common carrier and public fixed stations. Only the

licensee may use an operational-fixed station, and only for communications related to the licensee's commercial, industrial, or safety operations.

Private operational-fixed microwave systems serve many different purposes. They are meant to carry or relay voice, teletype, telemetering, facsimile and digital communications associated with Aviation, Marine, Public Safety, Industrial, and the Land Transportation Radio Services. For example, these systems are used to operate unattended equipment; open and close switches or valves; record data like pressure, temperature, or speed of machines; telemeter voltage and current in power lines; and perform other control or monitoring functions. Microwave systems are especially useful for controlling and monitoring various operations along installations like pipelines, railroads, and highways.

NV Energy must also comply with the FCC's ASR Antenna Structure Registration program to insure compliance with the FAA's databases for all NV Energy sites.



WHITES/THOMAS CREEK LOOP TRAIL

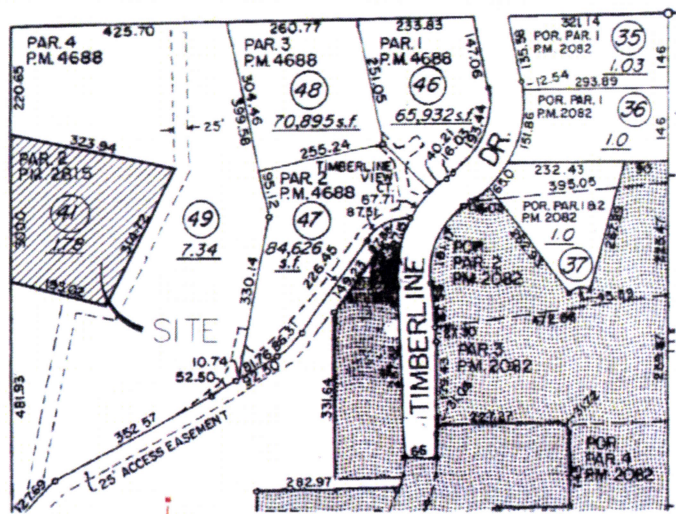
TIMBERLINE CT

Approximately 1,000'  
from Whites/Thomas  
Creek Loop Trail

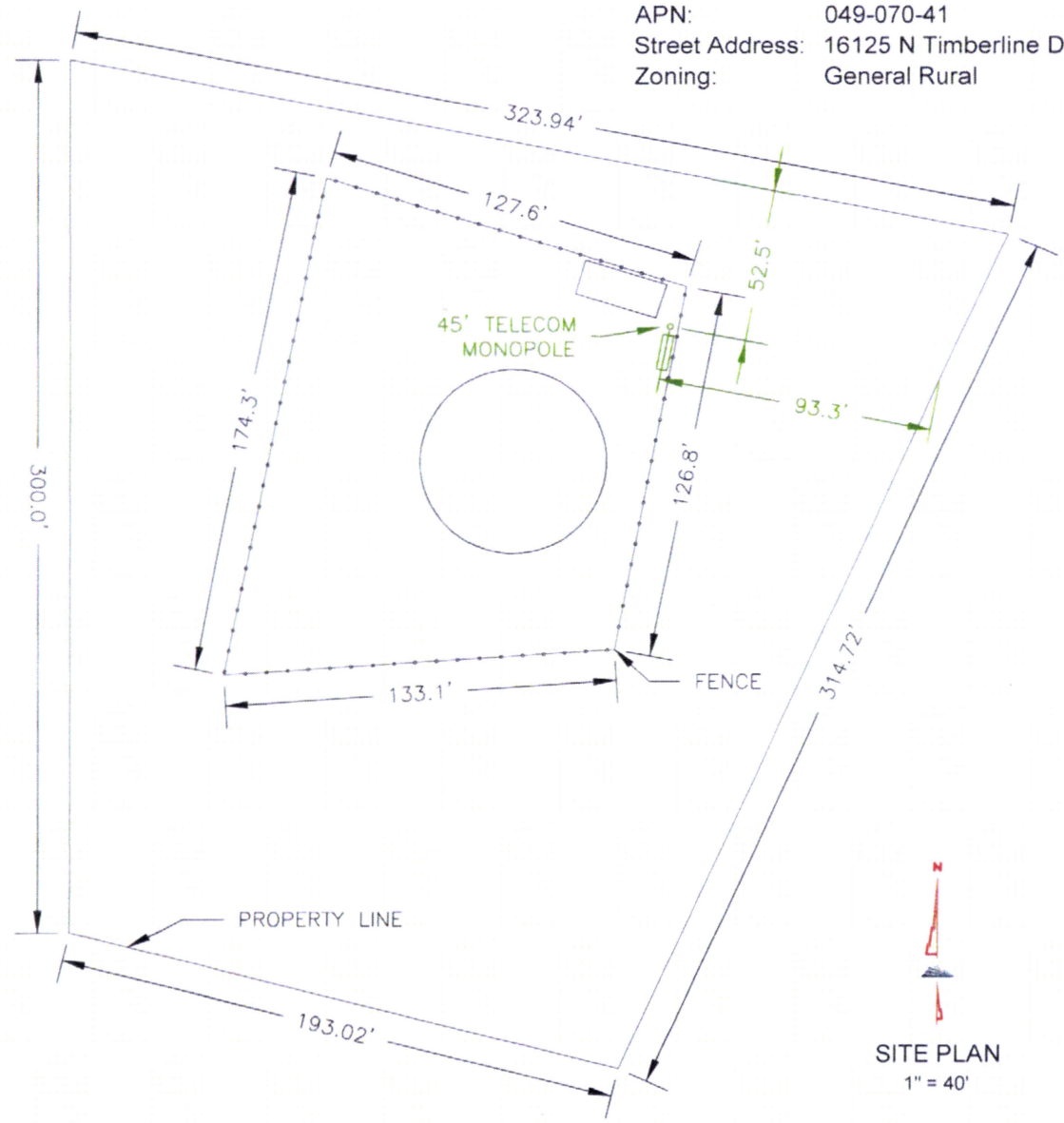
Proposed monopole location







South Reno Water Tank  
 Location: Sec. 34 T18N R19E  
 APN: 049-070-41  
 Street Address: 16125 N Timberline Dr  
 Zoning: General Rural



SITE PLAN  
1" = 40'

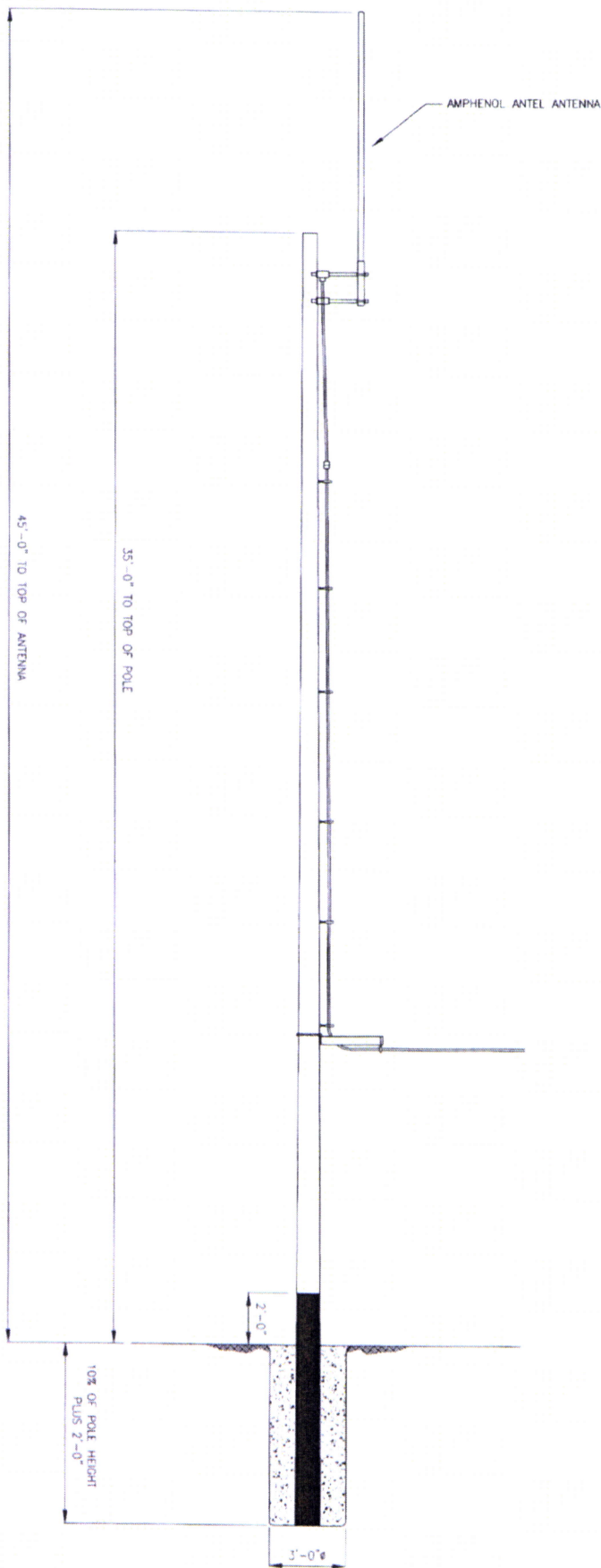
ENGINEER	PROJECT NUMBER	ASDCOMPL
PHONE NUMBER	PROJECT NUMBER	462R
PREPARED BY	CHECKED BY	APPROVED

REV	DATE	DESCRIPTION
1/12		ORIGINAL ISSUE



ASD ANTENNA INSTALLATION  
 SOUTH RENO WATER TANK  
 PLAN VIEW





SHEET  
3 of 3

ASD ANTENNA INSTALLATION  
SOUTH RENO WATER TANK  
TELECOM MONOPOLE



REV	DATE	DESCRIPTION
	1/12	ORIGINAL ISSUE

ENGINEER:  
PHONE NUMBER:  
PROJECT NUMBER: ASDCOMP02  
PREPARED BY: KCR  
CHECKED:  
APPROVED:

# Exhibit D



## WASHOE COUNTY

Department of Public Works

*"Dedicated to Excellence in Public Service"*

1001 East 9<sup>th</sup> Street PO Box 11130 Reno, Nevada 89520 Telephone: (775) 328-2040 Fax: (775) 328-3699

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### INTEROFFICE MEMORANDUM

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DATE: March 7, 2011  
TO: Roger Pelham, Department of Community Development  
FROM: Leo R. Vesely, P.E., Engineering Division  
SUBJECT: **SB12-004**  
**APN 049-070-41**  
**NV ENERGY SOUTH RENO WATER TANK MONOPOLE**

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I have reviewed the referenced special use permit and recommend the following conditions:

1. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site.
2. The applicant shall provide permanent easements for the lease area, access and utilities. A copy of the easements shall be submitted to the Engineering Division prior to issuance of a building permit.
3. All existing and proposed easements shall be shown on the site and/or grading plan. The County Engineer shall determine compliance with this condition.

LRV/Irv

# Exhibit E

## SOUTHWEST TRUCKEE MEADOWS CITIZEN ADVISORY BOARD



### MEMORANDUM

TO: Roger Pelham, Staff Representative  
FROM: Allayne Donnelly-Everett, Recording Secretary  
DATE: March 20, 2012  
SUBJECT: Special Use Permit Case No. SB12-004 – NVEnergy, South Reno Water Tank, Monopole Antenna

The following is a portion of the draft minutes of the regular meeting of the Southwest Truckee Meadows Citizen Advisory Board held March 15, 2012.

**Special Use Permit Case No. SB12-004 – NVEnergy, South Reno Water Tank, Monopole Antenna** – Mark Sullivan, NVEnergy presented the request to allow the construction of a wireless communication monopole 45 feet in height and associated equipment as authorized in Article 324, Communications Facilities and Article 810, Special Use Permits.. The 1.78 acre parcel zoned General Rural (GR) is located at the existing water tank approximately 600 feet west (uphill) from the intersection of Timberline Drive and Timberline View Court, Assessor's Parcel 049-070-41. Roger Pelham, MPA, Senior Planner, 775-328-3622 Email: [rpelham@washoecounty.us](mailto:rpelham@washoecounty.us) **MOTION:** James Johns moved to recommend approval of SB12-004, NVEnergy South Reno Water Tank Monopole Antenna as presented. Matt Hansen seconded the motion. The motion carried unanimously.

#### Comments and Concerns

- In response to questions raised, Mr. Sullivan stated that there were line of sight issues which dictated the preferred location.
- In response to questions raised by Jerry Schumacher, STMGID, Mr. Sullivan stated that Washoe County required a signature from the property owner to move forward with the application.
- Mr. Schumacher stated that Ubcuitel should be contacted regarding this application.
- Mr. Sullivan stated that NVEnergy is working on a lease agreement with the property owner.
- There was no opposition to the proposed request heard from the audience or community

c: David Humke, Commissioner  
John Breternitz, Commissioner  
Patricia Phillips, Chair  
Bill Whitney, Acting Director  
Bob Webb, Planning Manager  
Sarah Tone, County Liaison  
Andrea Tavener, CAB Program Assistant



# Board of Adjustment Staff Report

Meeting Date: April 5, 2012

Subject: Special Use Permit Case No: SB12-003  
Applicant: NV Energy  
**Agenda Item No. 11D**

Project Summary: To allow the construction of a 70 foot tall monopole wireless communication facility.

**Recommendation: Approval with Conditions**

Prepared by: Grace Sannazzaro, Planner  
Washoe County Department of Community Development  
Phone: 775.328.3771  
Email: gsannazzaro@washoecounty.us

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## Project Description

**Special Use Permit Case No. SB12-003 for NV Energy** – To construct a 70 foot tall monopole wireless communication facility to support NV Energy’s Smart Grid program known as “NV Energize”.

- Location: 2030 W 1st Avenue, Sun Valley (Red Peak)
- Assessor’s Parcel No: 502-250-07
- Parcel Size: ±10.27 acres
- Regulatory Zone: General Rural (GR)
- Area Plan: Sun Valley
- Citizen Advisory Board: Sun Valley
- Development Code: Authorized in Article 324 Communication Facilities & Article 810 Special Use Permits
- Commission District: 3 - Commissioner Jung
- Section/Township/Range: Within Section 24 T20 R19 MDM  
Washoe County, NV

**Staff Report Contents**

Project Description..... 1  
Purpose of a Special Use Permit..... 3  
Vicinity Map ..... 4  
Red Peak Site..... 5  
Proposal Site Plan ..... 6  
Monopole Antenna & Cabinets Elevation ..... 7  
Project Evaluation ..... 8  
Justification of Findings..... 8  
Sun Valley Citizen Advisory Board (SVCAB)..... 9  
Reviewing Agencies.....10  
Recommendation.....10  
Motion.....11  
Findings .....11  
Appeal Process.....12

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**Exhibits Contents**

Conditions of Approval.....Exhibit A  
Sun Valley Citizen Advisory Board Memorandum .....Exhibit B  
Public Works, Engineering Division Memo ..... Exhibit C  
Department of Water Resources Memo ..... Exhibit D  
Public Noticing Map .....Exhibit E  
Project Application .....Exhibit F

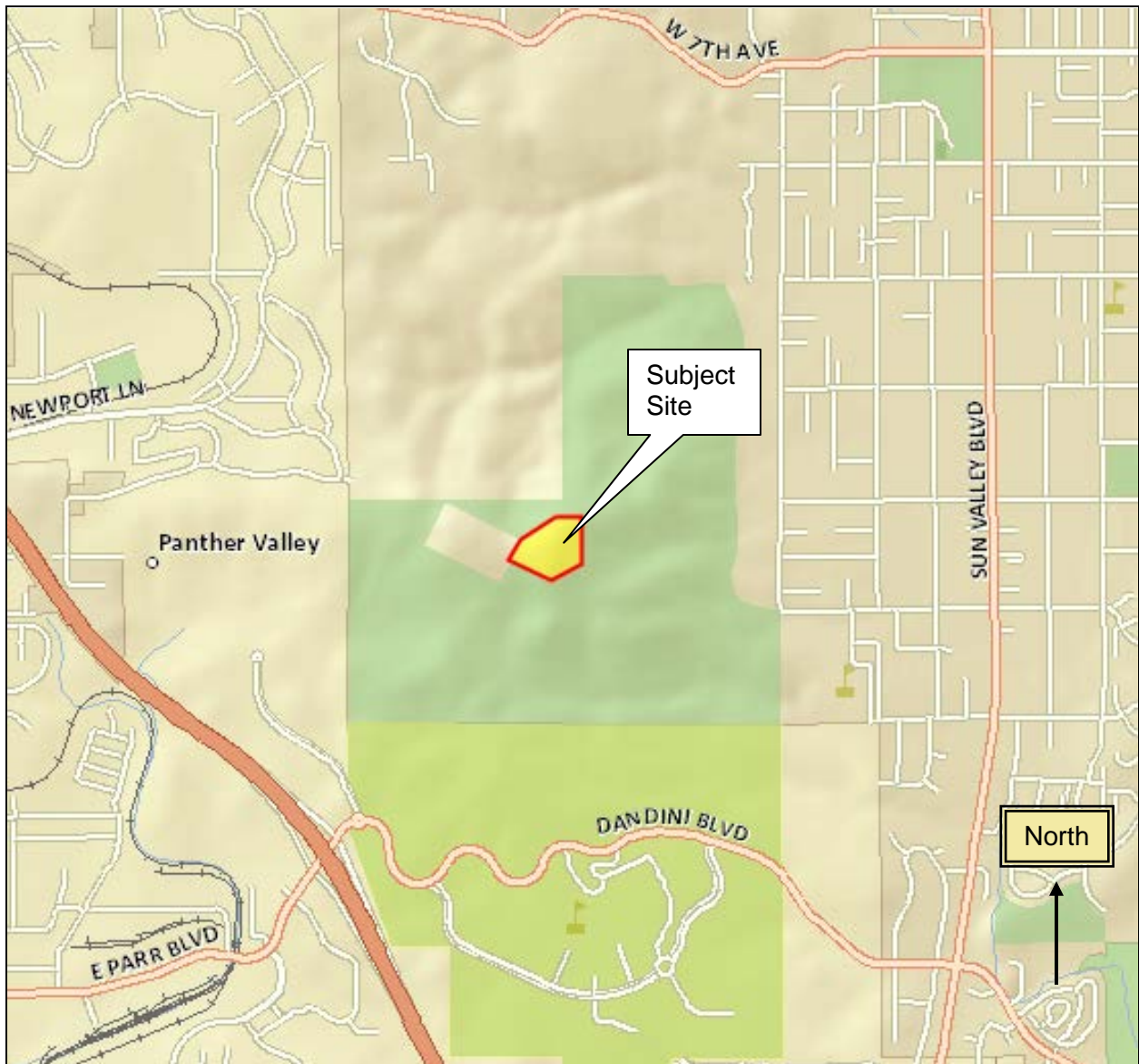
**Purpose of a Special Use Permit**

The purpose of a Special Use Permit is to allow a method of review to identify any potential harmful impacts on adjacent properties or surrounding areas for uses that may be appropriate within a regulatory zone; and to provide for a procedure whereby such uses might be permitted by further restricting or conditioning them so as to mitigate or eliminate possible adverse impacts. If the Board of Adjustment grants an approval of the Special Use Permit, that approval is subject to Conditions of Approval. Conditions of Approval are requirements that need to be completed during different stages of the proposed project. Those stages are typically:

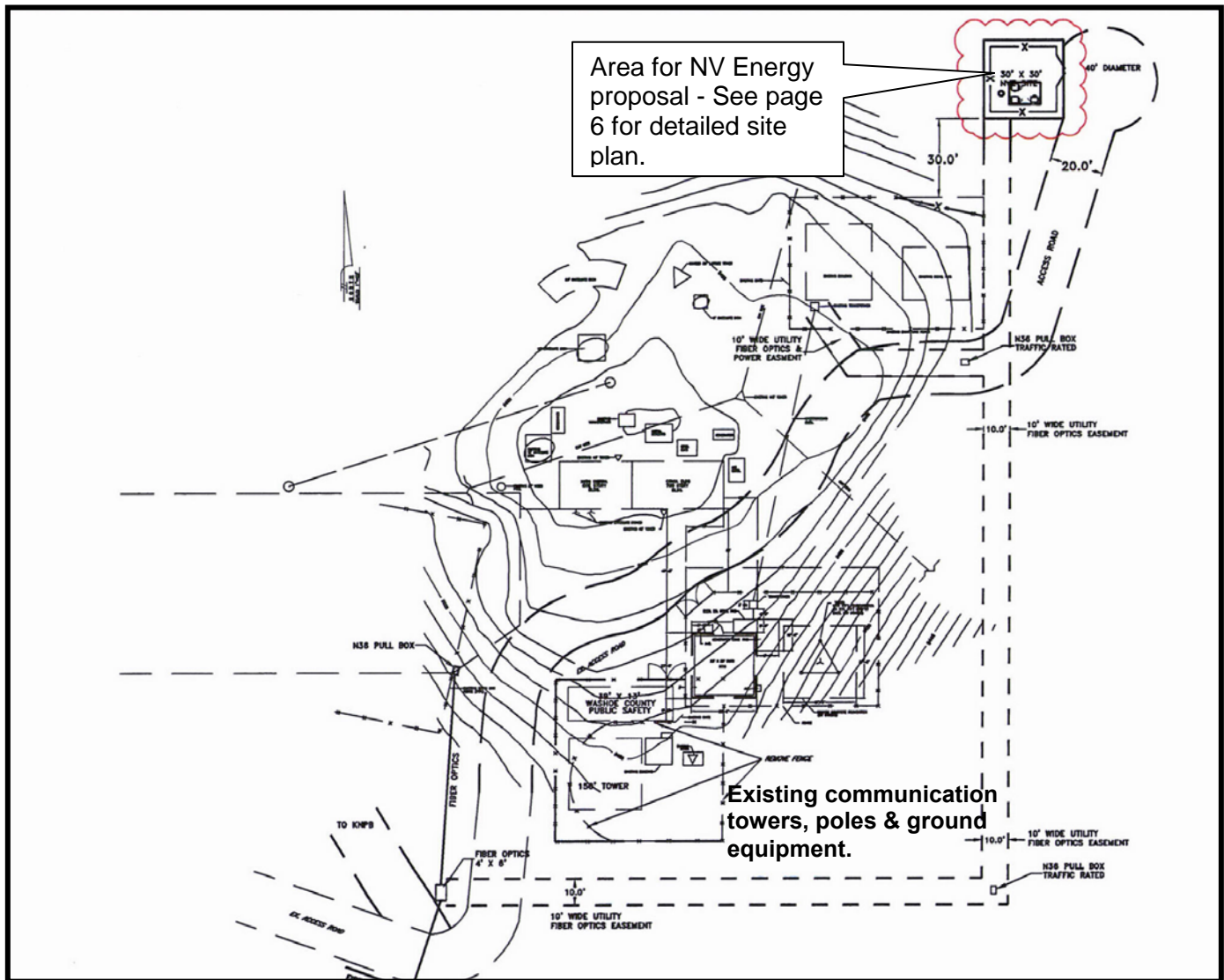
- Prior to permit issuance (i.e., a grading permit, a building permit, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure.
- Prior to the issuance of a business license or other permits/licenses.
- Some Conditions of Approval are referred to as “*Operational Conditions*”. These conditions must be continually complied with for the life of the business or project.

The Conditions of Approval for Special Use Permit Case No. SB12-003 are attached to this staff report and will be included with the Action Order if the Special Use Permit is granted approval.

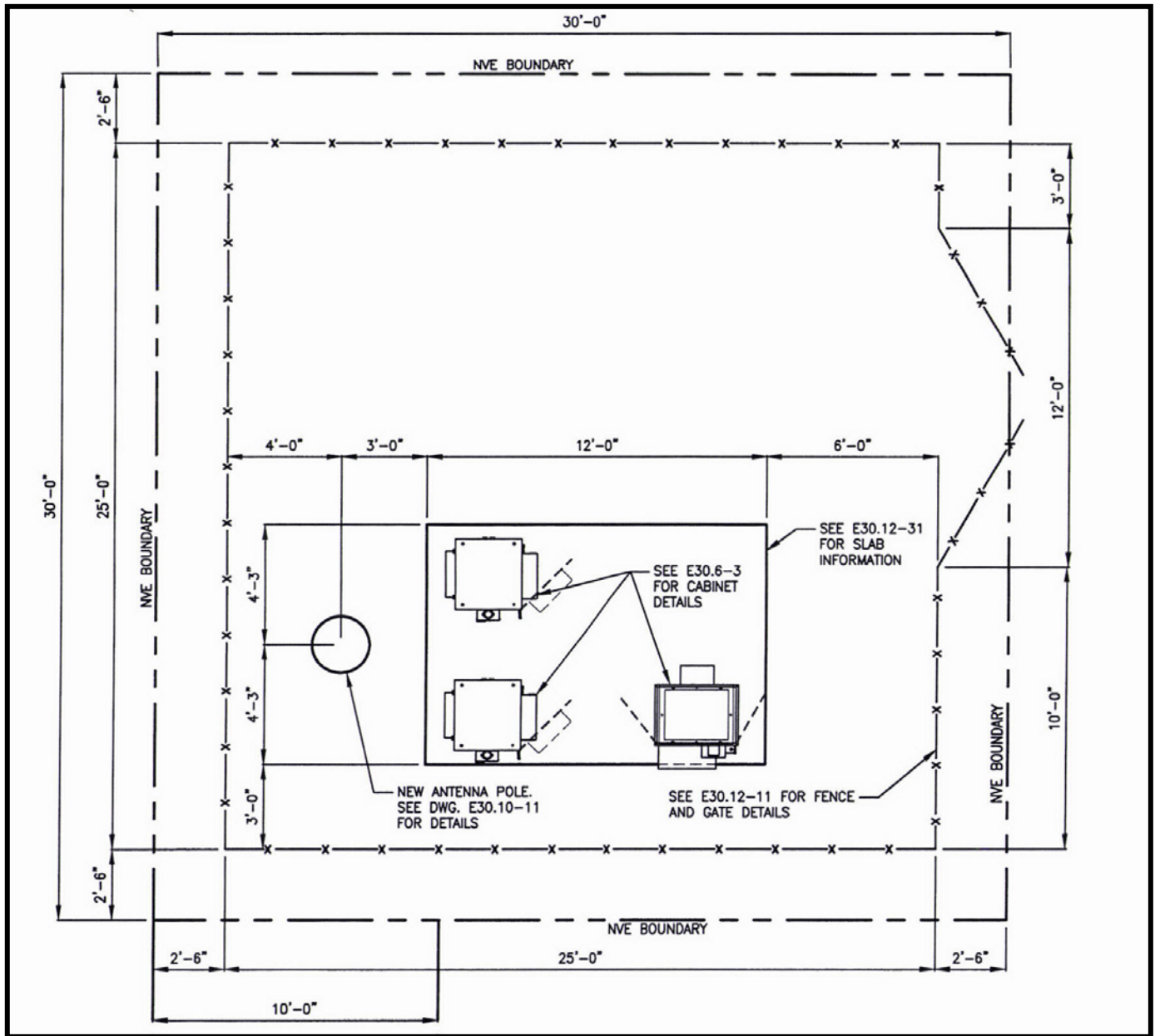




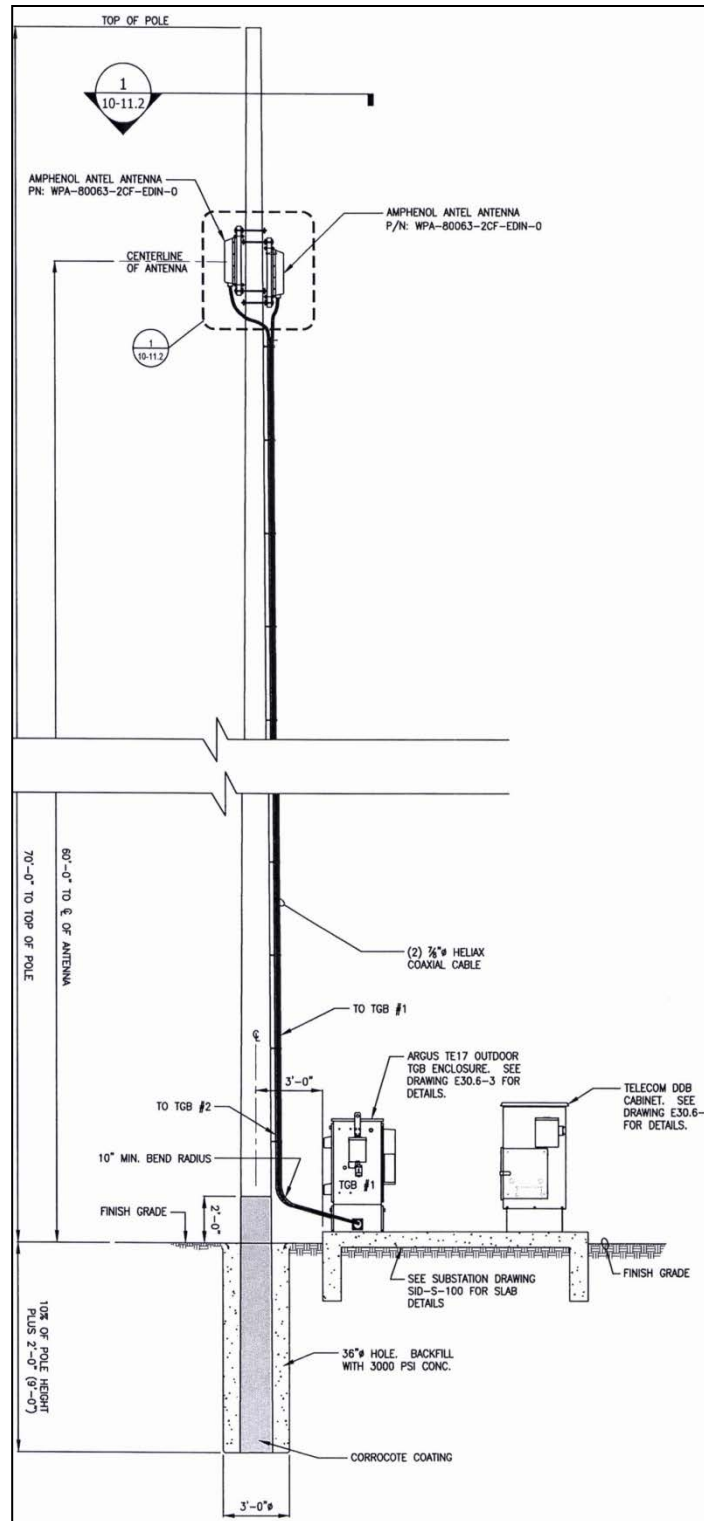
**Vicinity Map**  
2030 West 1<sup>st</sup> Avenue  
Sun Valley, NV  
(Red Peak)



**Red Peak Site**



**Proposal Site Plan**



**Monopole Antenna & Cabinets Elevation**

### **Project Evaluation**

The applicant is requesting the installation of a wireless communications facility consisting of a 70 foot tall monopole antenna and three ground cabinets. A monopole antenna is a communications receiving and/or transmitting device that is attached to a ground mounted free-standing pole erected for the purpose of supporting one or more antennas. This proposal is one of many being sought within Washoe County by NV Energy to complete a statewide Smart Grid system. When completed, the Smart Grid system will allow the remote reading of electric meters and enable NV Energy customers to better manage their own power consumption. In July of 2010, the Public Utility Commission of Nevada approved a statewide initiative in support of the Smart Grid system, referred to as NV Energize.

The subject  $\pm 10.27$  acre parcel is located on Red Peak in the Sun Valley area, and is zoned General Rural (GR). It is developed with several telecommunication towers, poles and associated ground equipment. Adjacent on the west side of the subject parcel is a  $\pm 13$  acre parcel zoned General Rural (GR), which is also developed with various telecommunication towers, poles and ground equipment. Adjacent on the north, south and east sides of the subject parcel is an undeveloped  $\pm 400$  acre parcel zoned Open Space (OS) which is owned by Washoe County.

The addition of one 70 foot tall monopole antenna and three ground cabinets among several existing telecommunication poles and towers ranging in height from 50 feet to 175 feet will have minimal visual impacts. The nearest residential development and paved public right of ways are a little over half a mile away (+2,640 feet). This distance satisfies a regulation in Article 324 Communication Facilities, which requires a 70 foot tall monopole to be a minimum of 600 feet from residentially zoned property or a paved public right of way. The proposed monopole will be made out of galvanized steel which quickly dulls to a non-reflective, non-corroding gray color, and will blend in well with the surrounding area. The area proposed for the project is not identified as a significant ridgeline, is not near a designated public trail, within a critical or sensitive stream zone, or within a designated floodway, which meets requirements outlined in Article 324.

The proposed monopole antenna and associated ground cabinets will be unstaffed, and will be inside a fenced area measuring 25 feet by 25 feet (625 square feet). Personnel may periodically visit the site for maintenance, equipment modification or repairs. Access will be from existing roads and there is ample on-site parking. The actual area that will be consumed by the monopole will be less than 9 square feet and the three cabinets combined will take up approximately 102 square feet (see page 6 for detailed site plan). There are no utility or road improvements being proposed, and there is no signage or lighting being proposed.

From a land use perspective, there is no other site that is more properly suited for placement of this monopole antenna because of existing poles and towers, many of which are taller than the 70 foot tall monopole being proposed. The installation of the monopole antenna and ground cabinets will be done in 2012, and should take approximately one week.

### **Justification of Findings**

Staff's analysis of the special use permit request identifies the following justifications for the eight required findings as outlined in Article 810 Special Use Permits and in Article 324 Communication Facilities.

Findings in Section 110.810.30 (Article 810 Special Use Permits)

1. Consistency. The proposal is consistent with the Washoe County Master Plan and the Sun Valley Area Plan;
2. Improvements. There are no utility or road improvements being proposed, and there is no signage or lighting being proposed. Any improvements required under the Conditions of Approval shall meet the satisfaction of the requesting reviewing agency.
3. Site Suitability. The subject parcel already has many communication towers, poles and accessory ground equipment. Residential developments and paved roads are more than a half mile away, which meets county regulations. This site is very suitable for this type of development.
4. Issuance Not Detrimental. Approving the placement of one 70 foot tall monopole and associated ground equipment where there are existing communication towers and poles greater than 70 feet in height will not create a detriment.
5. Effect on a Military Installation. The proposal is not near a military installation and therefore, will have no effect on a military installation.

Findings in Section 110.324.75 (Article 324 Communication Facilities)

6. Article 324 Standards. This proposal meets the standards of Article 324 Communication Facilities in that the site is most appropriate for a monopole and associated ground equipment and this will not create a detriment to the surrounding area because the monopole height of 70 feet is nominal in relation to the remote location and existing taller towers and poles on the same subject parcel.
7. Public Input. Public input was requested and considered during the application review period and public hearing process. On March 10, 2012, the proposal was discussed at a public meeting of the Sun Valley Citizen Advisory Board (see below, Sun Valley Citizen Advisory Board and Exhibit B).
8. Impacts. This proposal will not unduly impact adjacent neighborhoods or vistas and ridgelines within Washoe County.

**Sun Valley Citizen Advisory Board (SVCAB)**

The proposed project was presented at the regularly scheduled Sun Valley Citizen Advisory Board meeting on March 10, 2012. The following bullets highlight the issues discussed at the CAB meeting. The SVCAB board members recommended approval of the proposal. The memorandum (Exhibit B) from the CAB meeting is attached.

- Smart Meters are the reason for the proposed monopole antenna.
- An elementary school is nearby and truck drivers will need to use use caution during construction.
- The Sun Valley General Improvement District (SVGID) uses a type of smart meter for their water meters used in the Sun Valley area.

### **Reviewing Agencies**

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

- Washoe County Community Development Department
- Washoe County Department of Public Works
  - Engineering Division
- Washoe County Department of Water Resources
- Washoe County Department of Building & Safety
- Washoe County Health District
  - Environmental Health Services
- Truckee Meadows Fire Department
- Reno-Tahoe Airport Authority

Of the reviewing agencies listed above, three responded and two recommended conditions of approval in response to their evaluation of the special use permit application. A **summary** of each agency's comments, recommended conditions of approval, and contact information is provided below. The Conditions of Approval document is attached to this staff report and will be included with the Action Order if the proposal is granted approval.

- **Washoe County Community Development** requires a maximum time period of two years to complete the project and is imposing operational conditions that will be in effect for the life of the project.  
Contact: Grace Sannazzaro, 775.328.3771, [gsannazzaro@washoecounty.us](mailto:gsannazzaro@washoecounty.us)
- **Washoe County Public Works, Engineering Division** requires a complete set of construction drawings. Grading must comply with Best Management Practices and silts must be managed on site. Verification of permanent easements must be provided prior to issuance of a building permit.  
Contact: Leo Vesely, P.E., 775.325.8032, [lvesely@washoecounty.us](mailto:lvesely@washoecounty.us)
- **Washoe County Department of Water Resources** stated that they have no comments regarding this proposal.  
Contact: Alan Reich, P.E., 775.954.4608, [areich@washoecounty.us](mailto:areich@washoecounty.us)

### **Recommendation**

The reviewing agencies that responded to the application provided conditions of approval or stated they had no comments. Therefore, after a thorough analysis and review, Special Use Permit Case No. SB12-003 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 Special Use Permit Case No. SB12-003 for NV Energy, having made all eight findings in accordance with Section 110.810.30 Special Use Permits, and in accordance with Section 110.324.75 Communication Facilities, of the Washoe County Development Code.*

**Findings****Section 110.810.30 (Article 810 Special Use Permits)**

1. **Consistency.** That the wireless communications facility is consistent with the action programs, policies, standards and maps of the Master Plan and the Sun Valley 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 a wireless communications facility and for the intensity of such development;
4. **Issuance Not Detrimental.** That approval of a special use permit for a wireless communications facility consisting of a monopole antenna and associated ground equipment 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.** Granting approval of the special use permit for a wireless communications facility will not have a detrimental effect on the location, purpose, or mission of the military installation; and

**Section 110.324.75 (Article 324 Communication Facilities)**

6. **Article 324 Standards.** That the proposed wireless communications facility consisting of a monopole antenna and associated ground equipment meets the standards of Article 324 Communication Facilities;
7. **Public Input.** That public input was considered during the public hearing review process; and
8. **Impacts.** That the proposed wireless communications facility consisting of a monopole antenna and associated ground equipment will not unduly impact any adjacent neighborhoods or vistas and ridgelines within Washoe County.



Appeal Process

Board of Adjustment action will be effective 10 days after the public hearing date, unless the action is appealed to the County Commission, in which case the outcome of the appeal shall be determined by the Washoe County Commission.

xc: Applicant: NV Energy, Attn: Mark Sullivan, 6100 Neil Rd., Reno, NV 89511

Property Owner: Desert View Comm Prop LLC, Attn: Dave Metts, 1032 Duck Hill Rd., Carson City, NV 89704

Consultant: CFA, Inc., Attn: Angela Fuss, 1150 Corporate Blvd., Reno, NV 89502

Action Order xc:



## Conditions of Approval

Special Use Permit Case No. SB12-003

The project approved under Special Use Permit Case No. SB12-003 shall be carried out in accordance with the Conditions of Approval granted by the Board of Adjustment on April 5, 2012. 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 County Engineer and the Department of Community 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 Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies.**

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District. Any conditions set by the District Health Department must be appealed to the District Board of Health.**
- **The RENO-TAHOE AIRPORT AUTHORITY is directed and governed by its own Board. Therefore, any conditions set by the Reno-Tahoe Airport Authority must be appealed to their Board of Trustees.**
- **The REGIONAL TRANSPORTATION COMMISSION (RTC) is directed and governed by its own board. Therefore, any conditions set by the Regional Transportation Commission must be appealed to that Board.**

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 Department of Community Development**

1. The following conditions are requirements of the Department of Community Development, which shall be responsible for determining compliance with these conditions.

**Contact Name – Grace Sannazzaro, 775.328-3771, gsannazzaro@washoecounty.us**

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit. The Department of Community Development shall determine compliance with this condition.
- b. The applicant shall submit complete construction plans and building permits shall be issued within two years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits. Compliance with this condition shall be determined by the Department of Community Development.
- c. 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.
- d. 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.

- e. The following **Operational Conditions** shall be required for the life of the project:
1. This special use permit shall remain in effect until or unless it is revoked or is inactive for one year.
  2. Failure to comply with the Conditions of Approval shall render this approval null and void. Compliance with this condition shall be determined by the Department of Community Development.
  3. The applicant and any successors shall direct any potential purchaser/operator of the site and/or the special use permit to meet with the Department of Community 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 Department of Community Development of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.
  4. This special use permit shall remain in effect as long as the subject wireless communications facility is in operation.

**Washoe County Department of Public Works, Engineering Division**

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

**Contact Name – Leo Vesely, P.E., 775.325.8032, [ivesely@washoecounty.us](mailto:ivesely@washoecounty.us)**

- a. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with Best Management Practices (BMPs) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on site.
- b. The applicant shall provide permanent easements for the lease area, access and utilities. A copy of the easements shall be submitted to the Engineering Division prior to issuance of a building permit.
- c. All existing and proposed easements shall be shown on the site and/or grading plan. The County Engineer shall determine compliance with this condition.

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

# SUN VALLEY CITIZEN ADVISORY BOARD

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## MEMORANDUM

TO: Grace Sannazaro, Planner, Washoe County Community Development  
 FROM: Pamela Fox, Recording Secretary  
 DATE: March 14, 2012  
 RE: Special Use Permit Case No. SB12-003 for NV Energy

The following is an excerpt from the draft minutes of the Sun Valley Citizen Advisory Board held March 10, 2012 regarding agenda item 7C: Special Use Permit Case No. SB12-003 for NV Energy.

7. **NEW BUSINESS** – (The Staff contact listed on items for Community Development may not be in attendance but can be contacted with code and policy questions.)

**C. Special Use Permit Case No. SB12-003 for NV Energy** – To construct a 70-foot tall monopole wireless communication facility with associated equipment to support NV Energy's Smart Grid Program known as "NV Energize". The parcel is located at 2030 W. 1<sup>st</sup> Avenue, Sun Valley (Red Peak) (APN 502-250-07) and is +/-10.27 acres in size, is zoned General Rural (GR), and is located within the Sun Valley Area Plan. This request is authorized in Article 324, Communication Facilities & Article 810, Special Use Permits in the Washoe County Development Code, is in Commission District 5, within Section 24, T20, R19, MDM Washoe County, NV. Staff representative: Grace Sannazaro, Planner, 775.328.3771, [gsannazaro@washoecounty.us](mailto:gsannazaro@washoecounty.us). This application is tentatively scheduled to be heard by the Washoe County Board of Adjustment on April 5, 2012.

Mark Sullivan, NV Energy, was in attendance to present the special use permit. He stated a single monopole will be installed along with new meters to support NV Energy's Smart Grid Program. He stated the monopole will be galvanized. It was noted energy use can be monitored on-line.

### Concerns/Comments

- Garth Elliott asked what will be supported. Mr. Sullivan stated the smart meter would be supported. He stated smart meters save the cost of hook-up.
- Susan Severt commented that access to the site is by an elementary school. She requested trucks be advised to be careful in the area.
- Robert Fink asked if this will have an impact on water meters in the area. He stated the SVGID uses a type of smart meter. He asked if there is a health risk of radio frequency. It was explained some meters are "asleep", but "wake" when the truck goes by for the reading, but they were unsure what NV Energy uses.

Patricia Lancaster moved to approve the NV Energy project. Jim Brunson seconded the motion.

cc: Bonnie Weber, Commissioner  
 Kitty Jung, Commissioner  
 Warren Brighton, Chair.  
 Bob Webb, Planning Manager  
 Sarah Tone, County Liaison  
 Andrea Tavener, CAB Program Assistant



# WASHOE COUNTY

EXHIBIT C

## Department of Public Works

*"Dedicated to Excellence in Public Service"*

1001 East 9<sup>th</sup> Street PO Box 11130 Reno, Nevada 89520 Telephone: (775) 328-2040 Fax: (775) 328-3699

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### INTEROFFICE MEMORANDUM

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DATE: March 7, 2011  
TO: Grace Sannazzaro, Department of Community Development  
FROM: Leo R. Vesely, P.E., Engineering Division  
SUBJECT: **SB12-003**  
**APN 502-250-07**  
**NV ENERGY RED PEAK MONOPOLE**

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I have reviewed the referenced special use permit and recommend the following conditions:

1. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site.
2. The applicant shall provide permanent easements for the lease area, access and utilities. A copy of the easements shall be submitted to the Engineering Division prior to issuance of a building permit.
3. All existing and proposed easements shall be shown on the site and/or grading plan. The County Engineer shall determine compliance with this condition.

LRV/lrv

# EXHIBIT D

**From:** Reich, Alan  
**Sent:** Friday, March 02, 2012 8:45 AM  
**To:** Sannazzaro, Grace  
**Cc:** Cella, John  
**Subject:** SB12-003 comments

Grace,  
I have reviewed the application for SB12-003 (NV Energy), and DWR has no comments.

**Alan Reich, P.E.**

Washoe County Department of Water Resources

Direct: 775-954-4608

FAX: 775-954-4610

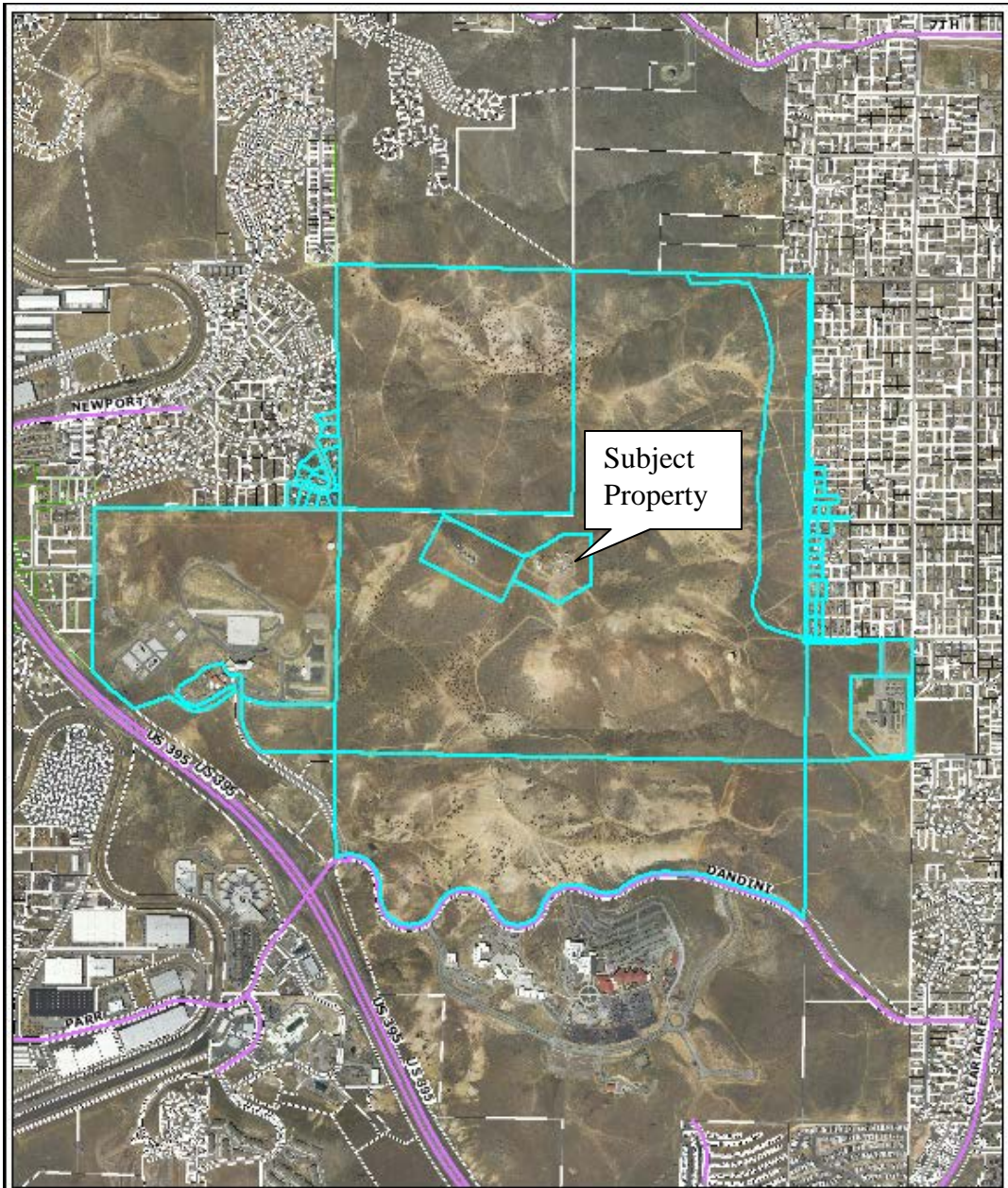
E-mail: [areich@washoecounty.us](mailto:areich@washoecounty.us)

# Exhibit E

## Public Notice

Pursuant to Washoe County Development Code Section 110.810.25, public notification shall consist of notice by mail of at least 30 separate property owners within a minimum 500 foot radius of the subject property. This proposal was noticed by mail to 35 separate property owners within a 2,500 foot radius of the subject property.

## PUBLIC NOTICING MAP





Staff Assigned Case No.: SB12-003

## Washoe County Development Application

Project Information			
Project Name (commercial/industrial projects only): Red Peak Monopole Antenna			
Project Description: Special Use Permit for the addition of a monopole antenna to be located at the Red Peak location. The antenna is part of NV Energy's "NV Energize" program, which will utilize green meter reading technologies.			
Project Address: 2030 W. 1st Ave.			
Project Area (acres or square feet): 25' x 25' for the total fenced area			
Location Information			
Project Location (with point of reference to major cross streets AND area locator): The property is located approximately 3,400 feet north of Dandini Blvd. and 1 mile east of U.S. Hwy 395.			
Assessor's Parcel No(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
502-250-07	10.27 acres		
Section(s)/Township/Range: Section 24, T20N, R19E			
Indicate any previous Washoe County approvals associated with this application: Case Nos.			
Applicant Information			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Desert View Comm Prop LLC		Name: CFA, Inc.	
Address: 1032 Duck Hill Road		Address: 1150 Corporate Blvd.	
Carson City, NV	Zip: 89704	Reno, NV	Zip: 89502
Phone: 775-841-1200	Fax: 775-337-9283	Phone: 775-856-1150	Fax: 775-856-1160
Email: dave@highsierracomm.com		Email: afuss@cfareno.com	
Cell: 775-315-6319	Other:	Cell: 775-771-6408	Other:
Contact Person: Dave Metts		Contact Person: Angela Fuss	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: NV Energy		Name:	
Address: 6100 NEil Road		Address:	
Reno, NV	Zip: 89511		Zip:
Phone: 775-834-3469	Fax: 775-834-4189	Phone:	Fax:
Email: marksullivan@nvenergy.com		Email:	
Cell: 775-636-0014	Other:	Cell:	Other:
Contact Person: Mark Sullivan		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:			
CAB(s):		Land Use Designation(s):	

## 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?

A special use permit for the construction of a +/-70 foot monopole antenna and associated equipment for the purpose of NV Energy's "NV Energize" program. Washoe County Development Code Section 110.324.75 requires approval of a special use permit for monopole antennas.

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

The 10 acre parcel currently houses telecommunications towers and associated equipment. Surrounding towers vary in height ranging from 50 feet to 175 feet tall.

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?

No other utility or road improvements are anticipated for the proposed antenna. The site is already developed with access and security fencing.

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

The monopole antenna is proposed to be constructed in one phase. Construction will begin shortly after permits are acquired and will be completed in 2012. Construction should be complete in approximately one week.

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?

The monopole antenna will be placed on a parcel zoned General Rural. The parcel is located in a remote area surrounded by Open Space zoning. The parcel to the immediate west is also zoned General Rural and houses other telecommunication towers and poles. This area is already developed with telecommunication towers and antennas and is well suited for additional equipment of similar use. The surrounding antennas are more than twice the height of the proposed monopole.

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

The monopole antenna at this site, and other site's throughout Nevada, will enable the use of smart meters through the NV Energize program. The purpose of the program is to utilize a smart meter technology, which will permit NV Energy customers to directly manage their energy use, while also allowing for better management of energy resources throughout the state. The program will allow for remote reading of meters, and will reduce the vehicle miles travelled that are typically needed to read the gas/electric meters.

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

The proposed monopole antenna will be a slim-line design, with minimal visual impacts. The antenna will be surrounded by an existing six foot fence and will be surrounded by other similar antennas, towers and equipment. The property is also surrounded by Open Space zoning, and will not negatively impact adjacent properties.

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

The monopole antenna will be an unmanned facility. Traffic to the site will be minimal.

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

No improved parking spaces will be provided. The location is already a secured facility with sufficient areas to park vehicles needed for operational maintenance.

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

The monopole antenna will be located within the boundaries of the existing fenced area. No additional landscaping is proposed with this application.

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.)

No signs or lighting are proposed for this facility.

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.)

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

13. Community Sewer

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

Community Water

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

## Project Request

Requested with this application is a special use permit for the installation of a 70 foot tall monopole antenna and associated equipment for the purpose of bringing the Smart Grid program to Nevada. The proposed pole will be located on the same parcel as many existing telecommunication towers and poles, known as Red Peak. The proposed monopole at the Red Peak location is a very small part of a companywide initiative that has been approved through the Public Utility Commission of Nevada (PUCN) and will be implemented throughout Nevada.

The proposed device will have no negative impacts on the surrounding area. There will be no increase in traffic, noise, dust, odor, vibration, fumes, glare, or physical activity. The project will have no impacts on sewer/water capacity or roadway improvements. The parcel is already surrounded by a six foot fence with three strands of barbed wire on top. The parcel is surrounded by open space with the nearest residential area located approximately 2,600 feet east from the proposed pole. The parcel is zoned General Rural (GR) and has a master plan designation of Rural (R). The parcel is surrounded by Open Space (OS) zoning to the north, south and east, and GR zoning to the west.

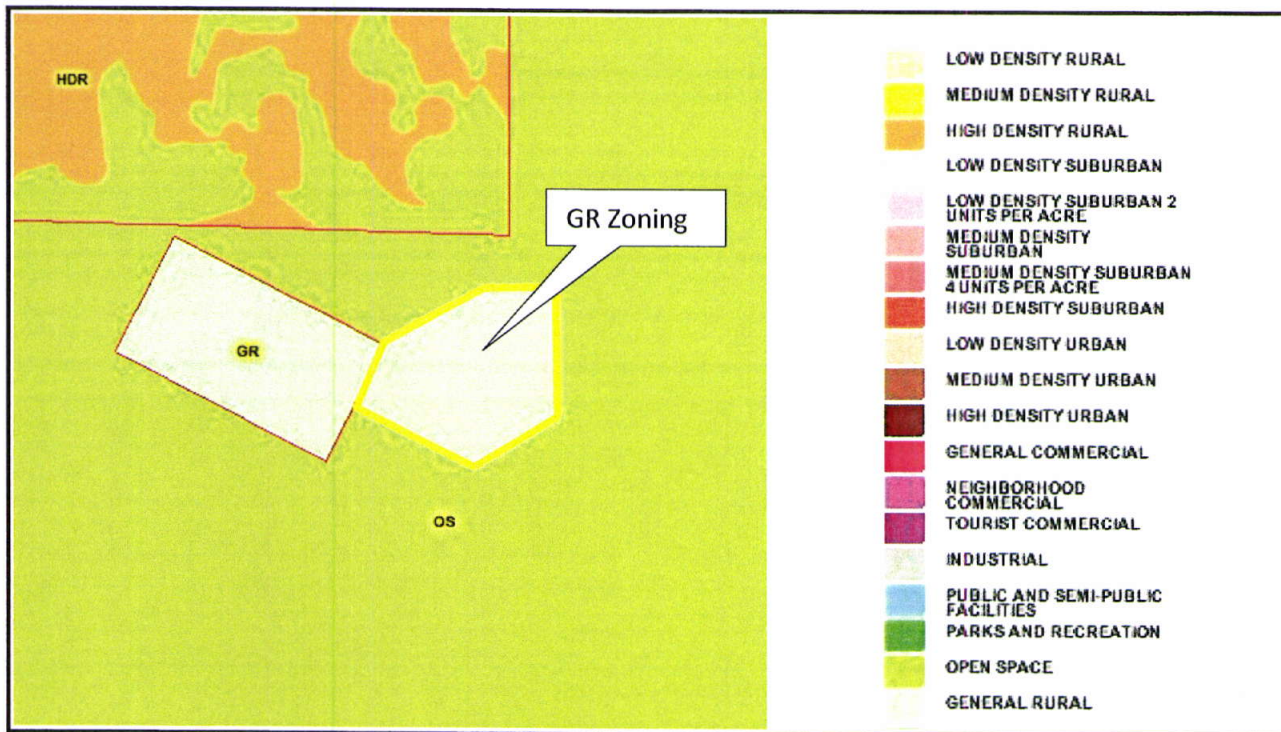


Figure 1 - Zoning Map

## Project Location

The Red Peak monopole is proposed for location on top of Red Peak Mountain located approximately 3,400 feet north of Dandini Blvd. and over one mile east of U.S. Hwy 395. The subject site is part of the Rural Character Management Area within the Sun Valley Area Plan.

The ±10.27 acre parcel (APN: 502-250-07) is the current location of many telecommunication towers and antennas. The proposed ±70 foot tall monopole will be a new structure. The pole will be a slim-line design monopole constructed from galvanized steel that quickly dulls to a non-reflective, non-corroding grey color, similar to the color of an ordinary light pole. The height of the pole will be minimal compared to the other antenna and tower structures currently on-site. The existing surrounding towers vary in height measuring between 50 feet and 175 feet tall.

The proposed monopole antenna and associated cabinets will be surrounded by a fenced area measuring 25' x 25'. The actual monopole and associated equipment will take up a much smaller area measuring less than to 3' x 3' for the pole and 3' x 3' for each of the three cabinets that house equipment (refer to attached site plan).

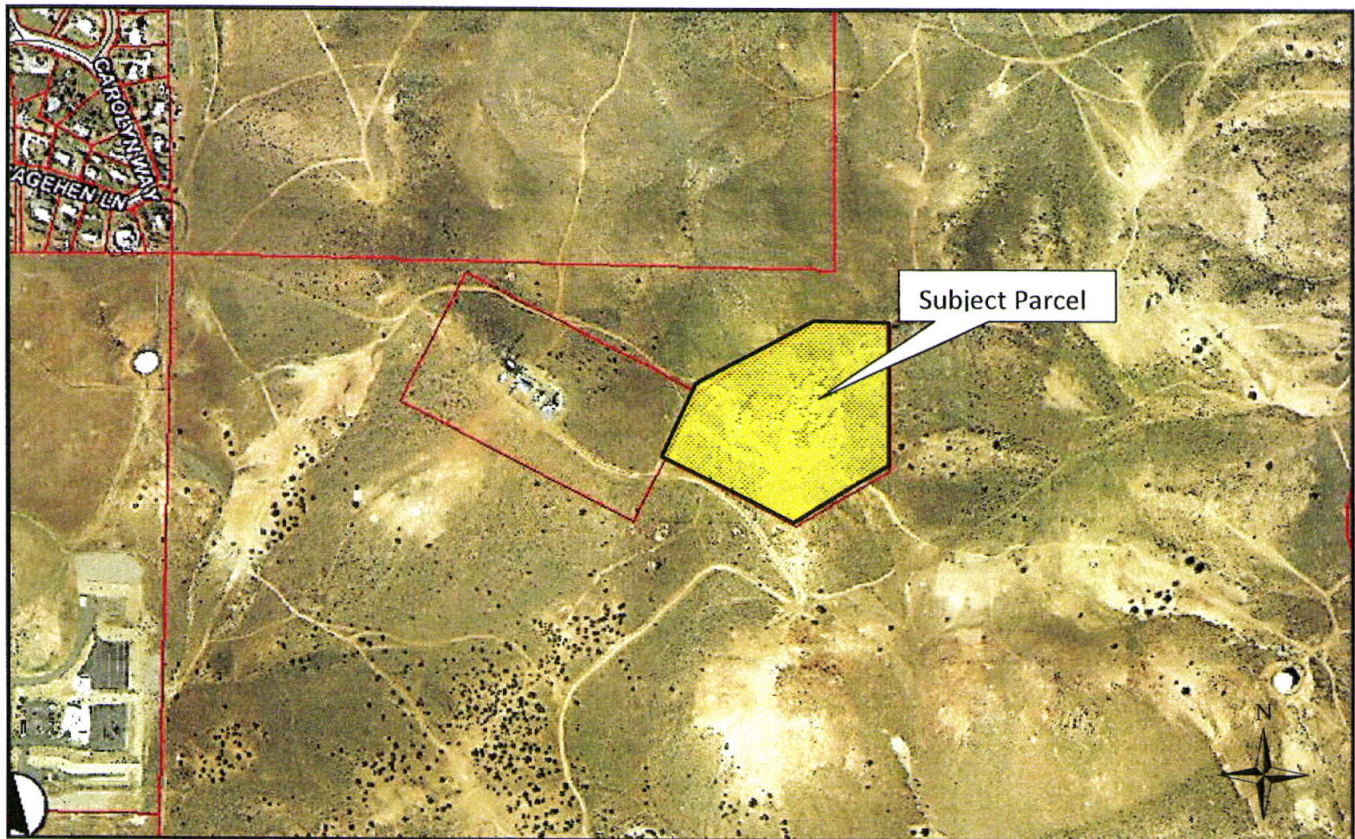


Figure 2 - Location Map

## Project Description

In July of 2010, the PUCN approved a statewide initiative known as Advanced Service Delivery (ASD), or more commonly referred to as NV Energize. The purpose of the federally supported program is to utilize smart meter technology to enable NV Energy customers to directly manage their energy usage. The smart meter device allows the customer to view power consumption in 15 minute increments and compare the usage data at different times of day. The program aims to give customers better information and control, to help reduce power consumption and to better manage energy resources across the state.

The system relies on signal reception from the individual smart meters to a centralized metering pole that is designed as a slim-line monopole. The program has been developed and implemented across NV Energy's Southern Nevada customers, and the intent is to reach every NV Energy customer by the year 2013. In developing this project, NV Energy contracted with business communications experts Sensus Inc. to determine the optimum locations for these metering devices using the following criteria:

- Conformance with local development codes.
- Maximize customer coverage using the fewest number of data collection and transmitting points.
- Utilize existing NV Energy property.
- Minimize visual impact to the areas being served by selecting existing industrial or radio antenna site's where poles will blend in with environment.
- Utilize slim-line or "stealth" pole design.
- Select locations that have existing power service to prevent constructing additional power lines.
- Select locations that allow the metering devices to be the shortest possible height, while performing reliably.

Several metering device locations have been selected within the Washoe County area, with the goal of providing 100% customer coverage with the individual smart meters. The proposed location is just one of many locations being sought to bring the Smart Grid system to Nevada.



## Special Use Permit Findings

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

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

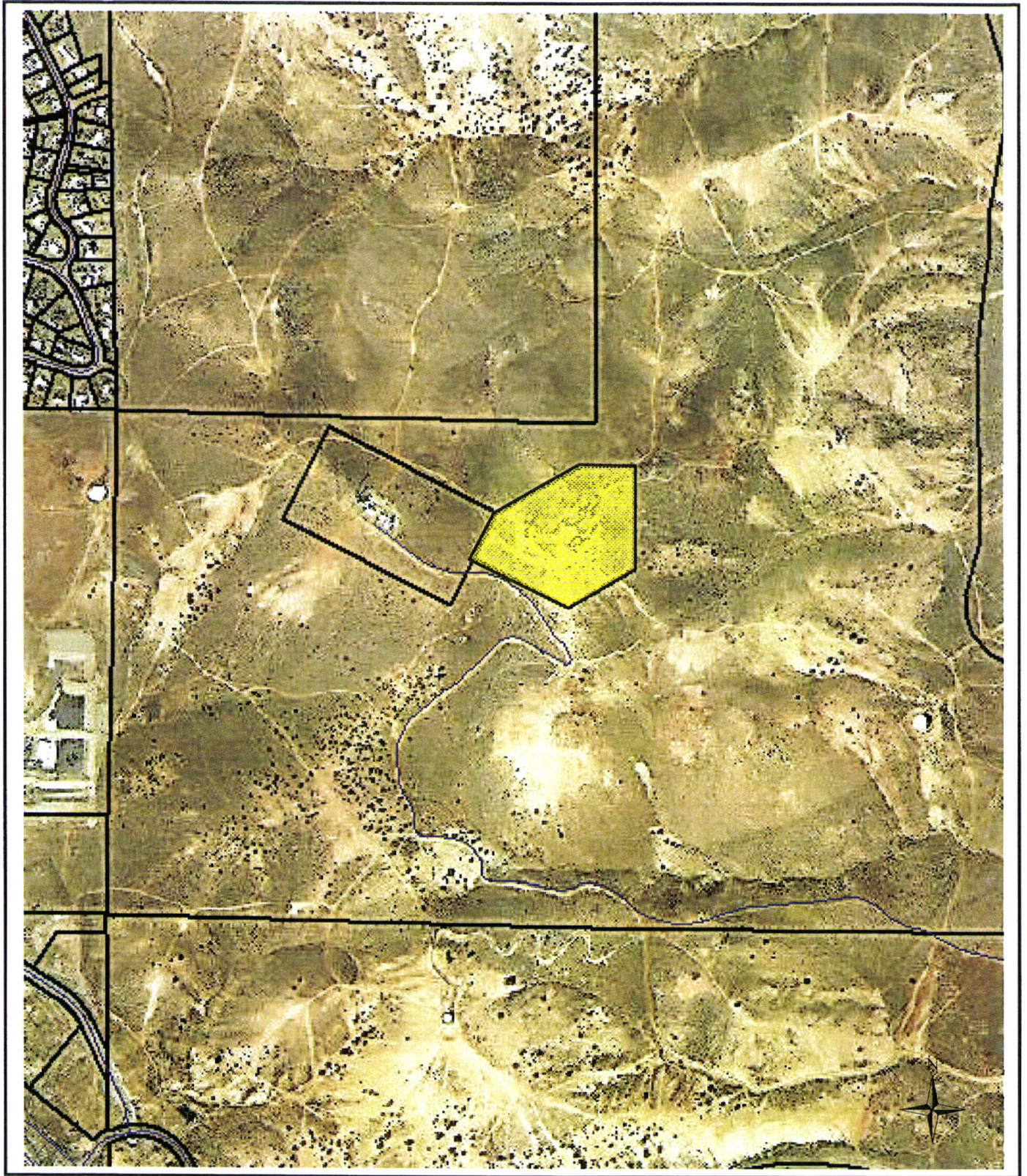
The proposed monopole antenna meets all the standards of Sections 110.324.40 through 110.324.60.

- (b) Public input was considered during the public hearing review process.**

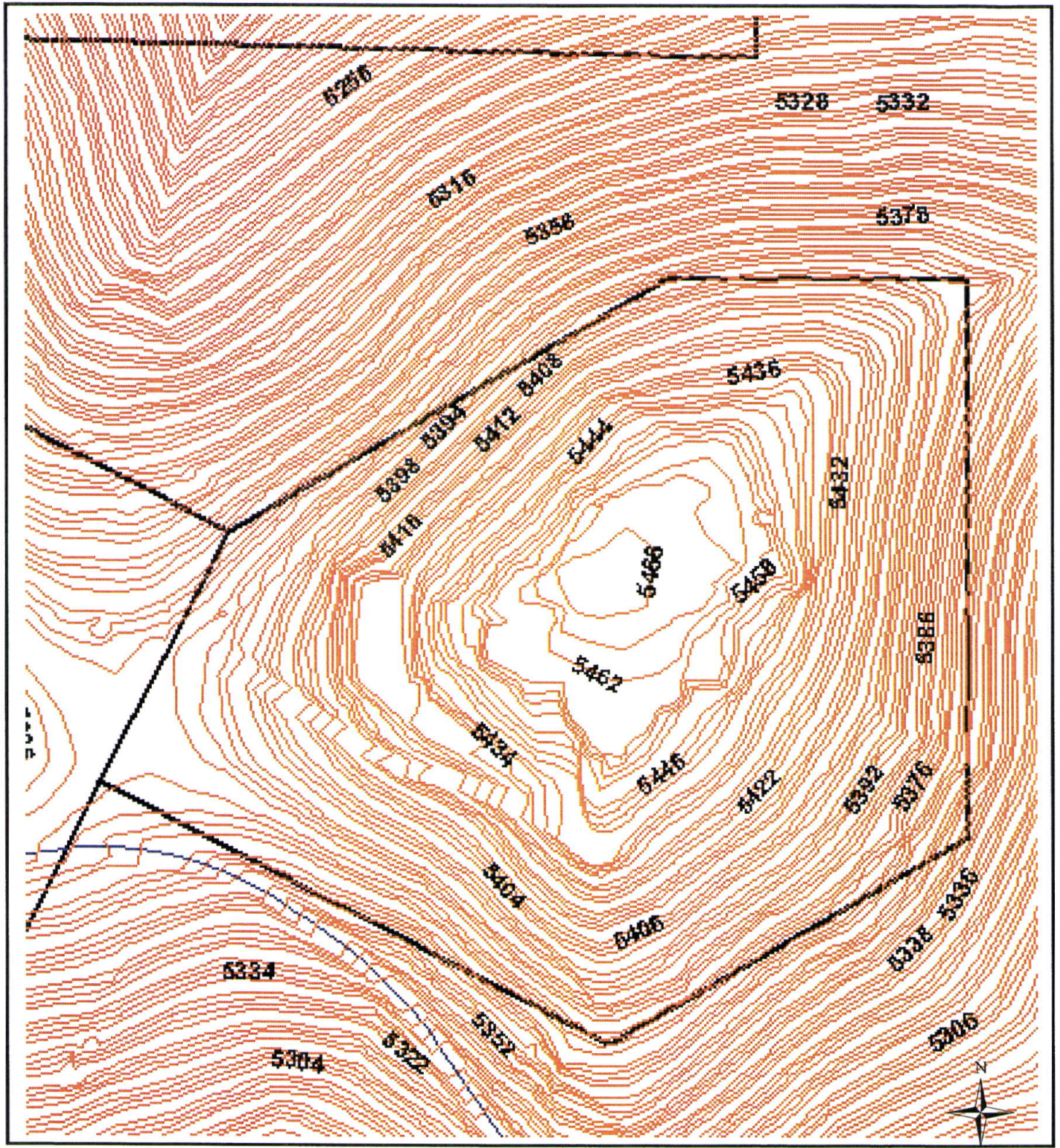
The proposed project will be brought before the Sun Valley Citizen Advisory Board (CAB) prior to the Board of Adjustments hearing. Both meetings are public hearings, providing an opportunity for public input during the review process.

- (c) The monopole or lattice tower will not unduly impact the adjacent neighborhoods or the vistas and ridgelines of the County.**

The proposed monopole antenna will be  $\pm 70$  feet tall. The pole will be a slim-line design monopole and will be minimally noticeable. The pole will be constructed from galvanized steel that quickly dulls to a non-reflective, non-corroding grey color, similar to the color of an ordinary light pole. The pole will be new construction, but will blend in with the surrounding antenna and telecommunication structures currently on-site. The pole will be located over one mile from U.S. Hwy 395 and over 3,400 feet from the nearest residential development.



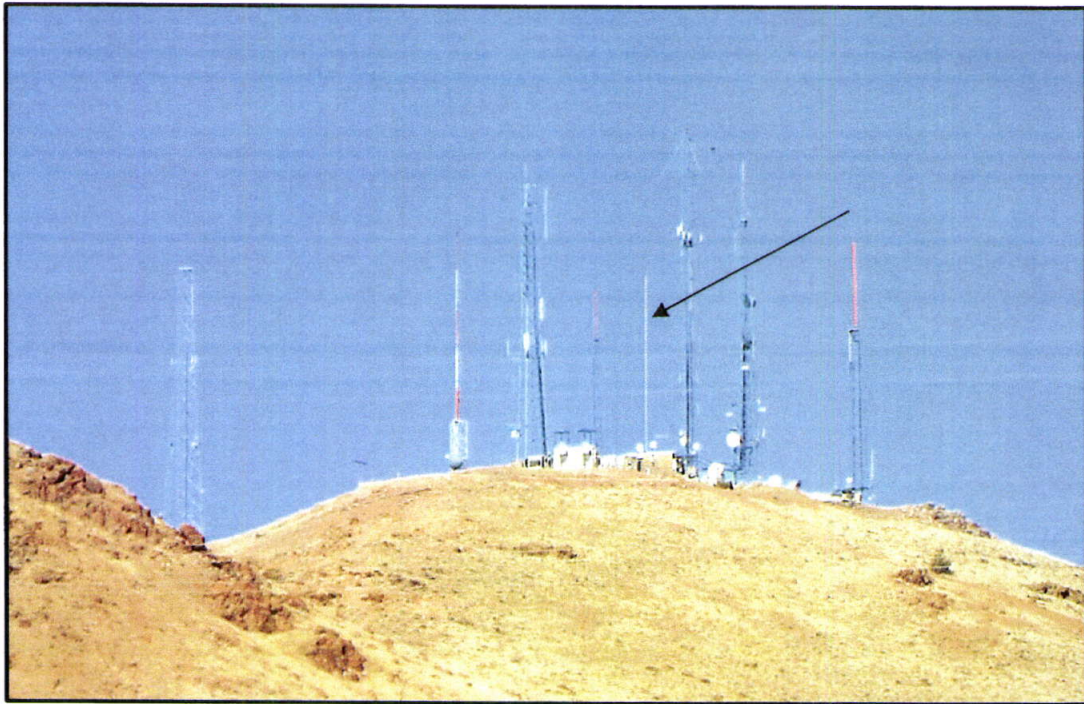
Vicinity Map



Topographic Map

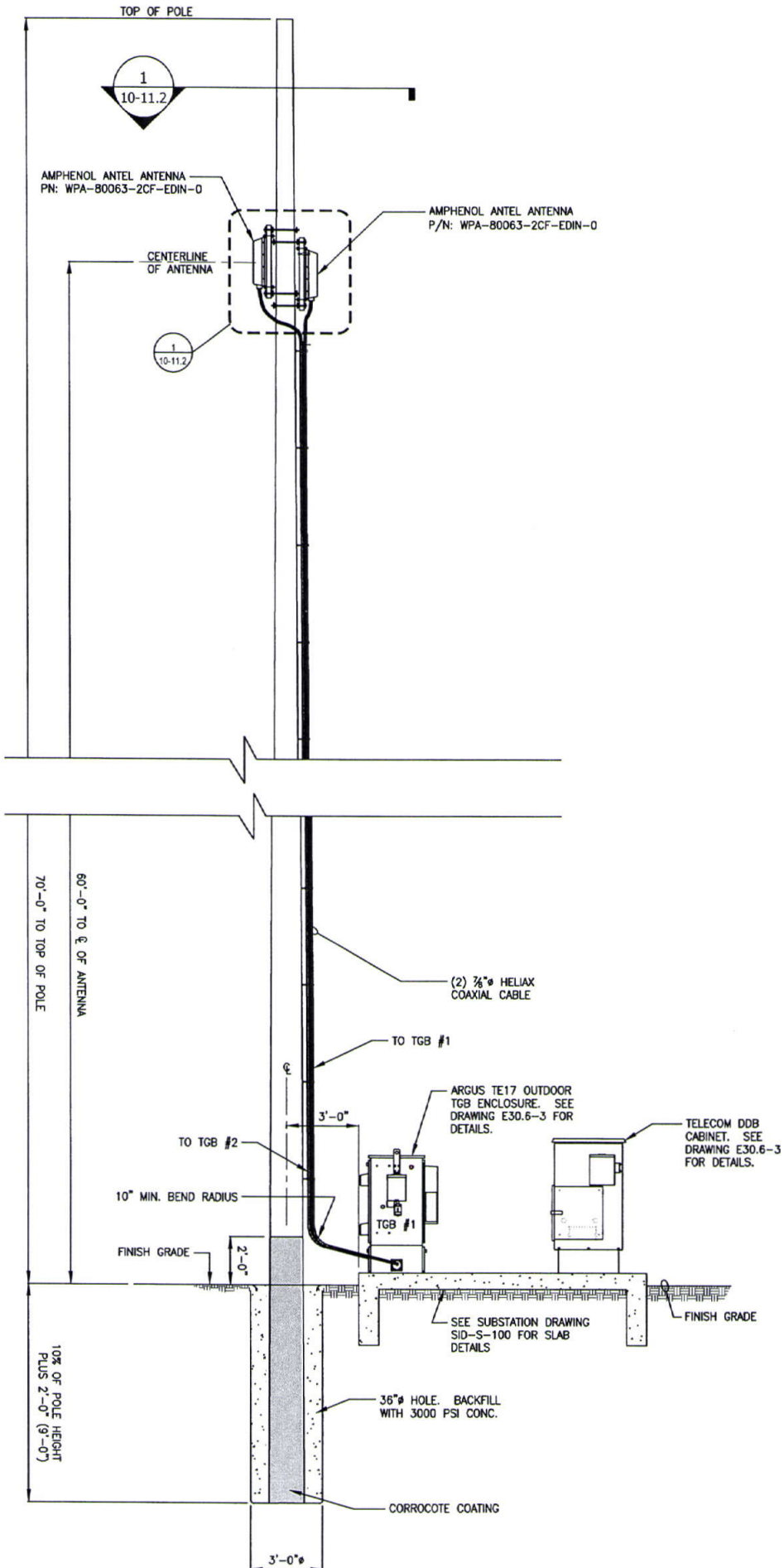


*Photo taken from Spectrum Blvd. facing east.*



*Photo with proposed monopole antenna taken from Spectrum Blvd. facing east.*

## Photosimulation



NO.	DATE	BY	CHK	APP	DESCRIPTION	REVISED	DATE	BY	CHK	APP	DESCRIPTION
1					CONSTRUCTION						
2					INSTALLATION						
3					OPERATION						

NO.	DATE	BY	CHK	APP	DESCRIPTION
1					CONSTRUCTION
2					INSTALLATION
3					OPERATION

NO.	DATE	BY	CHK	APP	DESCRIPTION
1					CONSTRUCTION
2					INSTALLATION
3					OPERATION

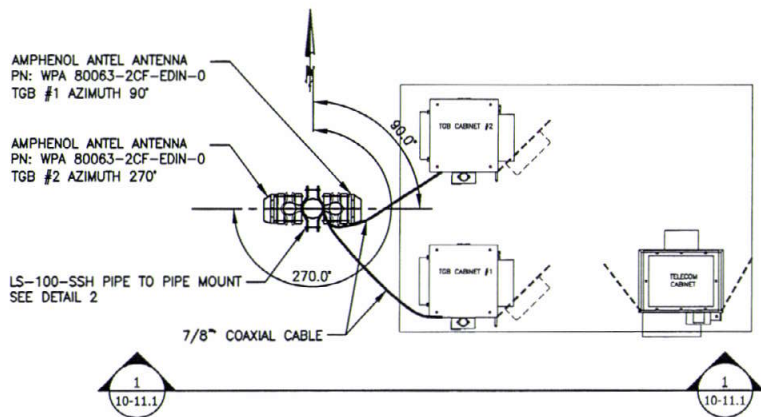
  

NO.	DATE	BY	CHK	APP	DESCRIPTION
1					CONSTRUCTION
2					INSTALLATION
3					OPERATION

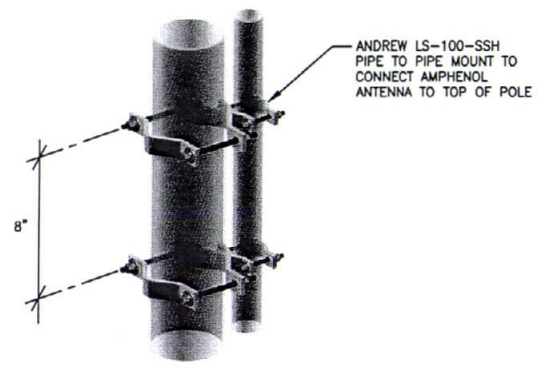
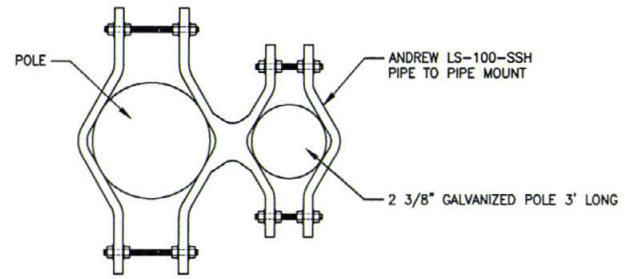
**NVEnergy**

RED PEAK TGB SITE  
RADIO SUBSYSTEMS  
ANTENNA POLE ELEVATION

PROJECT NAME: RED PEAK TGB SITE  
PROJECT NO: 331.BK.E30.10-11  
SHEET: 1 OF 3  
PROJECT SHEET # 10 OF 41



1 ANTENNA PLACEMENT - PLAN VIEW  
Scale: 1/4" = 1'-0"



2 LS-100-SSH PIPE TO PIPE MOUNT  
No Scale

						C.T. CO.		DRAWN		11/22/2011		DH	
						ACCT. DEPT.				CHECKED			
						SURVEY							
						DISPATCHER							
						CONSTRUCTION		APPD					
						SUBSTATION							
						PURCHASING		PHASING					
COMTGB2ASD		NV ENERGIZE AT RED PEAK TGB SITE		1/9/2012		DH		ML		ML			
REV	NO.	WORK	DESCRIPTION	DATE	BY	CHKD	APPO	TO	DATE	DATE	BY		

REVISIONS

PRINTS ISSUED

ENG. RECORD

**NVEnergy.**

RED PEAK TGB SITE  
RADIO SUBSYSTEMS  
ANTENNA DETAILS

DWG NUMBER: 331.RPK.E30.10-11 SHEET 2 OF 2  
PROJECT NAME: RED PEAK TGB SITE PROJECT SHEET # 11 OF 41

APPROVED BY: MANAGER TRANSMISSION & DISTRIBUTION ENGINEERING DATE









# Board of Adjustment Staff Report

Meeting Date: April 5, 2012

Subject: Variance Case No: VA12-001  
Applicant(s):  
**Agenda Item No. 11E**

Project Summary: To vary the front yard setback from 20 feet to 12 feet

**Recommendation: Deny**

Prepared by: Trevor Lloyd, Senior Planner  
Washoe County Department of Community Development  
Phone: 775.328.3620  
E-Mail: [tlloyd@washoecounty.us](mailto:tlloyd@washoecounty.us)

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## Project Description

**Variance Case No. VA12-001 for Arthur Hinckley** – To vary the front yard setback from 20 feet to 12 feet to allow the placement of a ±1,494-square-foot manufactured home as authorized in Article 804 of the Washoe County Development Code.

- Location: 525 Polaris Street, approximately 1/3 mile northwest of Toll Road
- Assessor's Parcel No: 017-262-36
- Parcel Size: ±.205 acres
- Regulatory Zone: High Density Suburban (HDS)
- Area Plan: Southeast Truckee Meadows
- Citizen Advisory Board: Galena-Steamboat
- Development Code: Authorized in Article 804, Variances
- Commission District: 2 - Commissioner Humke
- Section/Township/Range: Within Section 28 T18N R20E MDM Washoe County, NV

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**Variance Definition**

The purpose of a Variance is to provide a means of altering the requirements in specific instances where the strict application of those requirements would deprive a property of privileges enjoyed by other properties with the identical regulatory zone because of special features or constraints unique to the property involved; and to provide for a procedure whereby such alterations might be permitted by further restricting or conditioning the project so as to mitigate or eliminate possible adverse impacts. If the Board of Adjustment grants an approval of the Variance, that approval is subject to Conditions of Approval. Conditions of Approval are requirements that need to be completed during different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., a grading permit, a building permit, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure.
- 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 business or project.

The Conditions of Approval for Variance Case No. VA12-001 are attached to this staff report and will be included with the Action Order.



### Site Plan



**Photos**



## **Project Evaluation**

### **Background:**

The applicant is asking to reduce the front yard setback from 20 feet to 12 feet in order to legalize an existing manufactured home. The variance would allow the residence/property to be occupied rather than remaining empty on the property. The proposed variance was reviewed and denied by the Board of Adjustment at their February 1, 2007 meeting. The Board denied the variance because it could not make finding of hardship resulting from a special circumstance relating to the property.

The subject property is located on Polaris Street within the Via Bianca Mobile Home Estates subdivision. The parcel is slightly more than 1/5-acre in size and is in the High Density Suburban (HDS) regulatory zone. The parcel is essentially flat and square. HDS regulatory zones require a minimum lot size of 5,000 square feet; this lot is slightly less than 9,000 square feet, which is significantly larger than the minimum required lot size.

After the manufactured home was placed on the property, the applicant realized that the home extended into the property setback by approximately 8 feet due to the additional width of the attached deck on the front of the house. Because the home extended into the setback, the applicants were unable to obtain a certificate of occupancy. The floor plan specifies the porch as being 8 feet in length, which suggests that without the porch, the manufactured home could have been situated on the property such that the setbacks are met. Unfortunately, the manufactured home cannot be rotated 90 degrees, it cannot practically meet the required setbacks due to the placement of the existing garage on the site.

### **Special Circumstances/Hardship or Self-Induced Hardship:**

The circumstances for the finding of a hardship are clearly articulated in Article 804 of the Development Code. They are:

- (a) Special Circumstances. Because of the special circumstances applicable to the property, including either the:
  - (1) Exceptional narrowness, shallowness or shape of the specific piece of property, or
  - (2) By reason of exceptional topographic conditions, or
  - (3) Other extraordinary and exceptional situation or condition of the property and/or location of surroundings,

the strict application of the regulation results in exceptional and undue hardships upon the owner of the property.

The subject parcel is essentially square and flat and is substantially larger than the minimum lot size required in HDS regulatory zones. Due to the size of the manufactured home and the front porch, the applicant has essentially created a self-induced hardship. However, the neighborhood was designed in the 1970's to accommodate manufactured homes and mobile homes. Since that time the typical (average) size of manufactured homes have increased in size. The applicants represent that the average size of manufactured homes have increased

approximately 42% in size since the 1970's. The result of the size increase is that the lots designed for these units may no longer adequately accommodate many newer homes. A variance should not be granted simply because the applicant has already purchased and placed a manufactured home on the property without obtaining the appropriate permits beforehand. The mandated findings to grant a variance cannot be made. The size of the parcel is consistent with surrounding parcels and is significantly larger than the minimum lot size required for HDS regulatory zones. The lot is not narrow, shallow, or steep, and it is clear that the characteristics of the parcel do not result in a hardship upon the owner of the property.

### **Site Analysis:**

The roads within this subdivision are maintained by the Via Bianca Homeowners' Association and are only 20 feet in width. There is no buffer between the road and the property line, as the pavement is directly adjacent to the front property line and the front of the home is 16-feet from the right-of-way. The roads appear too narrow to safely allow on-street parking.

As stated previously, the lot is square and flat. The property abutting the northern and eastern property lines is owned by the Via Bianca Homeowners Association.

### **Galena Steamboat Citizen Advisory Board**

The proposed project was presented by the applicant's representative at the Galena Steamboat Citizen Advisory Board meeting on March 10, 2012. There was not a quorum at the meeting therefore no action was taken on this item. Although there was not a quorum there was discussion and no negative comments were received.

### **Reviewing Agencies**

The following agencies received a copy of the project application for review and evaluation  
Washoe County Community Development

- Washoe County Department of Public Works, Engineering Division
- Washoe County Department of Water Resources
- Washoe County Health District
  - Environmental Health Division
- Washoe County School District
- Truckee Meadows Fire Protection District

Three out of the six above listed agencies/departments provided comments and/or recommended conditions of approval in response to their evaluation of the project application. None of the reviewing agencies identified any concerns or issues. Conditions can be made available at the time of the hearing if the Board decides to approve the project.

### **Recommendation**

Those agencies which reviewed the application recommended conditions in support of approval of the project. However, the most current action from Washoe County was denial, Variance



Case No. VA12-001 is being recommended for denial. 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 deny Variance Case No. VA12-001 for Arthur Hinckley based on the decision that the request does not meet all five findings in accordance with Washoe County Development Code Section 110.804.25:*

1. Special Circumstances. That the property is essentially square and flat and there is no hardship that requires a variance be granted in order to develop the property. Because there are no special circumstances applicable to the property, the strict application of the regulation does not result in exceptional and undue hardships upon the owner of the property;
2. No Detriment. That the relief will impair the intent and purpose of the Development Code and applicable policies under which the variance is granted;
3. No Special Privileges. That the granting of the variance will constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and the identical regulatory zone in which the property is situated;
4. Use Authorized. That the variance will not authorize a use or activity which is not otherwise expressly authorized by the regulation governing the parcel of property; and
5. Reasoned Consideration. That the Board of Adjustment gave reasoned consideration to the information contained within the staff report and information received during the meeting.

### **Appeal Process**

Board of Adjustment action will be effective 10 days after the public hearing date, unless the action is appealed to the County Commission, in which case the outcome of the appeal shall be determined by the Washoe County Commission.

xc:     Applicant/Owner:     Arthur Hinckley, 6190 Vista Occhio, Reno, NV 89519

          Representatives:     Derek Wilson, 3983 S. McCarran Blvd, Suite 445, Reno, NV  
                                  89502

          Other Contact:       Casey Solum, Dennis Banks Construction, 835 Maestro Drive,  
                                  Reno, NV 89511



# Administrative Permit Staff Report

Meeting Date: April 5, 2012

**Subject:** Administrative Permit Case No: AP12-001  
Applicant(s): Roy Adams  
**Agenda Item No. 11(f)**

**Project Summary:** New Classic Car Restoration/Storage Facility

**Recommendation:** **Approval with Conditions**

**Prepared by:** Trevor Lloyd, Senior Planner  
Washoe County Department of Community Development  
Phone: 775.328.3620  
E-Mail: [tlloyd@washoecounty.us](mailto:tlloyd@washoecounty.us)

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## Project Description

**Administrative Permit Case No. AP12-001 – National Sierra, LLC.** – To allow the establishment of a classic car restoration/storage facility within a newly renovated building.

- Location: 1595 Geiger Grade
- Assessor's Parcel No.(s): 017-055-31
- Parcel Size: 1.8 acres
- Current Regulatory Zone: General Commercial (GC)
- Area Plan: Southeast Truckee Meadows Area Plan
- Citizen Advisory Board: Galena Steamboat CAB
- Commission District: 2 – Humke
- Development Code: Authorized in Article 302
- Section/Township/Range: Within Section 27, T18N, R20E, MDM  
Washoe County, NV
- Staff: Trevor Lloyd, Senior Planner  
Phone: 775.328.3620  
Email: [tlloyd@washoecounty.us](mailto:tlloyd@washoecounty.us)

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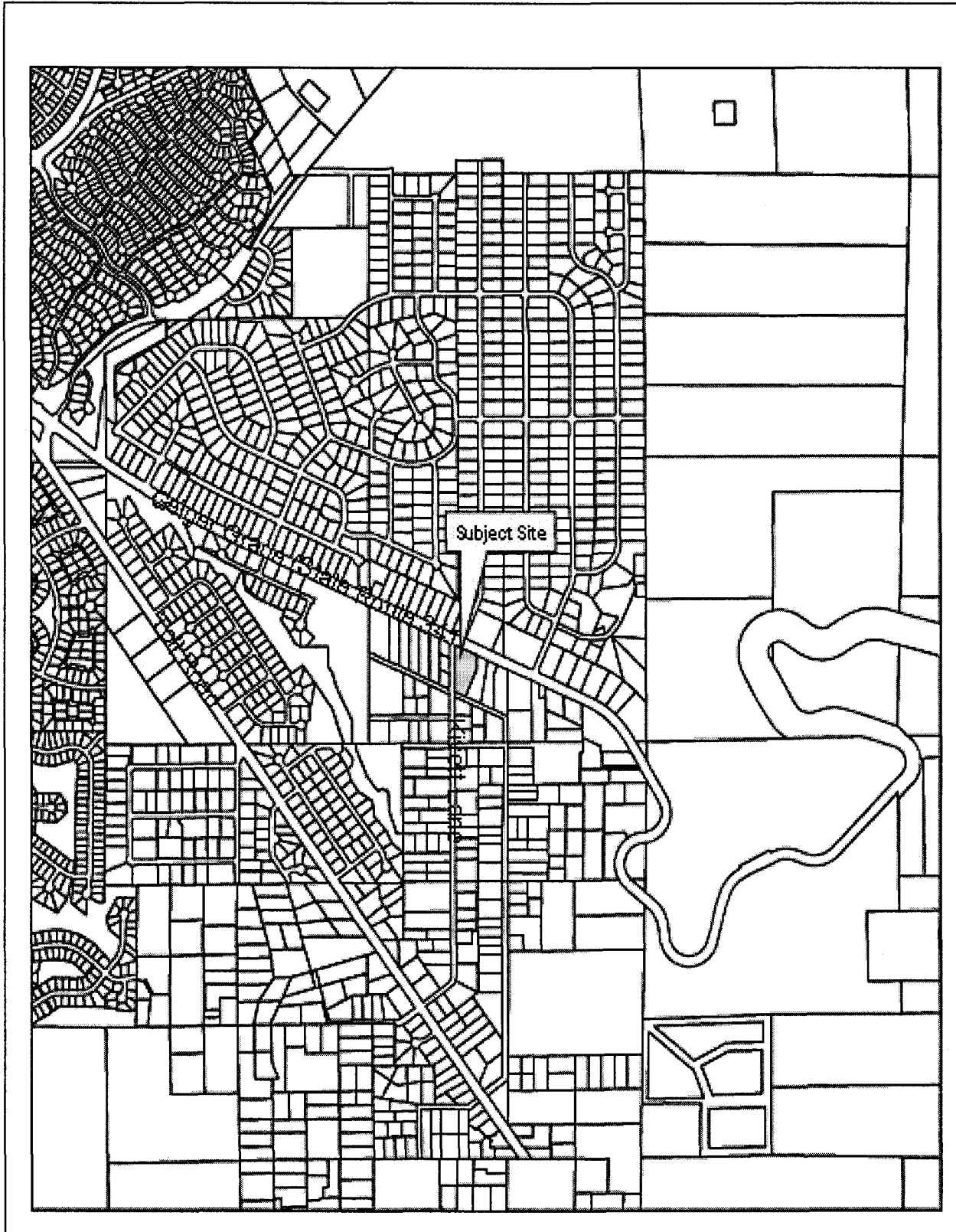
**Exhibits Contents**

Conditions of Approval..... Exhibit A  
Regional Transportation Authority Comments..... Exhibit B  
Nevada Department of Transportation Comments ..... Exhibit C

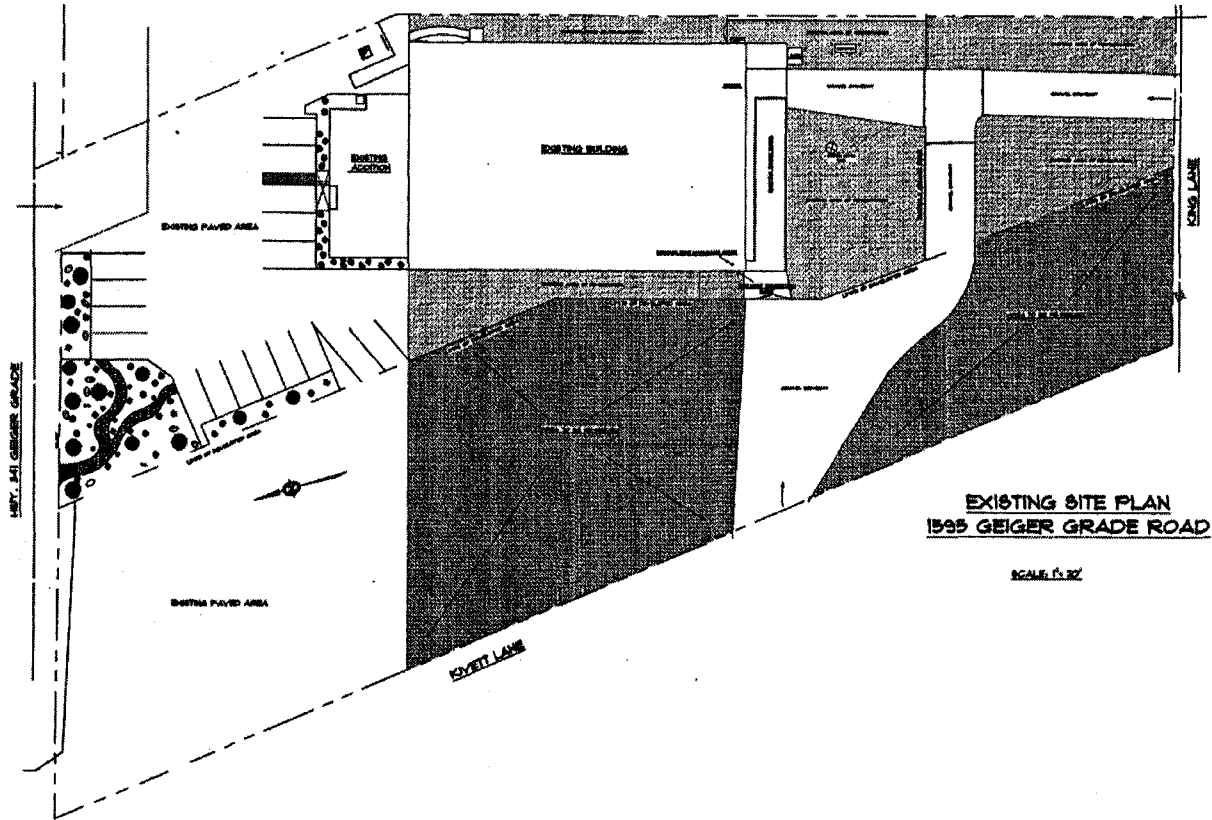
**Administrative Permit Definition**

The purpose of an Administrative Permit is to provide a method of review for a proposed use which possess characteristics that requires a thorough appraisal in order to determine if the use has the potential to adversely affect other land uses, transportation or facilities in the vicinity. The Board of Adjustment or the Hearing Examiner may require conditions of approval necessary to eliminate, mitigate, or minimize to an acceptable level any potentially adverse effects of a use, or to specify the terms under which commencement and operation of the use must comply. Prior to approving an application for an administrative permit, the Hearing Examiner or the Board of Adjustment must find that all of the required findings, if applicable, are true.

The Conditions of Approval for Administrative Permit Case No. AP12-001 is attached to this staff report and will be included with the Action Order.



Vicinity Map



**Site Plan**



**Front Elevation**

## **Project Evaluation**

The applicants are asking to establish a facility for classic car restoration and the storage of classic cars. The subject property is zoned general commercial (GC) in the Southeast Truckee Meadows area plan. Classic car restoration falls under the automotive repair in the Washoe County Development Code and as such requires the approval of an administrative permit by Washoe County.

The proposed use will be located within the recently renovated Foothill Market that was abandoned and had become a significant visual blight to the community. The applicants have spent a good deal of time and resources improving the property and enhancing the visual qualities of the neighborhood. Improvements to the property include a complete restoration to the building (internal and external), resurfacing and striping of the parking/circulation area, new fencing and formal landscaping. The applicants have essentially converted a visual blight into a neighborhood jewel.

The facility will cater specifically to the restoration of older/classic cars. Originally, the owner was primarily interested in restoring his own cars, however, if the opportunity presents itself, other classic cars will be restored on a commercial basis. The applicants do not anticipate a large volume of customer traffic to the site on a daily/weekly basis.

In order to accommodate the concerns of the Nevada Department of Transportation and the Regional Transportation Commission, staff recommends that the Board of Adjustment approve the request with a condition that the applicant provide a 27-foot wide re-locatable access easement along the front portion of the property. This new easement will provide access for the applicant and the two neighboring properties to the east to connect to Kivett Lane rather than accessing directly onto State Route 341.

## **Galena Steamboat Citizen Advisory Board (GSCAB)**

Administrative permits are not required by Washoe County Code to be presented at a Citizen Advisory Board meeting.

## **Reviewing Agencies**

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

- Washoe County Community Development
- Washoe County Department of Public Works, Engineering Division
- Washoe County Department of Water Resources
- Washoe County Health District
  - Vector-Borne Diseases Division
  - Environmental Health Division
- City of Reno Fire Department
- Regional Transportation Commission
- Nevada Department of Transportation

# EXHIBIT A



## Conditions of Approval

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Administrative Permit Case No. AP12-001

The project approved under Administrative Permit Case No: AP12-001 shall be carried out in accordance with the Conditions of Approval granted by the Board of Adjustment on April 5, 2012. Conditions of Approval are requirements placed on a permit or development by each reviewing agency. These Conditions of Approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act.

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

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

Operational Conditions are subject to review by the Department of Community Development prior to the renewal of a business license each year. Failure to adhere to the Operational Conditions may result in the Department of Community Development recommending that the business license not be renewed until conditions are complied with to the satisfaction of Washoe County.

Washoe County reserves the right to review and revise the conditions of approval related to this Administrative 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 Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies.**

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District. Any conditions set by the District Health Department must be appealed to the District Board of Health.**
- **The RENO-TAHOE AIRPORT AUTHORITY is directed and governed by its own Board. Therefore, any conditions set by the Reno-Tahoe Airport Authority must be appealed to their Board of Trustees.**
- **The REGIONAL TRANSPORTATION COMMISSION (RTC) is directed and governed by its own board. Therefore, any conditions set by the Regional Transportation Commission must be appealed to that Board.**

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

**Washoe County Community Development**

1. The following conditions are requirements of the Department of Community Development, which shall be responsible for determining compliance with these conditions.

Contact Name – Trevor Lloyd, 775.328.3620

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this administrative permit. The Department of Community Development shall determine compliance with this condition.
- b. The applicant shall attach a copy of the action order approving this project to all administrative permit applications (including building permits) applied for as part of this administrative permit.
- c. The following **Operational Conditions** shall be required for the life of the business:
  1. This administrative permit shall remain in effect until or unless it is revoked or is inactive for one year.
  2. Failure to comply with the conditions of approval shall render this approval null and void. Compliance with this condition shall be determined by the Department of Community Development.
  3. The applicant and any successors shall direct any potential purchaser/operator of the site and/or the administrative permit to meet with the Department of Community Development to review conditions of approval prior to the final sale of the site and/or the administrative permit. Any subsequent purchaser/operator of the site and/or the administrative permit shall notify the Department of Community Development of the

name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.

4. This administrative permit shall remain in effect as long as the business is in operation and maintains a valid business license.

**Washoe County Department of Public Works**

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

**Contact Name – Leo Vesely, 775.328.8032**

- a. The applicant shall grant a relocatable access easement for access to Kivett Lane for the benefit of parcels 2, 3 and 4 of Parcel Map #4426. The access easement location and width shall be acceptable to the applicant, the owners of the benefiting parcels, and Washoe County.

**Regional Transportation Commission (RTC)**

3. The following conditions are requirements of the Nevada Department of Transportation (NDOT), which shall be responsible for determining compliance with these conditions.

**Contact Name – Anita Lyday, 775.834.8320**

- a. Prior to any grading adjacent to the Nevada Department of Transportation right-of-way, a Drainage Report, including a grading plan, and a Drainage Form must be submitted to the Permit office. A Drainage Information Form is attached. Please contact the Permit Office at (775) 834-8330 for more information.
- b. The Nevada Department of Transportation will require an occupancy permit for any work performed within the State's right-of-way. Please contact the Permit Office at (775) 834-8330 for more information regarding the occupancy permit.
- c. NDOT typically does not deny access to developments that have no alternatives for access; however, the Department requires the use of only legal, permitted accesses onto State roadways. All driveway accesses to the state highway system will be required to comply with the NDOT access management guidelines current at the time of application. Some applicants are required to provide cross access easements to adjacent parcels in order to provide adequate access for development while meeting the NDOT access management requirements. Public improvements, like turn lanes and medians, may be required to mitigate proposed access points. The applicant may be required to provide a Traffic Study to determine the impacts of any new driveways to the state highway system and any required mitigation strategies. A change or an increase in the function of the property served by an existing access or street may require a new right-of-way encroachment permit.
- d. It is the permit applicant's responsibility to perform title research and identify if the state has purchased access and abutters rights for the parcel where an access is proposed. Any request for abandonment of right of way will need to be processed through the state surplus property committee. This process can be

quite lengthy and success is not guaranteed. Please address your request to Mr. Paul Saucedo, Chairman of Surplus Property Committee.

- e. The state defers to municipal government for land use development decisions. Public involvement for development related improvements within the NDOT right-of-way should be considered during the municipal land use development public involvement process. Significant public improvements within the NDOT right-of-way, developed after the public involvement process, may require additional public involvement. It is the responsibility of the permit applicant to perform such additional public involvement. We would encourage such public involvement to be part of a municipal land use development process.

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



RECEIVED

MAR 20 2012

WASHOE COUNTY  
 COMMUNITY DEVELOPMENT

March 19, 2012

FR: Chrono/PL 183-12

Mr. Trevor Lloyd, Senior Planner  
 Washoe County Community Development  
 P.O. Box 11130  
 Reno, NV 89520-0027

**RE: ADMINISTRATIVE PERMIT CASE NO. AP12-001 (NATIONAL SIERRA)**

Dear Trevor,

We have reviewed the subject application and have the following comments and recommendations. The National Sierra project requests allowing the establishment of a classic car restoration/storage facility within a newly renovated building located at 1595 Geiger Grade Road.

The Regional Transportation Plan (RTP) identifies Geiger Grade Road as an arterial with moderate access-control. To maintain arterial capacity, the following RTP access management standards need to be adhered to.

Access Management Standards-Arterials <sup>1</sup> , Collectors, Rural Highways							
Access Management Class	Posted Speeds	Signals per mile	Median Type	Left From Major Street? (Spacing from signal)	Left From Minor Street or Driveway?	Right Decel Lanes at Driveways?	Driveway Spacing <sup>2</sup>
Moderate Access Control	40-45 mph	3 or less	Raised or painted w/turn pockets	Yes 500' minimum	No, on 6 or 8-lane roadways w/o signal	Yes <sup>5</sup>	200ft/300ft

<sup>1</sup> On-street parking shall not be allowed on any new arterials per Policy 7 of the Congestion Management Systems (Chapter 9). Elimination of existing on-street parking shall be considered a priority for major and minor arterials operating at or below the policy level of service.  
<sup>2</sup> Minimum spacing from signalized intersection/spacing from other driveways  
<sup>5</sup> If there are more than 60 inbound right-turn movements during peak-hour

The policy Level of Service (LOS) standard for Geiger Grade Road is LOS D. Policy LOS for intersections shall be designed to provide a level of service consistent with maintaining the policy level of service of the intersecting corridor. This project should be required to meet all the conditions necessary to complete road improvements to maintain policy LOS standards.

The site plan included with the applicant package did not clearly identify whether access to the property would be via Geiger Grade Road or Kivett Lane. There appears to be a driveway access on Geiger Grade Road which may not meet the access standards listed above. The applicant should be conditioned to meet access spacing from the adjacent roadway if located on Geiger Grade Road.

The 2030 RTP identifies Geiger Grade Road from Toll Road to Rim Rock Drive to be widened to four lanes by 2030. This project should be required to meet all the conditions necessary to complete road improvements to maintain policy LOS standards. Dedication of right-of-way for Regional Road Impact Fee (RRIF) Capital Improvement Program (CIP) improvements and dedication of right-of-way or setbacks adequate to complete RTP improvements should be required as a condition of approval.

See the attached typical 98 foot right-of-way section for a four-lane facility. Additional right-of-way may be required for dedicated turn lanes at intersections. The value of right-of-way shall be determined as of the date of application of the first development approval for this project and shall be based upon the zoning of the land that existed prior to that first approval.

The Regional Transportation Plan (RTP) policies indicate all new development will be encouraged to construct pedestrian and bicycle facilities internal and/or adjacent to the development within the regional road system. We recommend the applicant be required to design and construct a sidewalk along the frontage of the property in conformance with Americans with Disabilities Act (ADA) specifications.

Thank you for the opportunity to comment on this project. If you have any specific questions please call me direct at 335.1904.

Sincerely,



Patrice Echola  
Land Use/Transportation Planner

PE/jm

Enclosure

Copies to: Washoe County Planning Commission  
David Childs, Washoe County Community Development  
Bill Whitney, Washoe County Community Development  
Julie Masterpool, Regional Transportation Commission  
Christina Leach, Regional Transportation Commission

**From:** Lyday, Anita R [alyday@dot.state.nv.us]  
**Sent:** Thursday, March 15, 2012 9:24 AM  
**To:** Lloyd, Trevor  
**Cc:** Dyson, Thor A; Smith, Steven R; Fuess, Michael J  
**Subject:** RE: Washoe County Application

Mr. Lloyd,

I have reviewed the Administrative Permit Case No. AP12-001 – National Sierra, LLC to allow the establishment of a classic car restoration/storage facility within a newly renovated building. My comments are as follows:

1. Prior to any grading adjacent to the Nevada Department of Transportation right-of-way, a Drainage Report, including a grading plan, and a Drainage Form must be submitted to the Permit office. A Drainage Information Form is attached. Please contact the Permit Office at (775) 834-8330 for more information.
2. The Nevada Department of Transportation will require an occupancy permit for any work performed within the State's right-of-way. Please contact the Permit Office at (775) 834-8330 for more information regarding the occupancy permit.
3. NDOT typically does not deny access to developments that have no alternatives for access; however, the Department requires the use of only legal, permitted accesses onto State roadways. All driveway accesses to the state highway system will be required to comply with the NDOT access management guidelines current at the time of application. Some applicants are required to provide cross access easements to adjacent parcels in order to provide adequate access for development while meeting the NDOT access management requirements. Public improvements, like turn lanes and medians, may be required to mitigate proposed access points. The applicant may be required to provide a Traffic Study to determine the impacts of any new driveways to the state highway system and any required mitigation strategies. A change or an increase in the function of the property served by an existing access or street may require a new right-of-way encroachment permit.
4. It is the permit applicant's responsibility to perform title research and identify if the state has purchased access and abutters rights for the parcel where an access is proposed. Any request for abandonment of right of way will need to be processed through the state surplus property committee. This process can be quite lengthy and success is not guaranteed. Please address your request to Mr. Paul Saucedo, Chairman of Surplus Property Committee.
5. The state defers to municipal government for land use development decisions. Public involvement for development related improvements within the NDOT right-of-way should be considered during the municipal land use development public involvement process. Significant public improvements within the NDOT right-of-way, developed after the public involvement process, may require additional public involvement. It is the responsibility of the permit applicant to perform such additional public involvement. We would encourage such public involvement to be part of a municipal land use development process.

Thank you for giving me the opportunity to comment. If you have questions don't hesitate to contact me.

Anita Lyday, P.E.  
 District II Urban Traffic Engineer  
 Carson City and Washoe County  
 775-834-8320

[alyday@dot.state.nv.us](mailto:alyday@dot.state.nv.us)

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**From:** Dyson, Thor A  
**Sent:** Wednesday, March 14, 2012 9:51 AM  
**To:** Smith, Steven R; Fuess, Michael J; Lyday, Anita R  
**Subject:** Fwd: Washoe County Application

Please review and provide comments. This sounds like a comment, project review letter.....

Thx. Thor-Sent from iPhone

Four of the eight 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 Community Development addressed the operational conditions that will be in effect for the life of the project.  
**Contact Trevor Lloyd, 775.328.3620, tlloyd@washoecounty.us**
- Washoe County Engineering Division addressed the requirement for an access easement to connect to Kivett Lane to benefit the neighboring properties to the east.  
**Contact Leo Vesely, 775.328.8032, lvesely@washoecounty.us**
- Nevada Department of Transportation addressed possible uses within NDOT's right-of-way and required that only legal access to NDOT's travel ways are permitted.  
**Contact Anita Lyday, 775.834.8320, alyday@dot.state.nv.us**
- Regional Transportation Commission addressed the need for access to Kivett Lane and recommended that the applicant design and construct a sidewalk along the frontage of the property.  
**Contact Anita Lyday, 775.834.8320, alyday@dot.state.nv.us**

### **Recommendation**

Those agencies which reviewed the application recommended conditions in support of approval of the project. Therefore, after a thorough analysis and review, Administrative Permit Case No. AP12-001 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 Board of Adjustment approve Administrative Permit Case No. AP12-001 for National Sierra LLC, having made all five findings in accordance with Washoe County Development Code Section 110.808.25:

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 a classic car restoration 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; and

### **Appeal Process**

Board of Adjustment action will be effective 10 days after the public hearing, unless the action is appealed to the County Commission, in which case the outcome of the appeal shall be determined by the Washoe County Commission.

xc: Applicant/Owner: Roy Adams, 14100 Saddlebow Drive, Reno, NV 89511

Representatives: James Barnes, 12525 Clearwater Drive, Reno, NV 89511





# Administrative Permit Staff Report

Meeting Date: April 5, 2012

**Subject:** Administrative Permit Case No: AP12-001  
Applicant(s): Roy Adams  
**Agenda Item No. 11(f)**

**Project Summary:** New Classic Car Restoration/Storage Facility

**Recommendation:** **Approval with Conditions**

**Prepared by:** Trevor Lloyd, Senior Planner  
Washoe County Department of Community Development  
Phone: 775.328.3620  
E-Mail: [tlloyd@washoecounty.us](mailto:tlloyd@washoecounty.us)

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## Project Description

**Administrative Permit Case No. AP12-001 – National Sierra, LLC.** – To allow the establishment of a classic car restoration/storage facility within a newly renovated building.

- **Location:** 1595 Geiger Grade
- **Assessor's Parcel No.(s):** 017-055-31
- **Parcel Size:** 1.8 acres
- **Current Regulatory Zone:** General Commercial (GC)
- **Area Plan:** Southeast Truckee Meadows Area Plan
- **Citizen Advisory Board:** Galena Steamboat CAB
- **Commission District:** 2 – Humke
- **Development Code:** Authorized in Article 302
- **Section/Township/Range:** Within Section 27, T18N, R20E, MDM  
Washoe County, NV
- **Staff:** Trevor Lloyd, Senior Planner  
Phone: 775.328.3620  
Email: [tlloyd@washoecounty.us](mailto:tlloyd@washoecounty.us)

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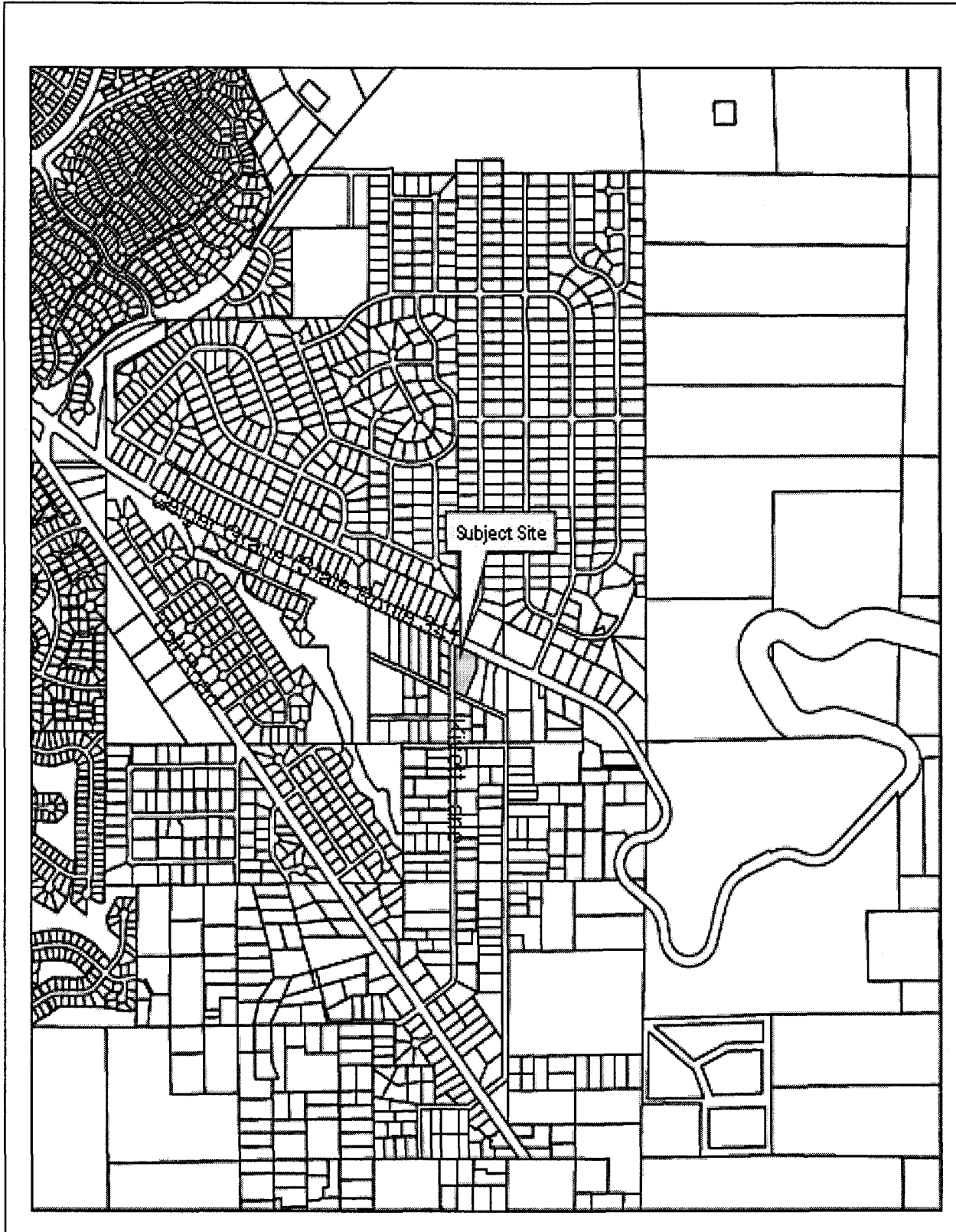
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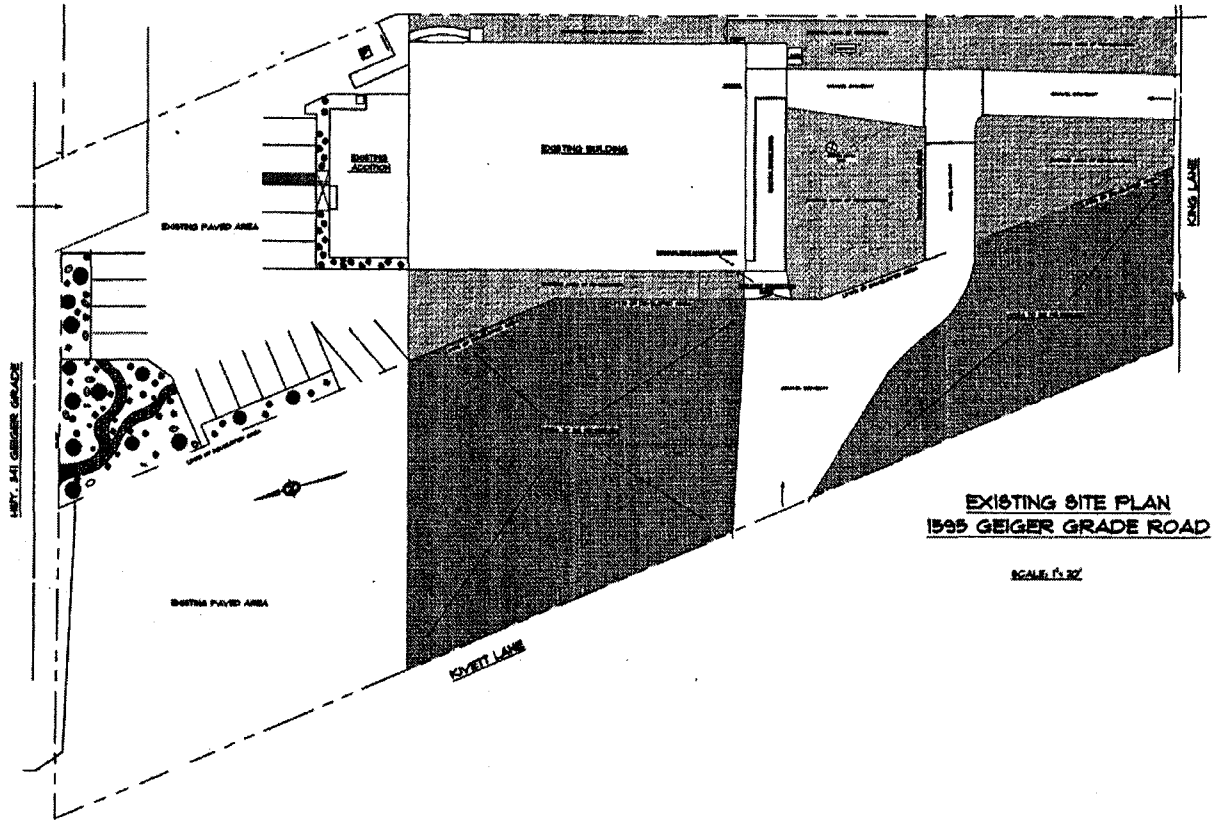
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The purpose of an Administrative Permit is to provide a method of review for a proposed use which possess characteristics that requires a thorough appraisal in order to determine if the use has the potential to adversely affect other land uses, transportation or facilities in the vicinity. The Board of Adjustment or the Hearing Examiner may require conditions of approval necessary to eliminate, mitigate, or minimize to an acceptable level any potentially adverse effects of a use, or to specify the terms under which commencement and operation of the use must comply. Prior to approving an application for an administrative permit, the Hearing Examiner or the Board of Adjustment must find that all of the required findings, if applicable, are true.

The Conditions of Approval for Administrative Permit Case No. AP12-001 is attached to this staff report and will be included with the Action Order.



Vicinity Map



**Site Plan**



**Front Elevation**

## **Project Evaluation**

The applicants are asking to establish a facility for classic car restoration and the storage of classic cars. The subject property is zoned general commercial (GC) in the Southeast Truckee Meadows area plan. Classic car restoration falls under the automotive repair in the Washoe County Development Code and as such requires the approval of an administrative permit by Washoe County.

The proposed use will be located within the recently renovated Foothill Market that was abandoned and had become a significant visual blight to the community. The applicants have spent a good deal of time and resources improving the property and enhancing the visual qualities of the neighborhood. Improvements to the property include a complete restoration to the building (internal and external), resurfacing and striping of the parking/circulation area, new fencing and formal landscaping. The applicants have essentially converted a visual blight into a neighborhood jewel.

The facility will cater specifically to the restoration of older/classic cars. Originally, the owner was primarily interested in restoring his own cars, however, if the opportunity presents itself, other classic cars will be restored on a commercial basis. The applicants do not anticipate a large volume of customer traffic to the site on a daily/weekly basis.

In order to accommodate the concerns of the Nevada Department of Transportation and the Regional Transportation Commission, staff recommends that the Board of Adjustment approve the request with a condition that the applicant provide a 27-foot wide re-locatable access easement along the front portion of the property. This new easement will provide access for the applicant and the two neighboring properties to the east to connect to Kivett Lane rather than accessing directly onto State Route 341.

## **Galena Steamboat Citizen Advisory Board (GSCAB)**

Administrative permits are not required by Washoe County Code to be presented at a Citizen Advisory Board meeting.

## **Reviewing Agencies**

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

- Washoe County Community Development
- Washoe County Department of Public Works, Engineering Division
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- Washoe County Health District
  - Vector-Borne Diseases Division
  - Environmental Health Division
- City of Reno Fire Department
- Regional Transportation Commission
- Nevada Department of Transportation

# EXHIBIT A



## Conditions of Approval

---

Administrative Permit Case No. AP12-001

The project approved under Administrative Permit Case No: AP12-001 shall be carried out in accordance with the Conditions of Approval granted by the Board of Adjustment on April 5, 2012. Conditions of Approval are requirements placed on a permit or development by each reviewing agency. These Conditions of Approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act.

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

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

Operational Conditions are subject to review by the Department of Community Development prior to the renewal of a business license each year. Failure to adhere to the Operational Conditions may result in the Department of Community Development recommending that the business license not be renewed until conditions are complied with to the satisfaction of Washoe County.

Washoe County reserves the right to review and revise the conditions of approval related to this Administrative 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 Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies.**

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District. Any conditions set by the District Health Department must be appealed to the District Board of Health.**
- **The RENO-TAHOE AIRPORT AUTHORITY is directed and governed by its own Board. Therefore, any conditions set by the Reno-Tahoe Airport Authority must be appealed to their Board of Trustees.**
- **The REGIONAL TRANSPORTATION COMMISSION (RTC) is directed and governed by its own board. Therefore, any conditions set by the Regional Transportation Commission must be appealed to that Board.**

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

**Washoe County Community Development**

1. The following conditions are requirements of the Department of Community Development, which shall be responsible for determining compliance with these conditions.

Contact Name – Trevor Lloyd, 775.328.3620

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this administrative permit. The Department of Community Development shall determine compliance with this condition.
- b. The applicant shall attach a copy of the action order approving this project to all administrative permit applications (including building permits) applied for as part of this administrative permit.
- c. The following **Operational Conditions** shall be required for the life of the business:
  1. This administrative permit shall remain in effect until or unless it is revoked or is inactive for one year.
  2. Failure to comply with the conditions of approval shall render this approval null and void. Compliance with this condition shall be determined by the Department of Community Development.
  3. The applicant and any successors shall direct any potential purchaser/operator of the site and/or the administrative permit to meet with the Department of Community Development to review conditions of approval prior to the final sale of the site and/or the administrative permit. Any subsequent purchaser/operator of the site and/or the administrative permit shall notify the Department of Community Development of the



name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.

4. This administrative permit shall remain in effect as long as the business is in operation and maintains a valid business license.

**Washoe County Department of Public Works**

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

**Contact Name – Leo Vesely, 775.328.8032**

- a. The applicant shall grant a relocatable access easement for access to Kivett Lane for the benefit of parcels 2, 3 and 4 of Parcel Map #4426. The access easement location and width shall be acceptable to the applicant, the owners of the benefiting parcels, and Washoe County.

**Regional Transportation Commission (RTC)**

3. The following conditions are requirements of the Nevada Department of Transportation (NDOT), which shall be responsible for determining compliance with these conditions.

**Contact Name – Anita Lyday, 775.834.8320**

- a. Prior to any grading adjacent to the Nevada Department of Transportation right-of-way, a Drainage Report, including a grading plan, and a Drainage Form must be submitted to the Permit office. A Drainage Information Form is attached. Please contact the Permit Office at (775) 834-8330 for more information.
- b. The Nevada Department of Transportation will require an occupancy permit for any work performed within the State's right-of-way. Please contact the Permit Office at (775) 834-8330 for more information regarding the occupancy permit.
- c. NDOT typically does not deny access to developments that have no alternatives for access; however, the Department requires the use of only legal, permitted accesses onto State roadways. All driveway accesses to the state highway system will be required to comply with the NDOT access management guidelines current at the time of application. Some applicants are required to provide cross access easements to adjacent parcels in order to provide adequate access for development while meeting the NDOT access management requirements. Public improvements, like turn lanes and medians, may be required to mitigate proposed access points. The applicant may be required to provide a Traffic Study to determine the impacts of any new driveways to the state highway system and any required mitigation strategies. A change or an increase in the function of the property served by an existing access or street may require a new right-of-way encroachment permit.
- d. It is the permit applicant's responsibility to perform title research and identify if the state has purchased access and abutters rights for the parcel where an access is proposed. Any request for abandonment of right of way will need to be processed through the state surplus property committee. This process can be

quite lengthy and success is not guaranteed. Please address your request to Mr. Paul Saucedo, Chairman of Surplus Property Committee.

- e. The state defers to municipal government for land use development decisions. Public involvement for development related improvements within the NDOT right-of-way should be considered during the municipal land use development public involvement process. Significant public improvements within the NDOT right-of-way, developed after the public involvement process, may require additional public involvement. It is the responsibility of the permit applicant to perform such additional public involvement. We would encourage such public involvement to be part of a municipal land use development process.

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



RECEIVED

MAR 20 2012

WASHOE COUNTY  
 COMMUNITY DEVELOPMENT

March 19, 2012

FR: Chrono/PL 183-12

Mr. Trevor Lloyd, Senior Planner  
 Washoe County Community Development  
 P.O. Box 11130  
 Reno, NV 89520-0027

**RE: ADMINISTRATIVE PERMIT CASE NO. AP12-001 (NATIONAL SIERRA)**

Dear Trevor,

We have reviewed the subject application and have the following comments and recommendations. The National Sierra project requests allowing the establishment of a classic car restoration/storage facility within a newly renovated building located at 1595 Geiger Grade Road.

The Regional Transportation Plan (RTP) identifies Geiger Grade Road as an arterial with moderate access-control. To maintain arterial capacity, the following RTP access management standards need to be adhered to.

Access Management Standards-Arterials <sup>1</sup> , Collectors, Rural Highways							
Access Management Class	Posted Speeds	Signals per mile	Median Type	Left From Major Street? (Spacing from signal)	Left From Minor Street or Driveway?	Right Decel Lanes at Driveways?	Driveway Spacing <sup>2</sup>
Moderate Access Control	40-45 mph	3 or less	Raised or painted w/turn pockets	Yes 500' minimum	No, on 6 or 8-lane roadways w/o signal	Yes <sup>5</sup>	200ft/300ft

<sup>1</sup> On-street parking shall not be allowed on any new arterials per Policy 7 of the Congestion Management Systems (Chapter 9). Elimination of existing on-street parking shall be considered a priority for major and minor arterials operating at or below the policy level of service.  
<sup>2</sup> Minimum spacing from signalized intersection/spacing from other driveways  
<sup>5</sup> If there are more than 60 inbound right-turn movements during peak-hour

The policy Level of Service (LOS) standard for Geiger Grade Road is LOS D. Policy LOS for intersections shall be designed to provide a level of service consistent with maintaining the policy level of service of the intersecting corridor. This project should be required to meet all the conditions necessary to complete road improvements to maintain policy LOS standards.

The site plan included with the applicant package did not clearly identify whether access to the property would be via Geiger Grade Road or Kivett Lane. There appears to be a driveway access on Geiger Grade Road which may not meet the access standards listed above. The applicant should be conditioned to meet access spacing from the adjacent roadway if located on Geiger Grade Road.

The 2030 RTP identifies Geiger Grade Road from Toll Road to Rim Rock Drive to be widened to four lanes by 2030. This project should be required to meet all the conditions necessary to complete road improvements to maintain policy LOS standards. Dedication of right-of-way for Regional Road Impact Fee (RRIF) Capital Improvement Program (CIP) improvements and dedication of right-of-way or setbacks adequate to complete RTP improvements should be required as a condition of approval.

See the attached typical 98 foot right-of-way section for a four-lane facility. Additional right-of-way may be required for dedicated turn lanes at intersections. The value of right-of-way shall be determined as of the date of application of the first development approval for this project and shall be based upon the zoning of the land that existed prior to that first approval.

The Regional Transportation Plan (RTP) policies indicate all new development will be encouraged to construct pedestrian and bicycle facilities internal and/or adjacent to the development within the regional road system. We recommend the applicant be required to design and construct a sidewalk along the frontage of the property in conformance with Americans with Disabilities Act (ADA) specifications.

Thank you for the opportunity to comment on this project. If you have any specific questions please call me direct at 335.1904.

Sincerely,



Patrice Echola  
Land Use/Transportation Planner

PE/jm

Enclosure

Copies to: Washoe County Planning Commission  
David Childs, Washoe County Community Development  
Bill Whitney, Washoe County Community Development  
Julie Masterpool, Regional Transportation Commission  
Christina Leach, Regional Transportation Commission

**From:** Lyday, Anita R [alyday@dot.state.nv.us]  
**Sent:** Thursday, March 15, 2012 9:24 AM  
**To:** Lloyd, Trevor  
**Cc:** Dyson, Thor A; Smith, Steven R; Fuess, Michael J  
**Subject:** RE: Washoe County Application

Mr. Lloyd,

I have reviewed the Administrative Permit Case No. AP12-001 – National Sierra, LLC to allow the establishment of a classic car restoration/storage facility within a newly renovated building. My comments are as follows:

1. Prior to any grading adjacent to the Nevada Department of Transportation right-of-way, a Drainage Report, including a grading plan, and a Drainage Form must be submitted to the Permit office. A Drainage Information Form is attached. Please contact the Permit Office at (775) 834-8330 for more information.
2. The Nevada Department of Transportation will require an occupancy permit for any work performed within the State's right-of-way. Please contact the Permit Office at (775) 834-8330 for more information regarding the occupancy permit.
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5. The state defers to municipal government for land use development decisions. Public involvement for development related improvements within the NDOT right-of-way should be considered during the municipal land use development public involvement process. Significant public improvements within the NDOT right-of-way, developed after the public involvement process, may require additional public involvement. It is the responsibility of the permit applicant to perform such additional public involvement. We would encourage such public involvement to be part of a municipal land use development process.

Thank you for giving me the opportunity to comment. If you have questions don't hesitate to contact me.

Anita Lyday, P.E.  
 District II Urban Traffic Engineer  
 Carson City and Washoe County  
 775-834-8320

[alyday@dot.state.nv.us](mailto:alyday@dot.state.nv.us)

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**From:** Dyson, Thor A  
**Sent:** Wednesday, March 14, 2012 9:51 AM  
**To:** Smith, Steven R; Fuess, Michael J; Lyday, Anita R  
**Subject:** Fwd: Washoe County Application

Please review and provide comments. This sounds like a comment, project review letter.....

Thx. Thor-Sent from iPhone

Four of the eight 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 Community Development addressed the operational conditions that will be in effect for the life of the project.  
**Contact Trevor Lloyd, 775.328.3620, tlloyd@washoecounty.us**
- Washoe County Engineering Division addressed the requirement for an access easement to connect to Kivett Lane to benefit the neighboring properties to the east.  
**Contact Leo Vesely, 775.328.8032, lvesely@washoecounty.us**
- Nevada Department of Transportation addressed possible uses within NDOT's right-of-way and required that only legal access to NDOT's travel ways are permitted.  
**Contact Anita Lyday, 775.834.8320, alyday@dot.state.nv.us**
- Regional Transportation Commission addressed the need for access to Kivett Lane and recommended that the applicant design and construct a sidewalk along the frontage of the property.  
**Contact Anita Lyday, 775.834.8320, alyday@dot.state.nv.us**

### **Recommendation**

Those agencies which reviewed the application recommended conditions in support of approval of the project. Therefore, after a thorough analysis and review, Administrative Permit Case No. AP12-001 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 Board of Adjustment approve Administrative Permit Case No. AP12-001 for National Sierra LLC, having made all five findings in accordance with Washoe County Development Code Section 110.808.25:

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 a classic car restoration 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; and

### **Appeal Process**

Board of Adjustment action will be effective 10 days after the public hearing, unless the action is appealed to the County Commission, in which case the outcome of the appeal shall be determined by the Washoe County Commission.

xc: Applicant/Owner: Roy Adams, 14100 Saddlebow Drive, Reno, NV 89511

Representatives: James Barnes, 12525 Clearwater Drive, Reno, NV 89511



# Administrative Permit Staff Report

Meeting Date: April 5, 2012

Subject: Administrative Permit Case No: AP12-001  
Applicant(s): Roy Adams  
**Agenda Item No. 11F**

Project Summary: New Classic Car Restoration/Storage Facility

**Recommendation: Approval with Conditions**

Prepared by: Trevor Lloyd, Senior Planner  
Washoe County Department of Community Development  
Phone: 775.328.3620  
E-Mail: [tlloyd@washoecounty.us](mailto:tlloyd@washoecounty.us)

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## Project Description

**Administrative Permit Case No. AP12-001 – National Sierra, LLC.** – To allow the establishment of a classic car restoration/storage facility within a newly renovated building.

- Location: 1595 Geiger Grade
- Assessor's Parcel No.(s): 017-055-31
- Parcel Size: 1.8 acres
- Current Regulatory Zone: General Commercial (GC)
- Area Plan: Southeast Truckee Meadows Area Plan
- Citizen Advisory Board: Galena Steamboat CAB
- Commission District: 2 – Humke
- Development Code: Authorized in Article 302
- Section/Township/Range: Within Section 27, T18N, R20E, MDM  
Washoe County, NV
- Staff: Trevor Lloyd, Senior Planner  
Phone: 775.328.3620  
Email: [tlloyd@washoecounty.us](mailto:tlloyd@washoecounty.us)



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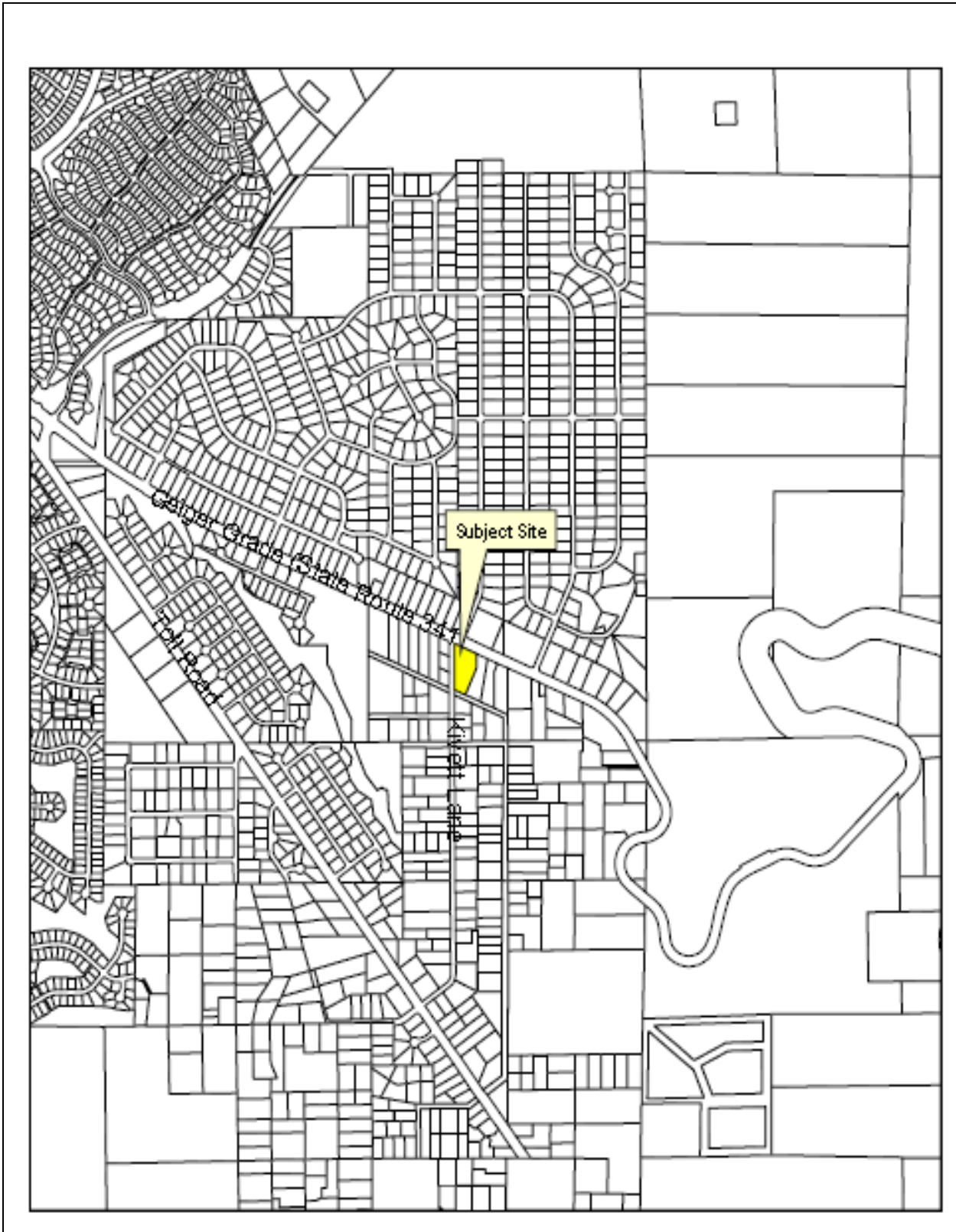
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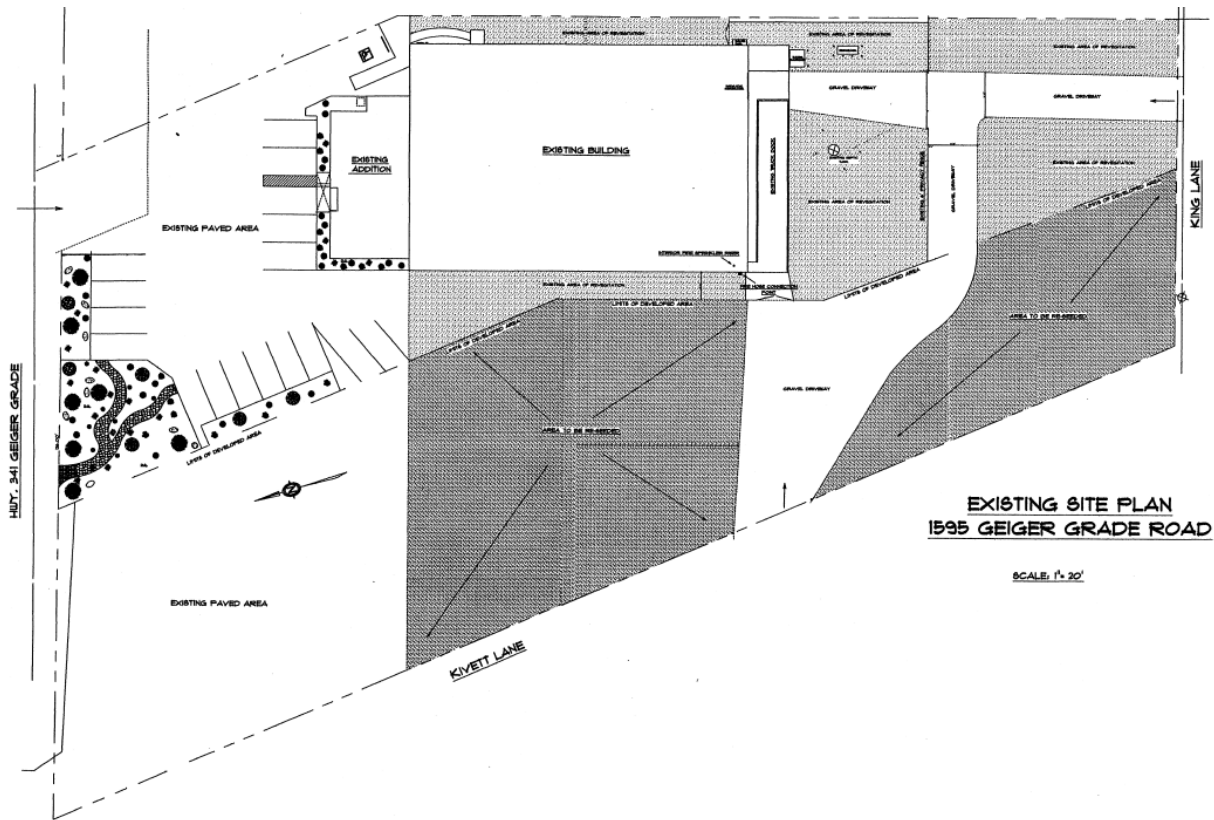
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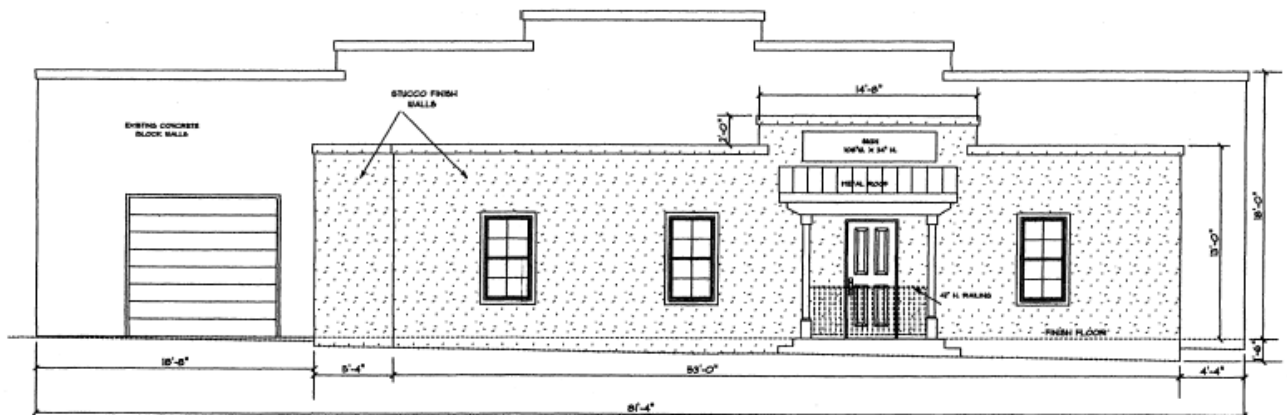
**Vicinity Map**



**EXISTING SITE PLAN  
1595 GEIGER GRADE ROAD**

SCALE: 1" = 20'

**Site Plan**



**Front Elevation**

## **Project Evaluation**

The applicants are asking to establish a facility for classic car restoration and the storage of classic cars. The subject property is zoned general commercial (GC) in the Southeast Truckee Meadows area plan. Classic car restoration falls under the automotive repair in the Washoe County Development Code and as such requires the approval of an administrative permit by Washoe County.

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In order to accommodate the concerns of the Nevada Department of Transportation and the Regional Transportation Commission, staff recommends that the Board of Adjustment approve the request with a condition that the applicant provide a 27-foot wide re-locatable access easement along the front portion of the property. This new easement will provide access for the applicant and the two neighboring properties to the east to connect to Kivett Lane rather than accessing directly onto State Route 341.

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### **Recommendation**

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3. Site Suitability. That the site is physically suitable for a classic car restoration 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;
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Board of Adjustment action will be effective 10 days after the public hearing, unless the action is appealed to the County Commission, in which case the outcome of the appeal shall be determined by the Washoe County Commission.

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# EXHIBIT A



## Conditions of Approval

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

Operational Conditions are subject to review by the Department of Community Development prior to the renewal of a business license each year. Failure to adhere to the Operational Conditions may result in the Department of Community Development recommending that the business license not be renewed until conditions are complied with to the satisfaction of Washoe County.

Washoe County reserves the right to review and revise the conditions of approval related to this Administrative 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 Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies.**

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District. Any conditions set by the District Health Department must be appealed to the District Board of Health.**
- **The RENO-TAHOE AIRPORT AUTHORITY is directed and governed by its own Board. Therefore, any conditions set by the Reno-Tahoe Airport Authority must be appealed to their Board of Trustees.**
- **The REGIONAL TRANSPORTATION COMMISSION (RTC) is directed and governed by its own board. Therefore, any conditions set by the Regional Transportation Commission must be appealed to that Board.**

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

### **Washoe County Community Development**

1. The following conditions are requirements of the Department of Community Development, which shall be responsible for determining compliance with these conditions.

Contact Name – Trevor Lloyd, 775.328.3620

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this administrative permit. The Department of Community Development shall determine compliance with this condition.
- b. The applicant shall attach a copy of the action order approving this project to all administrative permit applications (including building permits) applied for as part of this administrative permit.
- c. The following **Operational Conditions** shall be required for the life of the business:
  1. This administrative permit shall remain in effect until or unless it is revoked or is inactive for one year.
  2. Failure to comply with the conditions of approval shall render this approval null and void. Compliance with this condition shall be determined by the Department of Community Development.
  3. The applicant and any successors shall direct any potential purchaser/operator of the site and/or the administrative permit to meet with the Department of Community Development to review conditions of approval prior to the final sale of the site and/or the administrative permit. Any subsequent purchaser/operator of the site and/or the administrative permit shall notify the Department of Community Development of the

name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.

4. This administrative permit shall remain in effect as long as the business is in operation and maintains a valid business license.

### **Washoe County Department of Public Works**

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

**Contact Name** – Leo Vesely, 775.328.8032

- a. The applicant shall grant a relocatable access easement for access to Kivett Lane for the benefit of parcels 2, 3 and 4 of Parcel Map #4426. The access easement location and width shall be acceptable to the applicant, the owners of the benefiting parcels, and Washoe County.

### **Regional Transportation Commission (RTC)**

3. The following conditions are requirements of the Nevada Department of Transportation (NDOT), which shall be responsible for determining compliance with these conditions.

**Contact Name** – Anita Lyday, 775.834.8320

- a. Prior to any grading adjacent to the Nevada Department of Transportation right-of-way, a Drainage Report, including a grading plan, and a Drainage Form must be submitted to the Permit office. A Drainage Information Form is attached. Please contact the Permit Office at (775) 834-8330 for more information.
- b. The Nevada Department of Transportation will require an occupancy permit for any work performed within the State's right-of-way. Please contact the Permit Office at (775) 834-8330 for more information regarding the occupancy permit.
- c. NDOT typically does not deny access to developments that have no alternatives for access; however, the Department requires the use of only legal, permitted accesses onto State roadways. All driveway accesses to the state highway system will be required to comply with the NDOT access management guidelines current at the time of application. Some applicants are required to provide cross access easements to adjacent parcels in order to provide adequate access for development while meeting the NDOT access management requirements. Public improvements, like turn lanes and medians, may be required to mitigate proposed access points. The applicant may be required to provide a Traffic Study to determine the impacts of any new driveways to the state highway system and any required mitigation strategies. A change or an increase in the function of the property served by an existing access or street may require a new right-of-way encroachment permit.
- d. It is the permit applicant's responsibility to perform title research and identify if the state has purchased access and abutters rights for the parcel where an access is proposed. Any request for abandonment of right of way will need to be processed through the state surplus property committee. This process can be

quite lengthy and success is not guaranteed. Please address your request to Mr. Paul Saucedo, Chairman of Surplus Property Committee.

- e. The state defers to municipal government for land use development decisions. Public involvement for development related improvements within the NDOT right-of-way should be considered during the municipal land use development public involvement process. Significant public improvements within the NDOT right-of-way, developed after the public involvement process, may require additional public involvement. It is the responsibility of the permit applicant to perform such additional public involvement. We would encourage such public involvement to be part of a municipal land use development process.

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



March 19, 2012

FR: Chrono/PL 183-12

Mr. Trevor Lloyd, Senior Planner  
 Washoe County Community Development  
 P.O. Box 11130  
 Reno, NV 89520-0027

**RE: ADMINISTRATIVE PERMIT CASE NO. AP12-001 (NATIONAL SIERRA)**

Dear Trevor,

We have reviewed the subject application and have the following comments and recommendations. The National Sierra project requests allowing the establishment of a classic car restoration/storage facility within a newly renovated building located at 1595 Geiger Grade Road.

The Regional Transportation Plan (RTP) identifies Geiger Grade Road as an arterial with moderate access-control. To maintain arterial capacity, the following RTP access management standards need to be adhered to.

Access Management Standards-Arterials <sup>1</sup> , Collectors, Rural Highways							
Access Management Class	Posted Speeds	Signals per mile	Median Type	Left From Major Street? (Spacing from signal)	Left From Minor Street or Driveway?	Right Decel Lanes at Driveways?	Driveway Spacing <sup>2</sup>
Moderate Access Control	40-45 mph	3 or less	Raised or painted w/turn pockets	Yes 500' minimum	No, on 6 or 8-lane roadways w/o signal	Yes <sup>5</sup>	200ft/300ft

<sup>1</sup> On-street parking shall not be allowed on any new arterials per Policy 7 of the Congestion Management Systems (Chapter 9). Elimination of existing on-street parking shall be considered a priority for major and minor arterials operating at or below the policy level of service.

<sup>2</sup> Minimum spacing from signalized intersection/spacing from other driveways

<sup>5</sup> If there are more than 60 inbound right-turn movements during peak-hour

The policy Level of Service (LOS) standard for Geiger Grade Road is LOS D. Policy LOS for intersections shall be designed to provide a level of service consistent with maintaining the policy level of service of the intersecting corridor. This project should be required to meet all the conditions necessary to complete road improvements to maintain policy LOS standards.

The site plan included with the applicant package did not clearly identify whether access to the property would be via Geiger Grade Road or Kivett Lane. There appears to be a driveway access on Geiger Grade Road which may not meet the access standards listed above. The applicant should be conditioned to meet access spacing from the adjacent roadway if located on Geiger Grade Road.

The 2030 RTP identifies Geiger Grade Road from Toll Road to Rim Rock Drive to be widened to four lanes by 2030. This project should be required to meet all the conditions necessary to complete road improvements to maintain policy LOS standards. Dedication of right-of-way for Regional Road Impact Fee (RRIF) Capital Improvement Program (CIP) improvements and dedication of right-of-way or setbacks adequate to complete RTP improvements should be required as a condition of approval.

See the attached typical 98 foot right-of-way section for a four-lane facility. Additional right-of-way may be required for dedicated turn lanes at intersections. The value of right-of-way shall be determined as of the date of application of the first development approval for this project and shall be based upon the zoning of the land that existed prior to that first approval.

The Regional Transportation Plan (RTP) policies indicate all new development will be encouraged to construct pedestrian and bicycle facilities internal and/or adjacent to the development within the regional road system. We recommend the applicant be required to design and construct a sidewalk along the frontage of the property in conformance with Americans with Disabilities Act (ADA) specifications.

Thank you for the opportunity to comment on this project. If you have any specific questions please call me direct at 335.1904.

Sincerely,



Patrice Echola  
Land Use/Transportation Planner

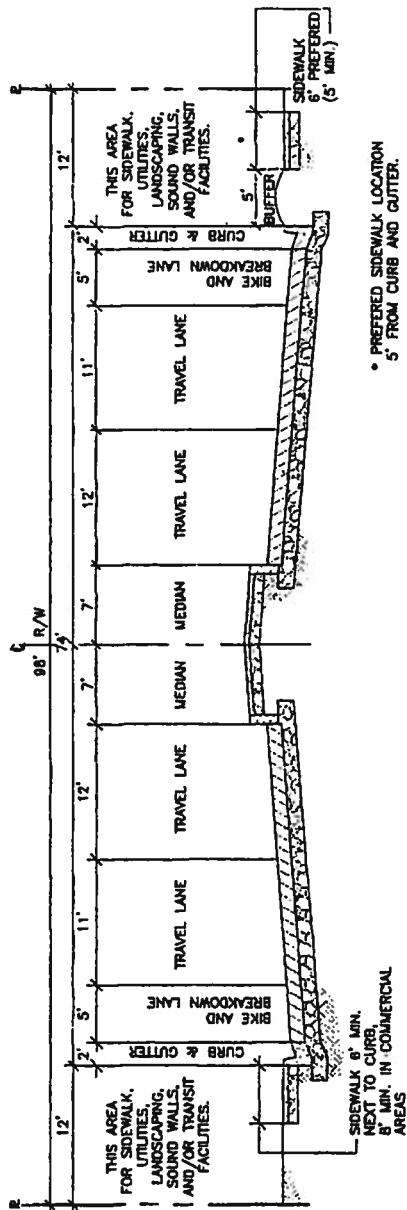
PE/jm

Enclosure

Copies to: Washoe County Planning Commission  
David Childs, Washoe County Community Development  
Bill Whitney, Washoe County Community Development  
Julie Masterpool, Regional Transportation Commission  
Christina Leach, Regional Transportation Commission

# EXHIBIT E

## TYPICAL 4-LANE RIGHT-OF-WAY SECTION



TYPICAL 98' RIGHT-OF-WAY SECTION  
FOUR TRAVEL LANES

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2002-04-02 11:24 AM Df. csherson



**Stantec Consulting Inc.**  
Suite 100, 6980 Sierra Center Parkway  
Reno NV U.S.A. 89511  
Tel. 775.850.0777  
Fax. 775.850.0787  
www.stantec.com

MARCH, 2002

Client/Project  
REGIONAL TRANSPORTATION COMMISSION  
RIGHT-OF-WAY SECTION

ORIGINAL SHEET - M51 A

**From:** Lyday, Anita R [alyday@dot.state.nv.us]  
**Sent:** Thursday, March 15, 2012 9:24 AM  
**To:** Lloyd, Trevor  
**Cc:** Dyson, Thor A; Smith, Steven R; Fuess, Michael J  
**Subject:** RE: Washoe County Application

Mr. Lloyd,

I have reviewed the Administrative Permit Case No. AP12-001 – National Sierra, LLC to allow the establishment of a classic car restoration/storage facility within a newly renovated building. My comments are as follows:

1. Prior to any grading adjacent to the Nevada Department of Transportation right-of-way, a Drainage Report, including a grading plan, and a Drainage Form must be submitted to the Permit office. A Drainage Information Form is attached. Please contact the Permit Office at (775) 834-8330 for more information.
2. The Nevada Department of Transportation will require an occupancy permit for any work performed within the State's right-of-way. Please contact the Permit Office at (775) 834-8330 for more information regarding the occupancy permit.
3. NDOT typically does not deny access to developments that have no alternatives for access; however, the Department requires the use of only legal, permitted accesses onto State roadways. All driveway accesses to the state highway system will be required to comply with the NDOT access management guidelines current at the time of application. Some applicants are required to provide cross access easements to adjacent parcels in order to provide adequate access for development while meeting the NDOT access management requirements. Public improvements, like turn lanes and medians, may be required to mitigate proposed access points. The applicant may be required to provide a Traffic Study to determine the impacts of any new driveways to the state highway system and any required mitigation strategies. A change or an increase in the function of the property served by an existing access or street may require a new right-of-way encroachment permit.
4. It is the permit applicant's responsibility to perform title research and identify if the state has purchased access and abutters rights for the parcel where an access is proposed. Any request for abandonment of right of way will need to be processed through the state surplus property committee. This process can be quite lengthy and success is not guaranteed. Please address your request to Mr. Paul Saucedo, Chairman of Surplus Property Committee.
5. The state defers to municipal government for land use development decisions. Public involvement for development related improvements within the NDOT right-of-way should be considered during the municipal land use development public involvement process. Significant public improvements within the NDOT right-of-way, developed after the public involvement process, may require additional public involvement. It is the responsibility of the permit applicant to perform such additional public involvement. We would encourage such public involvement to be part of a municipal land use development process.

Thank you for giving me the opportunity to comment. If you have questions don't hesitate to contact me.

Anita Lyday, P.E.  
District II Urban Traffic Engineer  
Carson City and Washoe County  
775-834-8320

[alyday@dot.state.nv.us](mailto:alyday@dot.state.nv.us)

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**From:** Dyson, Thor A  
**Sent:** Wednesday, March 14, 2012 9:51 AM  
**To:** Smith, Steven R; Fuess, Michael J; Lyday, Anita R  
**Subject:** Fwd: Washoe County Application

Please review and provide comments. This sounds like a comment, project review letter.....

Thx. Thor-Sent from iPhone