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## Staff Report

Date: October 7, 2021

To: TRPA Hearings Officer

From: TRPA Staff

Subject: Verizon/Guilliam New Cellular Monopine Cellular Tower; 1360 Ski Run Boulevard, City of South Lake Tahoe, El Dorado County, CA; Assessor's Parcel Number 025-580-07, TRPA File Number ERSP2019-0389

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### Staff Recommendation:

Staff recommends the Hearings Officer make the required findings and approve the project subject to the special conditions in the draft permit.

### Required Motions:

In order to approve the proposed project, the Hearings Officer must make the following motions, based on the staff report:

- 1) A motion to approve the findings contained in this staff summary, and a finding of no significant environmental effect; and
- 2) A motion to approve the project subject to the conditions contained in the attached Draft TRPA Permit (Attachment A).

Staff recommends that the Hearings Officer take the following actions, based on the staff report.

### Project Description:

The project involves the construction of a new cellular communications tower on a parcel with existing commercial development in South Lake Tahoe, California. The proposed tower is a monopine similar in color and form to trees (Jeffrey Pine) in the immediate vicinity to help ensure the tower does not result in impacts to scenic quality. The top of the upper most cell panels will be at a height of 107 feet, at the uppermost portion of the monopine pole. Faux branches will be five feet above the top of the pole to a height of 112 feet. Currently, Verizon Wireless is proposing the project for its use alone, with the potential for adding another carrier. During the City of South Lake Tahoe's review, Verizon committed to seek additional providers to be added in order to avoid construction of another tower. The project also includes an equipment shelter to be located adjacent to the tower. The project will require approximately 736 square feet of coverage, which will be relocated from elsewhere on the parcel. The equipment shelter and pad include a 30kW diesel generator and a 132-gallon diesel fuel tank.

The parcel has been certified for Best Management Practices (BMPs) (Certificate #10772, October 17, 2008). BMPs will be adjusted as necessary to accommodate the project, and maintenance of existing BMPs will be required.

Cellular signal maps indicate the tower will allow cellular providers to fill in cell phone coverage gaps in the area.

The project will result in the relocation of 736 square feet of Class 1a coverage. The new land coverage consists of a pad housing the equipment shelter and generator, and the base of the proposed tower. Four trees are proposed for removal to accommodate the project (one 16" diameter at breast height (dbh); one 12" dbh, one 11" dbh and one 10" dbh).

TRPA approved the construction of a 100-foot cellular tower at this same location in 2013 (TRPA file #ERSP2013-0811), but the tower was never constructed and the permit expired.

#### Site Description:

The monopine tower will be located adjacent to a maintenance building on a 1.9-acre property that houses Hansen's Resort (a four-unit motel, with four residential units) and a snow play area. The tower is proposed on the snow play portion of the parcel, adjacent to an existing parking area and an existing maintenance building. The parcel has been verified as Land Capability Class 1a and Class 1b. The tower is proposed on the Class 1a portion of the parcel. Vegetation consists primarily of Jeffrey pines. Surrounding land uses include a Hansen's Resort, and various residential uses in the vicinity, including across the street and adjacent to the property.

Issues: The proposed project involves a special use determination and therefore requires Hearing Officer review in accordance with Chapter 2, Subsection 2.2.2.a of the TRPA Code. All other issues are discussed in the following staff analysis:

#### Staff Analysis:

- A. Environmental Documentation: TRPA staff completed the Initial Environmental Checklist (IEC) and "Project Review Conformance Checklist and Article V(g) Findings" in accordance with Chapter 4, Subsection 4.3 of the TRPA Code of Ordinances. All responses contained on said checklists indicate compliance with the environmental threshold carrying capacities and TRPA staff recommends the Hearings Officer make a Finding of No Significant Effect. A copy of the completed checklists will be made available at the Hearings Officer hearing and at TRPA.
- B. Plan Area: The project is located within Plan Area 085, Lakeview Heights, where transmission and receiving facilities are a special use.
- C. Land Coverage: The project will not result in the creation of additional coverage. The 736 square feet of coverage associated with the project will be relocated from elsewhere on the property. The parcel includes both Land Capability Districts 1a and 1b. All coverage associated with the project is located in Class 1a. The parcel currently has 18,128 square feet of excess coverage, which will be mitigated pursuant to the Excess Land Coverage Mitigation Program (TRPA Code of Ordinances Section 30.6).
- D. Height: The proposed height of the monopine tower is 112 feet. The equipment will be housed within an enclosed shelter. The height of the proposed shelter is 18 feet above the structure's low point, and approximately 14 feet above the adjacent paved parking area. The structure's 18-foot height is below the 24-foot maximum height allowed.

The tower height can be permitted subject to the Chapter 37 height findings below. The applicant has prepared an Alternatives Analysis for the proposed tower (dated December 19, 2019), which evaluated 32 different locations. Alternative locations for providing cellular service to the area were evaluated during review of the project. The other 31 locations were not feasible for various reasons (e.g., didn't fill the gap in service; owners were not cooperative, etc.). The full Alternatives Analysis can be viewed in Attachment C.

- E. Location: The current proposal is the preferred location. The locations that were considered in Alternatives Analysis (Attachment C) varied from opportunities for colocation on an existing tower, to locating at a nearby large parking lot and adding a tower to other existing land uses (fire station, apartment buildings, tourist accommodation, etc.). Regarding co-locating on an existing tower, the nearest existing facilities already serve Verizon and would not fill the gap in service coverage. Each other location was evaluated based on its ability to fill in the coverage gap, possible scenic impacts, owners willing to entertain a cell tower on property, etc. Each of the other 31 locations was not feasible for one of these reasons. The Alternatives Analysis addresses the constraints at each of the other locations, and why the proposed location is preferred.
  
- F. Scenic Quality: The proposed project is visible from Pioneer Trail, along Scenic Roadway Unit #45, currently in non-attainment, and from portions of the Heavenly Valley Ski Resort recreation area. Photo simulations from the Pioneer Trail/Ski Run Boulevard intersection (part of Roadway Unit 45) show that the proposed facility blends in with surrounding trees. Other perspectives (including northwest from Ski Run Boulevard, and from across the street) show that the monopine will blend in with the adjacent trees. The proposed monopine design will provide a natural tree appearance, with non-uniform tree branches, and a tapered trunk. TRPA will require a range of tree bark, branch, needle, material samples that integrate with colors surrounding natural forest.

Views from Recreation Area: The proposed monopine tower may be visible from parts of Heavenly Valley Ski Area, which is a recreation area identified in the Lake Tahoe Scenic Resource Evaluation (TRPA 1993). However, due to the presence of trees of varying heights in the foreground and middleground views, the visibility of the monopine will not significantly change the viewshed and will not adversely affect the numerical standard. By requiring the stealth, monopine design, there will be no impact to views from the recreation area.

TRPA has incorporated a condition into the draft permit (Special Condition 3.J) requiring the payment of a scenic monitoring fee. TRPA staff will inspect the tower every two years for the first ten years after passing final inspection. These inspections shall include review of the quality of the branches and bark of the tower. If the scenic quality of the tower has substantially degraded (e.g., branches or bark have fallen off, needles have substantially fallen off and/or faded from the original color, etc.), the applicant shall make improvements to bring the tower back to a level consistent with original approval. Any future project related to the tower shall also provide additional opportunity to make improvements to the tower.

- G. Radio Frequency Emissions: Congress gave the Federal Communications Commission (“FCC”) “comprehensive powers” over radio communications, and the FCC has exercised “federal primacy” over the technical aspects of such communications. *See Cohen v. Apple, Inc.*, 2020 WL 6342922, at \*3, \*10 (N.D. Cal. 2020). Congress determined that “it is in the national interest that uniform, consistent requirements, with adequate safeguards of the public health and safety” be established, and it tasked the FCC with adopting regulations for radio frequency (“RF”) emissions. *Id.* at \*10; 47 C.F.R. §§ 1.1307(b), 1.1310, 2.1091, 2.1093. While Congress preserved traditional state and local zoning authority, it expressly prohibited states, or instrumentalities thereof, from regulating RF emissions based on health or environmental impacts:

No State or local government or instrumentality thereof may 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 the Commission's regulations concerning such emissions.

47 U.S.C. § 332(c)(7)(B)(iv). “Environmental effects” as used in this section includes both impacts on human health and the wider environment, including plants and wildlife. *See T-Mobile Northeast, LLC v. Town of Ramapo*, 701 F. Supp. 2d 446, 460 (S.D.N.Y. 2009) (includes human health concerns); *Jaeger v. Cellco Partnership*, 2010 WL 965730, \* 10 (D. Conn. 2010) (“The plain meaning of the term ‘environmental effects’ incorporates adverse effects on all biological organisms”).

Thus, the proposed Verizon Wireless tower is required to comply with the FCC limits on RF emissions, and any attempt under state law to impose other limits on RF emissions is preempted. This preemption applies to other federal and state claims as well. For example, the Federal District Court in the Northern District of California recently rejected claims that RF emissions violated the Americans with Disabilities Act, Federal Fair Housing Act, California Fair Employment and Housing Act, and associated tort claims, finding that the Telecommunications Act (TCA) and the FCC’s regulations preempted a city’s ability to regulate radio frequency emissions. *Wolf v. City of Millbrae*, 2021 WL 3727072 (N.D. Cal. Aug. 23, 2021).

TRPA, having been created by an interstate compact, is a creature of federal law, and the application of the TCA to its permitting process is not a matter of preemption. Rather, one must reconcile the intent of Congress in passing both the TCA and the Compact and give meaning to both statutes should there be any conflict in implementation. In furtherance of that standard, the agency position to date is this: TRPA will defer to the FCC regulations over general issues of human health and environmental impacts. However, TRPA could choose to regulate RF in the region should cellular facilities be proven to have a particular adverse effect on the unique environment of the Tahoe Region. TRPA has not received any such proof of adverse impacts of RF particular to Tahoe and therefore will not reexamine the determinations of the FCC.

H. Required Findings: The following is a list of the required findings as set forth in Chapters 4, 21, 37 and 50 of the TRPA Code of Ordinances. Following each finding, agency staff has summarized the evidence on which the finding can be made.

1. Chapter 4 – Required Findings:

- (a) The project is consistent with and will not adversely affect implementation of the Regional Plan, including all applicable Goals and Policies, Plan Area Statements and maps, the Code and other TRPA plans and programs.

The project is located within Plan Area Statement #085 (Lakeview Heights), where transmission and receiving facilities are a special use. Policy PS-1.1 of the Regional Plan supports the upgrade and expansion of public service facilities consistent with the Land Use Element of the Regional Plan. There is no evidence showing the proposed project will have an adverse effect on the Land Use, Transportation, Conservation, Recreation, Scenic Quality, Public Service and Facilities, or Implementation sub-elements of the Regional Plan. The project, as conditioned, will not adversely affect the implementation of any applicable elements of the Regional Plan.

- (b) The project will not cause the environmental threshold carrying capacities to be exceeded.

TRPA staff has completed the “Article V(g) Findings” in accordance with Section 4.4.2 of the TRPA Code of Ordinances and incorporates the checklist into this analysis. All responses contained in the project findings indicate compliance with the environmental threshold carrying capacities. In addition, the applicant has completed an IEC, which is hereby incorporated into this analysis. Staff has concluded that the project will not have a significant effect on the environment. A copy of the completed checklist and IEC will be made available on the TRPA website, and through the Parcel Tracker.

- (c) Wherever federal, state, or local air and water quality standards applicable for the Region, whichever are strictest, must be attained and maintained pursuant to Article V(g) of the TPRA Compact, the project meets or exceeds such standards.

The project, as conditioned, will not have an adverse impact on applicable air and water quality standards for the Region. The project includes the installation of water quality best management practices and will not result in the generation of additional daily vehicle trip ends.

2. Chapter 21 – Special Use Findings:

- (a) The project, to which the use pertains, is of such a nature, scale, density, intensity and type to be an appropriate use for the parcel on which, and surrounding area in which, it will be located.

The nature of the proposed project is consistent with the public service uses permissible within the Area Plan and will provide an important site for wireless technology providers to improve service in the area. The monopine tower is

designed to simulate the appearance of a pine tree and integrate with the natural environment. The applicant conducted an analysis of 32 alternative sites, all of which were not feasible. The proposed location was found to be the preferred location.

- (b) The project to which the use pertains, will not be injurious or disturbing to the health, safety, enjoyment of property, or general welfare of persons or property in the neighborhood, or general welfare of the region, and the applicant has taken reasonable steps to protect against any such injury and to protect the land, water, and air resources of both the applicant's property and that of surrounding property owners.

The tower will not contain lights or generate noise that could be visible or heard outside the immediate vicinity of the monopine. The generator will be housed in an enclosure shelter and will temporarily provide power during power outages only. The shelter will be visible from adjacent roadways. The equipment will be housed within the shelter.

Visual simulations were prepared for the project which demonstrates the main structure will be partially visible from scenic travel routes and as a result, staff has requested specific design criteria to ensure the project would not result in impacts to scenic quality. The cell tower will resemble a tree of similar height and appearance to adjacent trees in the surrounding forest. A condition of approval requires the applicant to submit elevation drawings that include a random branch pattern that mimics the branch pattern of adjacent trees (see Special Condition 3.H of draft permit). A condition of approval also requires the applicant to submit final color and material samples for monopine and equipment shelters to ensure there will be no significant impacts to scenic quality. In addition, Special Condition 3.J requires the payment of a scenic monitoring fee. TRPA staff will inspect the tower every two years for the first ten years after passing final inspection. These inspections shall include review of the quality of the branches and bark of the tower. If the scenic quality of the tower has substantially degraded (e.g., branches or bark have fallen off, needles have substantially fallen off and/or faded from the original color, etc.), the applicant shall make improvements to bring the tower back to a level consistent with original approval.

The project will provide important wireless communication service in emergencies to protect public health, safety, and welfare. The ground level equipment will be housed within a shelter to reduce the potential for public access and injury. The monopine will improve public safety by increasing cellular reception for first responders in the area.

- (c) The project, to which the use pertains, will not change the character of the neighborhood or detrimentally affect or alter the purpose of the applicable planning area statement, community plan and specific or master plan, as the case may be.

The communication facility will improve wireless service in the area and will not change the character of the neighborhood due to its monopine design. The project is located within Plan Area Statement 085 (Lakeview Heights) where transmission and receiving facilities are a special use. Policy PS-1.1 of the Regional Plan supports  
AGENDA ITEM NO. VIII. B.

the upgrade and expansion of public service facilities consistent with the Land Use Element of the Regional Plan.

3. Chapter 37 - Additional Height Findings:

- (a) The function of the structure requires greater maximum height than otherwise provided for in this chapter.

Surrounding trees and mountainous topography cause cell signal degradation and scatter. Cell tower functionality is greatest if it extends above the forest canopy and therefore requires greater maximum height than otherwise provided for in Chapter 37. The monopine design, colors and antenna configuration will ensure the antennas are located within the monopine's branches to achieve a more realistic tree appearance.

- (b) The additional height is the minimum necessary to feasibly implement the project and there are no feasible alternatives requiring less additional height.

The height of the proposed monopine tower is the minimum required to enable the tower to provide adequate cell service, and also allows for eventual use by multiple carriers. Allowing multiple carriers to co-locate on the tower will eliminate the need to possibly construct additional towers for each carrier. As demonstrated by the Alternatives Analysis, no other feasible alternative exists; therefore the additional height is necessary.

4. Chapter 50 – Additional Public Service Facility Findings:

- (a) There is a need for the project.

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

- (b) The project with the Goals and Policies, applicable plan area statements, and Code.

See rationale in Chapter 4 findings, above.

- (c) The project is consistent with the TRPA Environmental Improvement Program.

The project will not affect implementation of the EIP and will not cause TRPA's environmental thresholds to be exceeded. The color and shape of the monopine tower and color and material of equipment shelter will resemble other trees in the project vicinity which will also ensure there are no significant impacts to applicable scenic resource thresholds.

- (d) The project meets the findings adopted pursuant to Article V (g) of the Compact as set forth in Chapter 4: *Required Findings*, as they are applicable to the project's service capacity.

The project's service capacity is shown on wireless propagation maps submitted with the application and shows the areas to be served by the project.

Contact Information:

For questions regarding this project please contact Bridget Cornell, TRPA Current Planning, by telephone at (775) 589-5218 or via email to [bcornell@trpa.gov](mailto:bcornell@trpa.gov).

Attachments:

- A. Draft Permit
- B. Project Plans and Simulations
- C. Alternatives Analysis

Attachment A

Draft Permit

**DRAFT PERMIT**

**APN 025-580-07  
FILE NO. ERSP2019-0389**

Excess Coverage Mitigation Fee (1): Amount \$ \_\_\_\_\_ Paid \_\_\_\_\_ Receipt No. \_\_\_\_\_

Scenic Monitoring Fee (2): Amount \$ 5,000.00 Paid \_\_\_\_\_ Receipt No. \_\_\_\_\_

Security Posted (3): Amount \$ 10,000.00 Type: \_\_\_\_\_ Paid \_\_\_\_\_ Receipt No. \_\_\_\_\_

Security Administrative Fee (3): Amount \$ \_\_\_\_\_ Paid \_\_\_\_\_ Receipt No. \_\_\_\_\_

Notes:

- (1) See Special Condition 3.I., below.
- (2) See Special Condition 3.J., below.
- (3) See Special Condition 3.K., below.

Required plans determined to be in conformance with approval: Date: \_\_\_\_\_

TRPA ACKNOWLEDGEMENT: The permittee has complied with all pre-construction conditions of approval as of this date and is eligible for a county building permit:

\_\_\_\_\_  
TRPA Executive Director/Designee

\_\_\_\_\_  
Date

***SPECIAL CONDITIONS***

1. The project specifically authorizes the construction of a new cellular communications tower on a parcel with existing commercial development in South Lake Tahoe, California. The proposed tower is a monopine similar in color and form to trees (Jeffrey Pine) in the immediate vicinity to help ensure the tower does not result in impacts to scenic quality. The top of the upper most cell panels will be at a height of 107 feet, at the uppermost portion of the monopine pole. Faux branches will five feet above the top of the pole to a height of 112 feet. Currently, Verizon Wireless is proposing the project for its use. Verizon committed to seeking additional providers to be added to the tower. Only Verizon is proposed at this time, with the potential for another carrier. The project also includes an equipment shelter to be located adjacent to the tower. The project will require approximately 736 square feet of coverage, which will be relocated from elsewhere on the parcel. No new coverage will be added as a result of the project. The equipment shelter and pad include a 30kW diesel generator and a 132-gallon diesel fuel tank. Pursuant to Special Condition 3.K., below, TRPA will require long-term maintenance of the scenic quality of the monopine tower. The monopine’s design requires an excavation depth of 7’ 6” below ground surface, which has been approved by TRPA (#LCAP2019-0189). The parcel has been certified for Best Management Practices (BMPs) (Certificate #10772, October 17, 2008). BMPs will be adjusted as necessary to accommodate the project, and maintenance of existing BMPs will be required.

This review is based on the most recent set of plans received on September 29, 2021.

2. The Standard Conditions of Approval listed in Attachment Q shall apply to this permit.

3. Prior to permit acknowledgement, the following conditions of approval must be satisfied.

A. Page C-1: Site Survey: Some of the coverage numbers on this page are inconsistent with numbers shown on other pages. The coverage table, below, reflects the land coverage numbers as they were most recently conveyed. Please update with the appropriate numbers and assure consistency across the multiple site plans provided.

Total Lot area:	84,411 square feet
• Class 1b (16,735 sf; 1%)	167
• Class 1a (67,676 sf; 1%):	677
Base Allowable Coverage:	844 square feet

	Coverage (square feet)	
	Existing / Previously Approved <sup>1</sup>	Proposed <sup>2</sup>
<u>Class 1b:</u>		
Buildings	1,166	1,166
Asphalt	3,640	3,640
Concrete Walkways	921	921
Class 1b Subtotal:	5,727	5,727
<u>Class 1a:</u>		
Buildings	3,663	3,153
Asphalt	6,403	6,403
Paved Parking (Needle Peak)	170	0
Concrete Walkways	2,945	2,900
Snack Shack	64	0
Expanded Equipment Shelter	0	432
Cell Tower Footing	0	304
Class 1a Subtotal:	13,245	13,192
Total Coverage, Class 1a and 1b:	18,972	18,919
Banked Class 1a:	0	53
TOTAL:	18,972	18,972

NOTES:

- 1) Existing coverage was verified per TRPA File #VBOC2021-0164. The 2021 verification was a correction to TRPA File #20040472STD. Coverage has not changed. The 2021 verification reflects more accurate coverage accounting and measurements as reflected in 2020 survey.
- 2) "Proposed Coverage" presumes the removal of "Building #1" (192 square feet), "Shed" (318 square feet), 45 square feet of "concrete sidewalk" associated with Shed, a small portion of Paved Parking along Needle Peak (which was verified and already removed), and the snack shack (which was already removed) in Class 1a.

- B. Page BMP-1: Erosion Control Plans, Best Management Practices, Notes, Legend and Details:
- (1) Please identify a construction staging area. Construction staging shall occur on a paved surface and have appropriate temporary Best Management Practices (BMPs).
  - (2) Please include a BMP calculation spreadsheet for BMPs related to the project, printed in color. This can be provided separately.
- C. Page A-1: Site Plan: See Special Condition 3.A., above. Please populate coverage table with appropriate numbers and assure consistency among the various site plans.
- D. Page A1.1: Existing Site Plan: As per above, please assure consistent land coverage numbers among the site plans.
- E. Pages A-3 and A-4 (Elevations) shall be revised to reflect the following:
- (1) A monopine trunk (within structural limitations), with a textured tree bark-like exterior.
  - (2) A monopine tree branch configuration.
  - (3) Add note stating: "The monopine tower shall be constructed and maintained to integrate with the surrounding pine forest and shall emulate, to the greatest extent feasible, the natural appearance of the surrounding forest with respect to; bark, branch and needle color, trunk color, detail, and taper, branch and needle density, and branch taper."
  - (4) Add note stating: "Antenna sock covers that match the surrounding forest color and pine needle density shall be installed on all antennas and maintained and/or replaced as needed."
- F. Please provide final engineering drawings, including a detailed foundation design. TRPA has approved an excavation depth of 7 feet 6 inches below ground surface (bgs). If the final design includes an excavation depth deeper than that, the applicant shall submit a new soils-hydro application to TRPA, seeking approval for the proposed excavation depth. TRPA shall approve the excavation prior to stamping final plans.
- G. The permittee shall submit final proposed monopine bark and needle samples. The material samples shall demonstrate the proposed monopine colors and textures will integrate with the surrounding pine forest and shall be subject to approval by TRPA staff. Final color and material samples shall also be submitted for the proposed equipment shelter.
- H. Final construction elevation drawings shall include a random tree branch and pine needle density and configuration, to be approved by TRPA prior to installation.
- I. The affected property previously has approximately 18,128 square feet of unmitigated excess land coverage. The permittee shall mitigate a portion or all of the excess land

coverage on this property by removing coverage within Hydrologic Transfer Area 5 – South Stateline (California side), or by submitting an excess coverage mitigation fee.

To calculate the amount of excess coverage to be removed, use the following formula:

Estimated project construction cost multiplied by the fee percentage of 3.00% (as identified in Table 30.6.1-2 of Subsection 30.6.1.C.3. of the TRPA Code of Ordinances) divided by the mitigation factor of 8. If you choose this option, please revise your final site plans and land coverage calculations to account for the permanent coverage removal.

An excess land coverage mitigation fee may be paid in lieu of permanently retiring land coverage. The excess coverage mitigation fee shall be calculated as follows:

Coverage reduction square footage (as determined by formula above) multiplied by the coverage mitigation cost fee of \$8.50 per square foot for projects within Hydrologic Transfer Area 5 – South Stateline (California side). If you choose this option, please provide a construction cost estimate by your licensed contractor, architect, or engineer. In no case shall the mitigation fee be less than \$200.00

- J. The applicant shall submit a scenic monitoring fee of \$5,000. This fee shall cover the cost of TRPA's oversight to assure maintenance of the scenic quality of the tower. TRPA staff will inspect the tower every two years for the first ten years after passing final inspection. These inspections shall include review of the quality of the branches and bark of the tower. If the scenic quality of the tower has substantially degraded (e.g., branches or bark have fallen off, needles have substantially fallen off and/or faded from the original color, etc.), the applicant shall make improvements to bring the tower back to a level consistent with original approval. Any future project related to the tower shall also provide additional opportunity to make improvements to the tower.
  - K. The Security required under Standard Condition I.2 of Attachment Q shall be \$10,000.00. Security shall be released upon completion of the project, installation of permanent BMPs and satisfaction of all permit conditions. Please see Attachment J, Security Procedures, for appropriate methods of posting the security and the applicable security administration fee.
  - L. The permittee shall submit three final sets of plans to TRPA. If submitting electronically (preferred), only one set is required.
4. All BMP details and specifications shall be consistent with the TRPA Handbook of Best Management Practices. All BMP handbook details and information sheets can be viewed and downloaded at <http://www.tahoebmp.org/BMPHandbookCh4.aspx>. If sub-surface infiltration facilities are proposed, it will be necessary to submit photo documentation of sub-surface infiltration systems prior to issuance of a BMP Certificate of Completion. The photographs shall clearly show that the infiltration systems have been installed as specified on TRPA approved plans.
  5. Prior to security release photos shall be provided to TRPA taken during the construction of any subsurface BMP's or of any trenching and backfilling with gravel.
  6. Temporary and permanent BMPs may be field fit by the Environmental Compliance Inspector where appropriate.

7. All Best Management Practices shall be maintained in perpetuity to ensure effectiveness which may require BMPs to be periodically reinstalled or replaced.
8. Existing natural features outside of the building site shall be retained and incorporated into the site design to the greatest extent feasible. The site shall be designed to avoid disturbance to rock outcrops and to minimize vegetation removal and maintain the natural slope of the project site.
9. TRPA reserves the right to amend any portion of this permit or construction operation while in progress if it is determined that the project construction is causing significant adverse effects.
10. To the maximum extent allowable by law, the Permittee agrees to indemnify, defend, and hold harmless TRPA, its Governing Board, its Planning Commission, its agents, and its employees (collectively, TRPA) from and against any and all suits, losses, damages, injuries, liabilities, and claims by any person (a) for any injury (including death) or damage to person or property or (b) to set aside, attack, void, modify, amend, or annul any actions of TRPA. The foregoing indemnity obligation applies, without limitation, to any and all suits, losses, damages, injuries, liabilities, and claims by any person from any cause whatsoever arising out of or in connection with either directly or indirectly, and in whole or in part (1) the processing, conditioning, issuance, or implementation of this permit; (2) any failure to comply with all applicable laws and regulations; or (3) the design, installation, or operation of any improvements, regardless of whether the actions or omissions are alleged to be caused by TRPA or Permittee.

Included within the Permittee's indemnity obligation set forth herein, the Permittee agrees to pay all fees of TRPA's attorneys and all other costs and expenses of defenses as they are incurred, including reimbursement of TRPA as necessary for any and all costs and/or fees incurred by TRPA for actions arising directly or indirectly from issuance or implementation of this permit. Permittee shall also pay all costs, including attorneys' fees, incurred by TRPA to enforce this indemnification agreement. If any judgment is rendered against TRPA in any action subject to this indemnification, the Permittee shall, at its expense, satisfy and discharge the same.

END OF PERMIT

Attachment B

Project Plans and Simulations



# SKI RUN BLVD PSL # 444780

1360 SKI RUN BLVD  
SOUTH LAKE TAHOE, CA 96150

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN CALIFORNIA (NORTH & CENTRAL), CALL USA NORTH 811  
TOLL FREE: 1-800-227-2600 OR  
www.usanorth811.org  
CALIFORNIA STATUTE REQUIRES MIN OF 2 WORKING DAY'S NOTICE BEFORE YOU EXCAVATE

**Know what's below.  
Call before you dig.**

REV.	DATE	DESCRIPTION	BY
0	01/31/19	90% ZONING	FA
1	03/14/19	100% ZONING	FA
2	06/26/19	100% ZONING	FA
3	01/10/2020	100% ZONING	FA
4	03/18/2020	100% ZONING	FA
5	10/06/2021	100% ZONING	FA

A Nokia company  
9020 ACTIVITY RD.  
SAN DIEGO, CA 92126  
www.sdc.com  
619.736.3766

**PROPRIETARY INFORMATION**  
THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS  
ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED

2785 MITCHELL DRIVE, BLDG 9  
WALNUT CREEK, CA 94598

SKI RUN BLVD  
PSL# 444780  
1360 SKI RUN BLVD  
SOUTH LAKE TAHOE, CA 96150

SHEET TITLE:  
**TITLE SHEET**

**T-1**

### PROJECT TEAM

**SITE ACQUISITION**  
SAC WIRELESS, LLC.  
8880 CAL CENTER DRIVE  
SUITE 170  
SACRAMENTO, CA 95826  
CONTACT: MICHELLE FERNANDES  
TELEPHONE: (916) 337-4133  
MICHELLE.FERNANDES@SACW.COM

**PLANNING**  
SAC WIRELESS, LLC.  
8880 CAL CENTER DRIVE  
SUITE 170  
SACRAMENTO, CA 95826  
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SAC AE DESIGN GROUP, INC  
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CONTACT: JULIAN BRIANO  
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JULIAN.BRIANO@SACW.COM

**UTILITY COORDINATOR:**  
SAC WIRELESS, LLC.  
8880 CAL CENTER DRIVE  
SUITE 170  
SACRAMENTO, CA 95826  
CONTACT: RAMON MORENO  
TELEPHONE: (916) 751-8827  
RAMON.MORENO@SACW.COM

**SURVEYOR:**  
SMITHCO SURVEYING ENGINEERING  
P.O. BOX 91626  
BAKERSFIELD, CA 93380  
CONTACT: GREG SMITH, PLS  
TELEPHONE: (661) 393-1217  
GSMITH@SMITHCO.NET

### VICINITY MAP

NOT TO SCALE

### DRIVING DIRECTIONS

FROM: 2785 MITCHELL DRIVE, BLDG 9  
WALNUT CREEK, CA 94598

TO: 1360 SKI RUN BLVD  
SOUTH LAKE TAHOE, CA 96150

- HEAD NORTHEAST ON MITCHELL DR TOWARD OAK GROVE RD
- TURN LEFT ONTO OAK GROVE RD
- TURN LEFT ONTO TREAT BLVD
- TURN RIGHT ONTO BUSKIRK AVE
- USE THE LEFT LANE TO TAKE THE I-880 N RAMP
- KEEP LEFT AT THE FORK TO STAY ON I-880 N PARTIAL TOLL ROAD
- TAKE EXIT 71A TOWARD I-80 E/SACRAMENTO
- KEEP LEFT AT THE FORK TO STAY ON I-80 E
- KEEP LEFT AT THE FORK TO CONTINUE ON I-80 E/I-50 E/CAPITAL CITY FREEWAY, FOLLOW SIGNS FOR INTERSTATE 80 BUSINESS/SACRAMENTO/SOUTH LAKE TAHOE
- CONTINUE ONTO US-50 E
- PASS BY KFC (ON THE RIGHT IN 40.8 MI)
- TURN RIGHT ONTO PIONEER TRAIL
- TURN RIGHT ONTO NEEDLE PEAK RD
- TURN LEFT AT THE 1ST CROSS STREET ONTO SKI RUN BLVD
- DESTINATION WILL BE ON THE LEFT

### PROJECT DESCRIPTION

THIS PROJECT IS A VERIZON WIRELESS UNMANNED TELECOMMUNICATION WIRELESS FACILITY, IT WILL CONSIST OF THE FOLLOWING:

- NEW VERIZON WIRELESS 24'-0" X 34'-0" LEASE AREA
- NEW VERIZON WIRELESS 18'- 10" X 15'-0" EQUIPMENT SHELTER ON NEW CONCRETE PAD
- NEW VERIZON WIRELESS 30KW GENERAC STANDBY GENERATOR W/132 GALLON DIESEL TANK (UL142)
- (1) NEW VERIZON WIRELESS GPS ANTENNA
- (1) NEW VERIZON WIRELESS ELECTRICAL METER MOUNTED ON NEW EQUIPMENT SHELTER
- (1) NEW VERIZON WIRELESS FIBER BOX MOUNTED ON NEW EQUIPMENT SHELTER
- (1) NEW VERIZON WIRELESS 112'-0" HIGH MONOPINE
- (8) NEW VERIZON WIRELESS 8' TALL PANEL ANTENNAS
- (8) NEW VERIZON WIRELESS RRUS
- (4) NEW VERIZON WIRELESS 6627 RAYCAPS
- (2) NEW VERIZON WIRELESS HYBRID CABLES

### PROJECT SUMMARY

**APPLICANT/LESSEE**  
verizon  
2785 MITCHELL DRIVE, BLDG 9  
WALNUT CREEK, CA 94598  
OFFICE: (925) 279-6000

**ASSESSOR'S PARCEL NUMBER**  
025-580-07-100

**APPLICANT'S REPRESENTATIVE**  
SAC WIRELESS, LLC.  
8880 CAL CENTER DRIVE  
SUITE 170  
SACRAMENTO, CA 95826  
CONTACT: MICHELLE FERNANDES  
TELEPHONE: (916) 337-4133  
MICHELLE.FERNANDES@SACW.COM

**PROPERTY OWNER:**  
OWNER: NEL GUILLIAM  
ADDRESS: PO BOX 19531  
SOUTH LAKE TAHOE, CA 96150  
CONTACT: NEL GUILLIAM  
EMAIL: Info@hansensresort.com

**PROPERTY INFORMATION:**  
SITE NAME: SKI RUN BLVD  
SITE NUMBER: 444780  
SITE ADDRESS: 1360 SKI RUN BLVD  
SOUTH LAKE TAHOE, CA 96150  
JURISDICTION: CITY OF SOUTH LAKE TAHOE

**CONSTRUCTION INFORMATION**  
AREA OF CONSTRUCTION: 24'-0" x 34'-0" = 816 SQ FT  
OCCUPANCY: U  
TYPE OF CONSTRUCTION: V-B  
CURRENT ZONING: R  
ACCESSIBILITY REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION, ACCESSIBILITY NOT REQUIRED.

### GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWINGS IF NOT FULL SIZE (24 X 36)

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR THE SAME.

### CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. ALL WORK SHALL CONFORM TO 2019 EDITION TITLE 24, CALIFORNIA CODE OF REGULATIONS, NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES.

- 2019 CALIFORNIA ADMINISTRATIVE CODE
- 2019 CALIFORNIA FIRE CODE
- 2019 CALIFORNIA BUILDING CODES
- 2019 CALIFORNIA ENERGY CODE
- 2019 CALIFORNIA ELECTRICAL CODE
- CITY & COUNTY ORDINANCES

### VERIZON WIRELESS SIGNATURE BLOCK

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

SHEET	DESCRIPTION
T-1	TITLE SHEET
C-1	SITE SURVEY
BMP-1	EROSION CONTROL PLANS, BEST MANAGEMENT PRACTICES NOTES & LEGEND
BMP-2	BEST MANAGEMENT PRACTICES DETAILS & NOTES
A-1	SITE PLAN & ENLARGED SITE PLAN
A-1.1	EXISTING SITE PLAN & COVERAGE DATA
A-2	EQUIPMENT & ANTENNAS LAYOUTS
A-3	NORTHEAST & SOUTHEAST ELEVATIONS
A-4	SOUTHWEST & NORTHWEST ELEVATIONS

### SAC WIRELESS SIGNATURE BLOCK

DISCIPLINE:	SIGNATURE:	DATE:
SITE ACQUISITION:		
PLANNER:		
CONSTRUCTION:		
LANDLORD:		

NOTE: THE ORIGINAL SIZE OF THIS DRAWING IS 24" X 36". SCALE SHOULD NOT BE USED FOR REDUCED OR ENLARGED SHEET SIZES.

**NOTES**

APN: 025-580-07-100

OWNER(S): NEL GUILLIAM, AN UNMARRIED MAN

THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY OF ANY PARCEL OF LAND, NOR DOES IT IMPLY OR INFER THAT A BOUNDARY SURVEY WAS PERFORMED. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE MONUMENTATION. PROPERTY LINES AND LINES OF TITLE WERE NEITHER INVESTIGATED NOR SURVEYED AND SHALL BE CONSIDERED APPROXIMATE ONLY. NO PROPERTY MONUMENTS WERE SET.

THE EASEMENTS (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN PLOTTED BASED SOLELY ON INFORMATION CONTAINED IN THE CONDITION OF TITLE REPORTS BY: FIRST AMERICAN TITLE COMPANY, FILE NO. 5628064, DATED JANUARY 17, 2018. WITHIN SAID TITLE REPORT THERE ARE TEN (10) EXCEPTIONS LISTED, NONE (0) OF WHICH ARE EASEMENTS.

THE UNDERGROUND UTILITIES (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN LOCATED BY FIELD OBSERVATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD RATE MAP FOR COMMUNITY NO. 060040, PANEL NO. 0380F, DATED APRIL 3, 2012 SHOWS THAT THE LOCATION OF THIS SITE FALLS WITHIN ZONE X, WHICH ARE AREAS DETERMINED OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THE LATITUDE AND LONGITUDE AT THE LOCATION AS SHOWN WAS DETERMINED BY GPS OBSERVATIONS.

LAT. 38° 56' 14.60" N. NAD 83  
 LONG. 119° 57' 00.55" W. NAD 83  
 ELEV. 6374.5' NAVD 88 (BASIS OF DRAWING)

The information shown above meets or exceeds the requirements set forth in FAA order 8260.19D for 1-A accuracy ( ± 20' horizontally and ± 3' vertically). The horizontal datum (coordinates) are expressed as degrees, minutes and seconds, to the nearest tenth of a second. The vertical datum (heights) are expressed in feet and decimals thereof and are determined to the nearest 0.1 foot.

**LESSOR'S PROPERTY LEGAL DESCRIPTION PER TITLE REPORT:**

REAL PROPERTY IN THE CITY OF SOUTH LAKE TAHOE, COUNTY OF EL DORADO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4 INCH CAPPED IRON PIPE SET IN THE WESTERLY LINE OF BIJOU PARK BOULEVARD, FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 2 BEARS NORTH 29°50' WEST 30.0 FEET, AND NORTH 55°42' 30" 782.6 FEET; THENCE FROM POINT OF BEGINNING AND ALONG SAID WESTERLY LINE OF BIJOU PARK BOULEVARD, SOUTH 29°50' EAST 300.0 FEET A 3/4 INCH CAPPED IRON PIPE; THENCE LEAVING SAID LINE SOUTH 60°18' WEST 275.0 FEET A SIMILAR PIPE; THENCE NORTH 29°50' WEST 300.0 FEET A SIMILAR PIPE; THENCE NORTH 60°18' EAST 275.0 FEET TO THE POINT OF BEGINNING.

**PROPOSED VERIZON WIRELESS DEMISED PREMISE DESCRIPTION:**

ALL THAT PORTION OF THE HEREON DESCRIBED LESSOR'S PROPERTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EASTERLY MOST CORNER OF SAID LESSOR'S PROPERTY, THENCE S 59°18'12" W, ALONG THE SOUTHEAST LINE OF SAID LESSOR'S PROPERTY, A DISTANCE OF 116.05 FEET; THENCE LEAVING SAID SOUTHEAST LINE, N 30°41'48" W, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING;

COURSE 1) THENCE S 59°18'12" W, A DISTANCE OF 26.00 FEET;  
 COURSE 2) THENCE N 30°41'48" W, A DISTANCE OF 24.00 FEET;  
 COURSE 3) THENCE N 59°18'12" E, A DISTANCE OF 26.00 FEET;  
 COURSE 4) THENCE S 30°41'48" E, A DISTANCE OF 24.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 624 SQUARE FEET, MORE OR LESS.

**PROPOSED LESSEE ACCESS & UTILITY EASEMENT RIGHT-OF-WAY DESCRIPTION:**

A 5.00 FOOT WIDE STRIP OF LAND, LYING 2.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE EASTERLY MOST CORNER OF SAID LESSOR'S PROPERTY, THENCE S 59°18'12" W, ALONG THE SOUTHEAST LINE OF SAID LESSOR'S PROPERTY, A DISTANCE OF 134.55 FEET TO THE POINT OF BEGINNING;

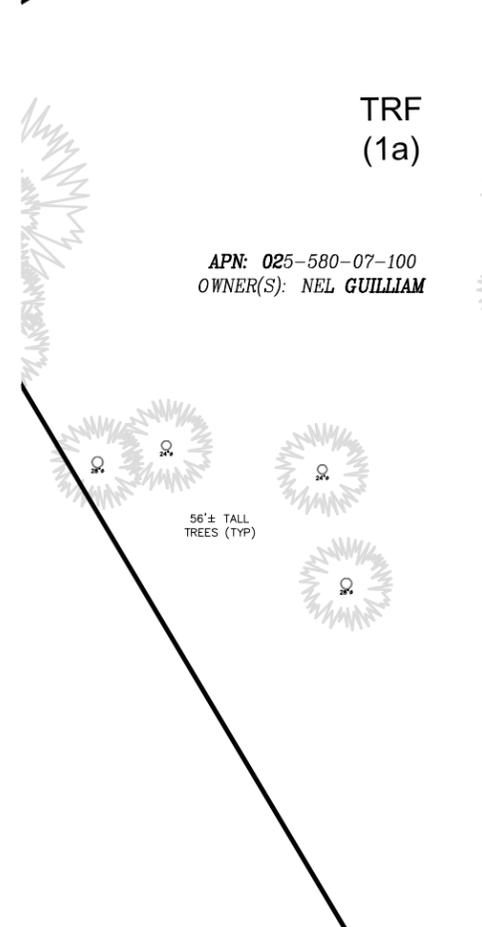
COURSE 1) THENCE N 30°41'48" W, A DISTANCE OF 20.00 FEET TO THE TERMINUS OF THIS DESCRIPTION.

TOGETHER WITH A 12.00 FOOT WIDE STRIP OF LAND, LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE EASTERLY MOST CORNER OF SAID LESSOR'S PROPERTY, THENCE S 59°18'12" W, ALONG THE SOUTHEAST LINE OF SAID LESSOR'S PROPERTY, A DISTANCE OF 143.51 FEET TO THE POINT OF BEGINNING;

COURSE 1) THENCE N 30°41'48" W, A DISTANCE OF 20.00 FEET TO THE TERMINUS OF THIS DESCRIPTION.

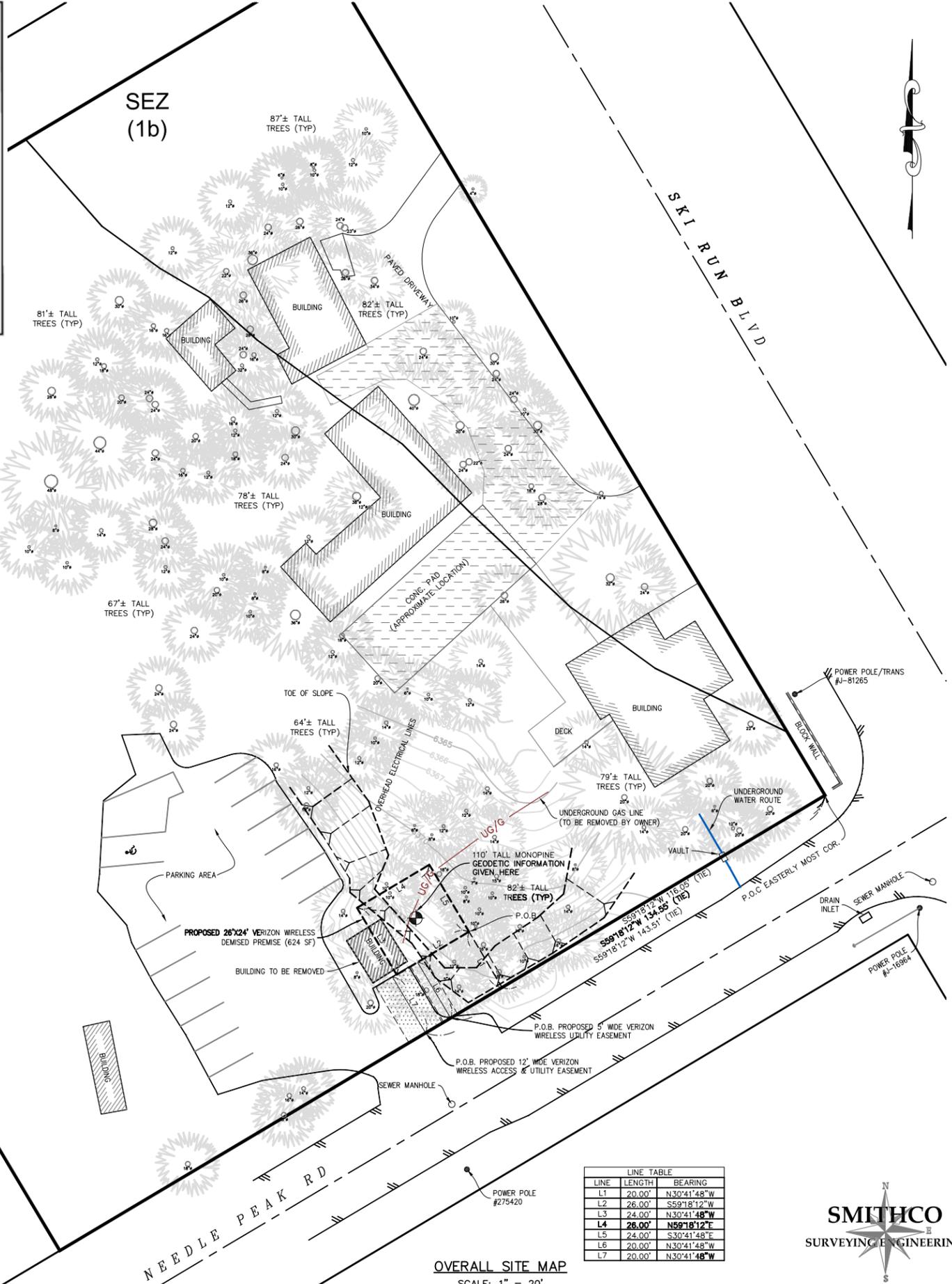
COVERAGE DATA		
TOTAL LOT AREA:	84,411 SQ FT	1,938 ACRES
CLASS 1a (TRF):	67,676 SQ FT: 1%	677 SQ FT
CLASS 1b (SEZ):	16,735 SQ FT: 1%	167 SQ FT
BASE ALLOWABLE COVERAGE:		844 SQ FT
CLASS 1b		
	EXISTING	PROPOSED
(PREVIOUSLY APPROVED)		
BUILDINGS/STRUCTURES	1,166	1,166
ASPHALT	3,640	3,640
CONCRETE WALKWAYS	921	921
CLASS 1b SUBTOTAL:	5,727	5,727
CLASS 1a		
	EXISTING	PROPOSED
BUILDINGS	3,663	3,153
ASPHALT	6,403	6,403
PAVED PARKING (NEEDLE PEAK)	170	0
CONCRETE WALKWAYS	2,945	2,800
SNACK SHACK	64	0
EXPANDED EQUIPMENT SHELTER	0	432
CELL TOWER FOOTING	0	304
CLASS 1a SUBTOTAL:	3,245	13,192
TOTAL CLASS 1a and CLASS 1b: 18,972		18,919
BANKED CLASS 1a:	0	53
TOTAL COVERAGE:	18,972	18,972



APN: 025-580-07-100  
 OWNER(S): NEL GUILLIAM

**LEGEND**

- SITE BOUNDARY LINE
- OVERHEAD UTILITY LINES
- PROPERTY LINE (PER RECORD)
- POWER POLE
- GROUND ELEVATION
- EDGE OF PAVEMENT
- UG/T UNDERGROUND COMM.
- UG/G UNDERGROUND GAS
- UG/E UNDERGROUND ELEC.
- UG/SS UNDERGROUND SEWER
- UG/W UNDERGROUND WATER
- UNKNOWN UNDERGROUND
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- ① EXCEPTION #
- CONCRETE PAD



LINE	LENGTH	BEARING
L1	20.00'	N30°41'48"W
L2	26.00'	S59°18'12"W
L3	24.00'	N30°41'48"W
L4	26.00'	N59°18'12"E
L5	24.00'	S30°41'48"E
L6	20.00'	N30°41'48"W
L7	20.00'	N30°41'48"W



P.O. BOX 81626 BAKERSFIELD, CA 93380  
 PHONE: (661) 393-1212

**ISSUE STATUS**

REV	DATE	DESCRIPTION	BY
0	01/22/18	PRELIMINARY	EJ
2	03/19/18	ADD TITLE NOTES	DA
3	04/03/18	ADD LEASE LABELS	DA
4	06/06/18	STAMP & SIGN	DA
5	01/31/19	REDLINES	SL
6	09/23/19	REVISION	EJ
7	09/24/19	ADD TREE HEIGHTS	SL
8	10/01/19	ADD TREE HEIGHTS	SL
9	03/03/20	REVISION	EJ
10	03/31/20	REVISION	EJ



**PROPRIETARY INFORMATION**  
 THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS  
 ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED



444780  
 SKI RUN BLVD

1360 SKI RUN BLVD  
 SOUTH LAKE TAHOE, CA 96150

EL DORADO COUNTY

SHEET TITLE:  
 SITE SURVEY  
 FOR EXAMINATION ONLY

C-1  
 AGENDA ITEM NO. VIII. B.

- NOTES:**
- BEST MANAGEMENT PRACTICES (BMPs) MUST BE IMPLEMENTED PER CALIFORNIA BUILDING GREEN CODE.
  - ALL STORM WATER DRAINAGE AND SOIL EROSION/TRACK-OUT DURING CONSTRUCTION SHALL BE MITIGATED PER JURISDICTION GRADING CODE.
  - ESTIMATED QUANTITY OF
    - EXCAVATION: 80 CUBIC YARDS
    - FILL: 50 CUBIC YARDS
    - EXPORT: 30 CUBIC YARDS
    - IMPORT: NONE
  - AREA OF DISTURBANCE: 850 SQ FT < 1 ACRE

**BMP LEGEND**

DIRECTION OF LOT DRAINAGE → →

**MATERIALS & WASTE MANAGEMENT CONTROL BMPs:**

- WM-1 MATERIAL DELIVERY & STORAGE
- WM-6 HAZARDOUS WASTE MANAGEMENT
- WM-5 SOLID WASTE MANAGEMENT
- WM-8 CONCRETE WASTE MANAGEMENT
- WM-9 SANITARY WASTE MANAGEMENT

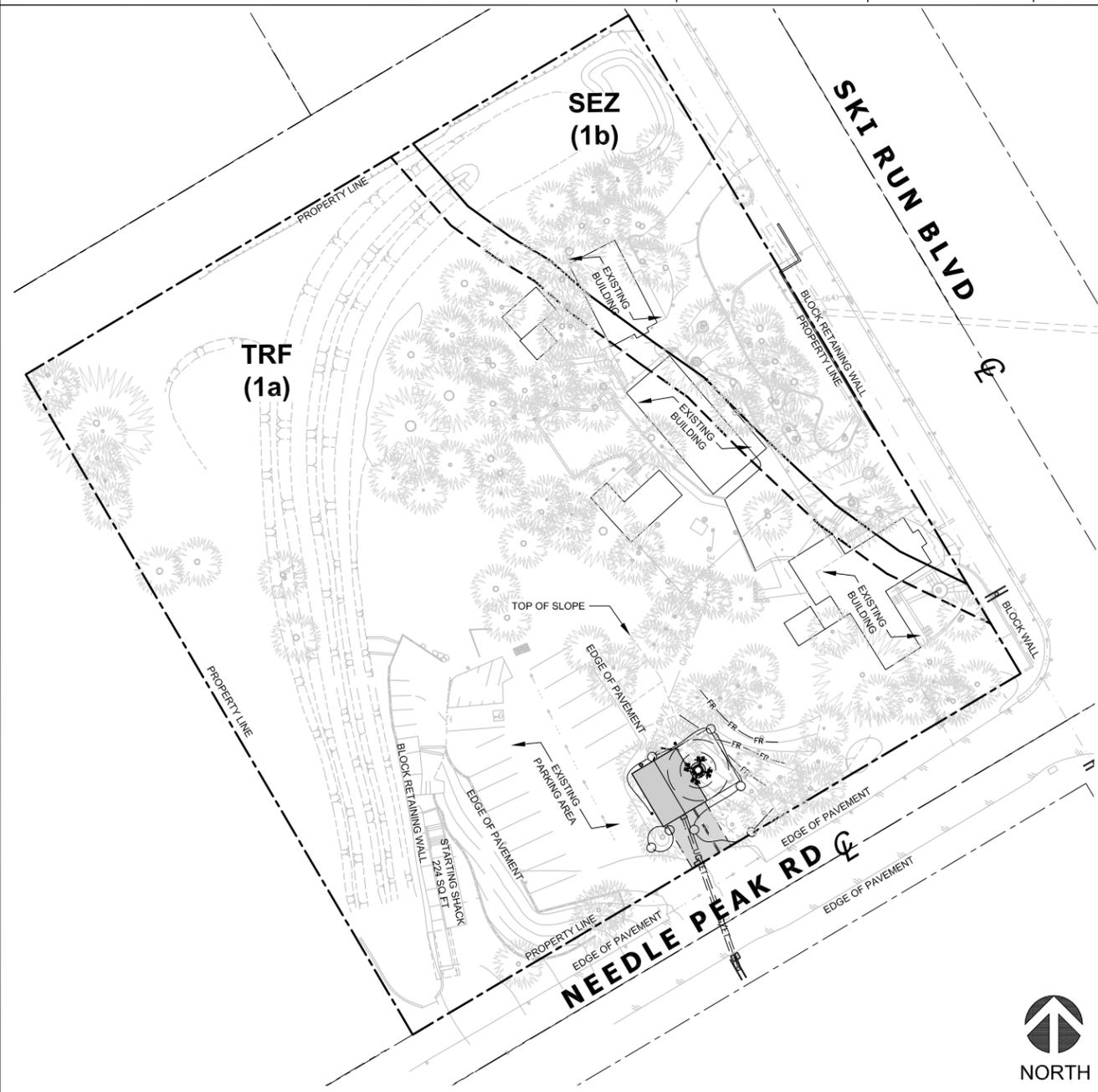
**TEMPORARY RUNOFF CONTROL BMPs:**

- SS-3 BONDED OR STABILIZED FIBER MATRIX (WINTER)
- SC-1 SILT FENCE
- SC-5 FIBER ROLLS
- SC-4 ORANGE CONSTRUCTION FENCING OR METAL MESH
- SC-6 | SC-8 GRAVEL OR SAND BAGS
- TC-1 STABILIZED CONSTRUCTION ENTRANCE

**NOTE:**  
TOTAL AREA OF DISTURBANCE: 850 SQ.FT.  
AS SHOWN: [Hatched Box]

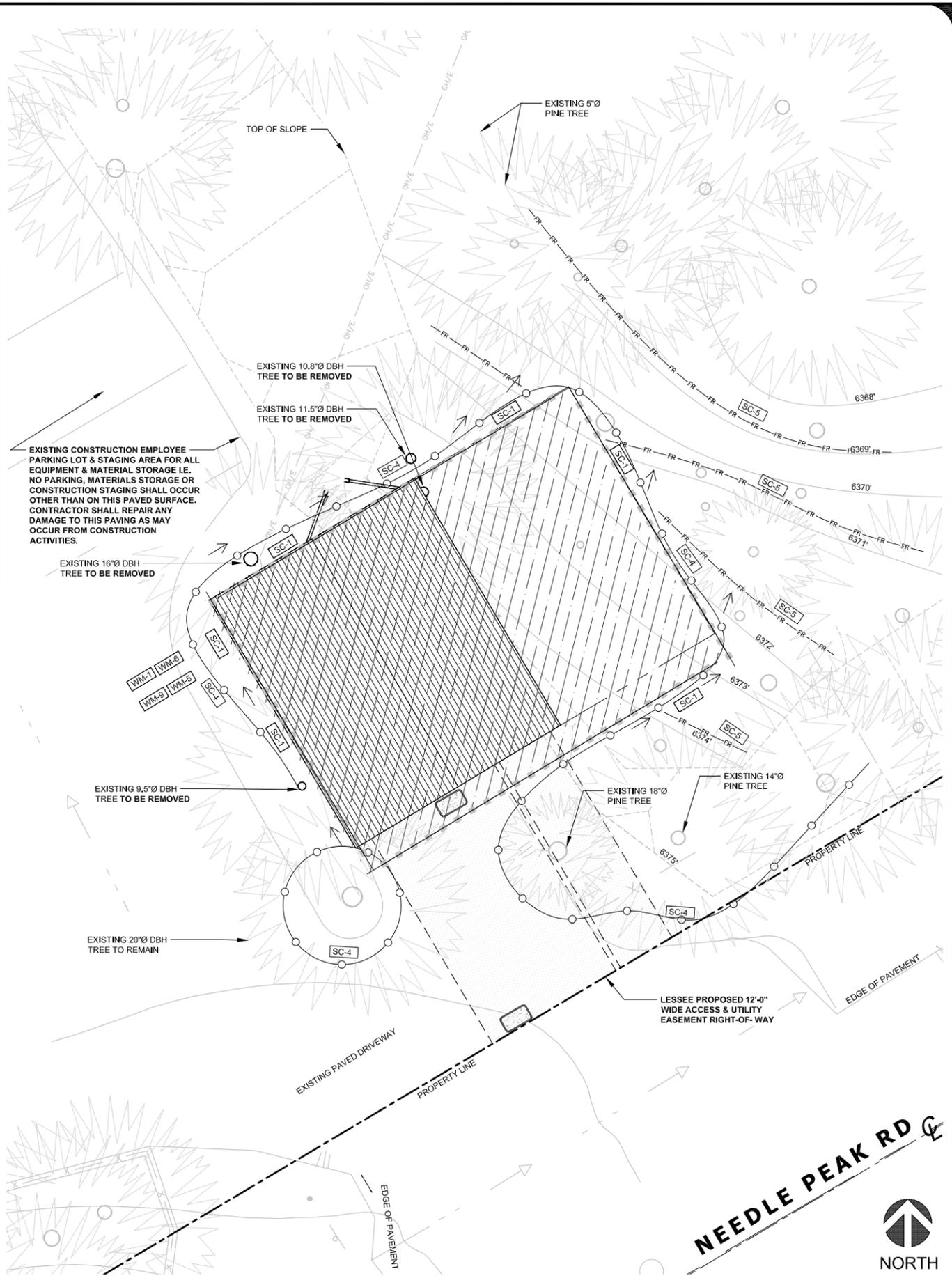
**BEST MANAGEMENT PRACTICES NOTES & LEGEND**

300' 0 150' 300' SCALE: 1" = 300'-0" (24x36)  
(OR) 1/2" = 300'-0" (11x17) **3**



**EROSION CONTROL SITE PLAN**

300' 0 150' 300' SCALE: 1" = 300'-0" (24x36)  
(OR) 1/2" = 300'-0" (11x17) **1**



**EROSION CONTROL ENLARGED SITE PLAN**

0 2' 4' 8' SCALE: 1/8" = 1'-0" (24x36)  
(OR) 1/16" = 1'-0" (11x17) **2**

**ISSUE STATUS**

REV.	DATE	DESCRIPTION	BY
0	01/31/19	90% ZONING	FA
1	03/14/19	100% ZONING	FA
2	06/26/19	100% ZONING	FA
3	01/10/2020	100% ZONING	FA
4	03/18/2020	100% ZONING	FA
5	10/06/2021	100% ZONING	FA

**S&C**  
A Nokia company  
9020 ACTIVITY RD.  
SAN DIEGO, CA 92126  
WWW.S&C.COM  
619.736.3766

**PROPRIETARY INFORMATION**  
THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS  
ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED

**verizon**  
2785 MITCHELL DRIVE, BLDG 9  
WALNUT CREEK, CA 94598

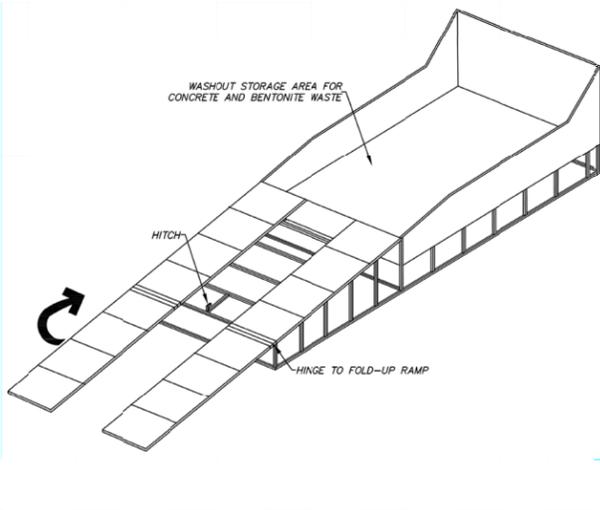


**SKI RUN BLVD**  
**PSL# 444780**  
1360 SKI RUN BLVD  
SOUTH LAKE TAHOE, CA 96150

SHEET TITLE:  
EROSION CONTROL PLANS,  
BEST MANAGEMENT PRACTICES  
NOTES & LEGEND

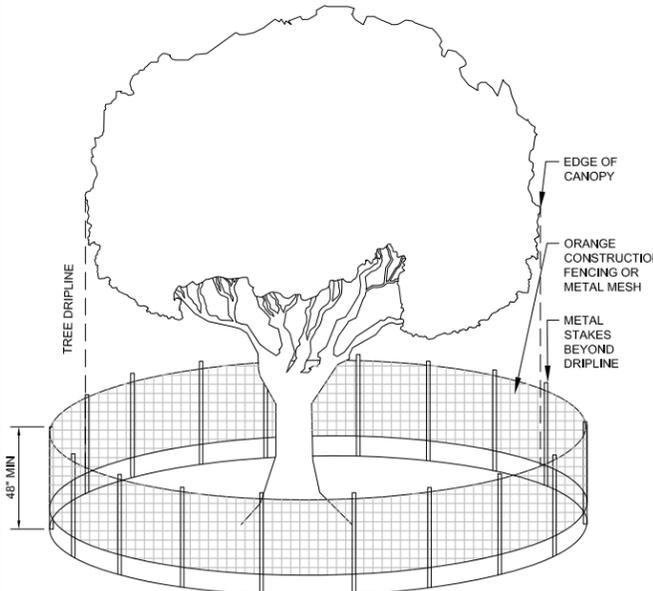
**BMP-1**  
FORM NO. VIII. B.

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 36" X 36". SCALE SHOULD NOT BE USED FOR REDUCED OR ENLARGED SHEET SIZES.

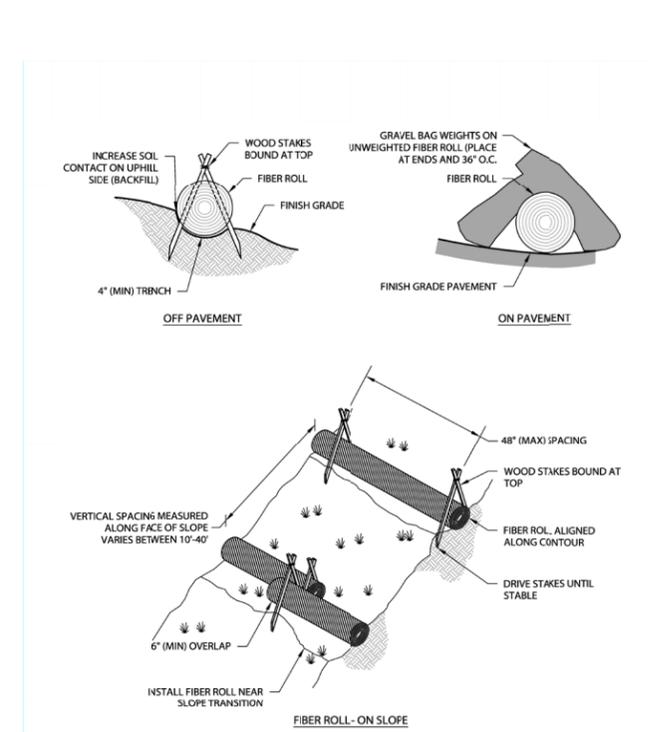


THE TAHOE REGIONAL PLANNING AGENCY (TRPA) SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS DETAIL.

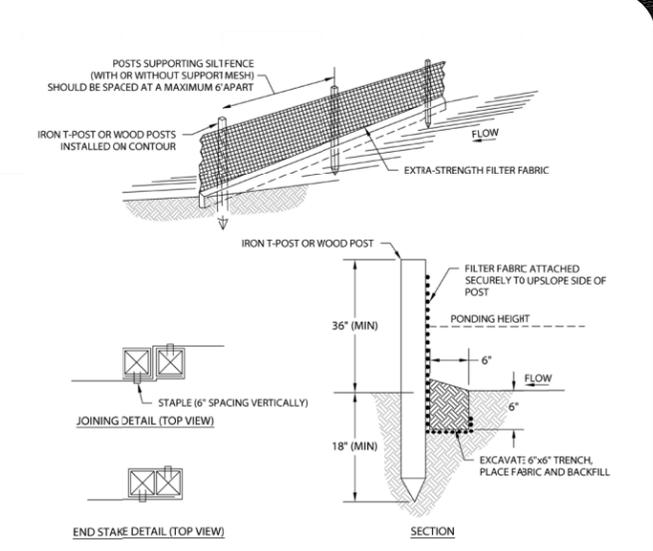
**WASHOUT STATION** SCALE N.T.S. 8



**TREE PROTECTION & MITIGATION** SCALE N.T.S. 6



**FIBER ROLL** SCALE N.T.S. 4



**SILT FENCE** SCALE N.T.S. 2

**BEST MANAGEMENT PRACTICES TABLE**

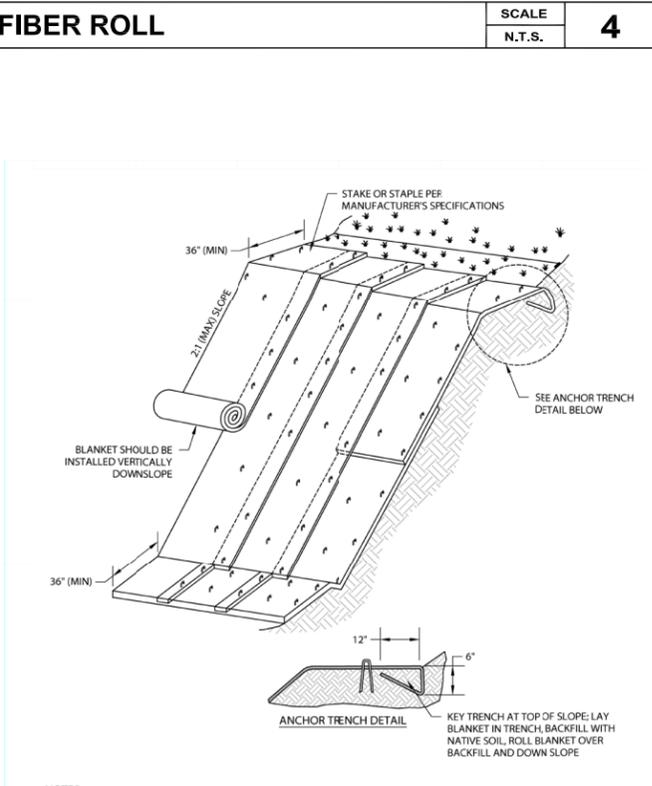
BEST MANAGEMENT PRACTICES	LOCATION	SCHEDULE IMPLEMENTATION	MAINTENANCE SCHEDULE
PRESERVING EXISTING VEGETATION	AROUND PERIMETER OF PROJECT SITE	CONTINUOUS UNTIL CONSTRUCTION IS COMPLETED	EDUCATE EMPLOYEES AND SUBCONTRACTORS REGARDING IMPORTANCE OF MAINTAINING EXISTING VEGETATION TO PREVENT EROSION AND FILTER OUT SEDIMENT IN RUNOFF FROM DISTURBED AREAS ON THE CONSTRUCTION SITE. INSPECT SITE PERIMETER MONTHLY TO VERIFY THE OUTSIDE VEGETATION IS NOT DISTURBED.
PROTECT GRADED AREAS AND SLOPES FROM WASHOUT AND EROSION	THROUGHOUT PROJECT SITE	CONTINUOUS	INSPECT GRADED AREAS AND SLOPES ON AT LEAST A MONTHLY BASIS TO CHECK FOR EROSION. THE GRADE TRIBUTARY AREAS OR INSTALL SAND DIKES AS NECESSARY TO PREVENT EROSION.
PINE NEEDLE ROLLS	SEE NOTE 3 OF EROSION & CONTROL NOTES	CONTINUOUS	INSPECT AFTER EACH STORM. REMOVE SEDIMENT DEPOSITED BEHIND PINE NEEDLE ROLLS WHENEVER NECESSARY TO MAINTAIN EFFECTIVENESS.
SEEDING	REMEDIATED COVERAGE AREAS & POLE FTG FILL, ANY DISTURBED AREAS	IN PLACE DURING BY OCT. 15	INSPECT SLOPES ON AT LEAST A MONTHLY BASIS TO CHECK FOR EROSION. IF EROSION IS NOTED, SPREAD NEEDLE MULCH OVER AFFECTED AREAS.
WIND EROSION CONTROL PRACTICES	WHEREVER NECESSARY THROUGHOUT PROJECT SITE	CONTINUOUS UNTIL GRADING IS COMPLETED AND SOILS HAVE STABILIZED	INSPECT SITE DURING WINDY CONDITIONS TO IDENTIFY AREAS WHERE WIND AND EROSION IS OCCURRING AND ABATE EROSION AS NECESSARY.
GOOD HOUSEKEEPING MEASURES	THROUGHOUT PROJECT SITE	CONTINUOUS UNTIL CONSTRUCTION IS COMPLETED	INSPECT SITE ON AT LEAST A MONTHLY BASIS TO VERIFY GOOD HOUSEKEEPING PRACTICES ARE BEING IMPLEMENTED.
PROPER CONSTRUCTION MATERIAL STORAGE	DESIGNATED AREA	CONTINUOUS UNTIL CONSTRUCTION IS COMPLETED	INSPECT SITE ON AT LEAST A WEEKLY BASIS TO VERIFY THAT CONSTRUCTION MATERIALS ARE STORED IN A MANNER WHICH COULD NOT CAUSE STORM WATER POLLUTION.
PROPER CONSTRUCTION WASTE STORAGE AND DISPOSAL INCLUDING	DESIGNATED COLLECTION AREA AND CONTAINERS	CONTINUOUS UNTIL CONSTRUCTION IS COMPLETED	INSPECT SITE ON AT LEAST A WEEKLY BASIS TO ASSURE WASTE IS STORED PROPERLY AND DISPOSED OF AT LEGAL DISPOSAL SITE, DAILY.
CONCRETE SPILL CLEANUP PAINT & PAINTING SUPPLIES	MATERIAL HANDLING AREAS	IMMEDIATELY AT TIME OF SPILL	INSPECT MATERIAL HANDLING AREAS ON AT LEAST A MONTHLY BASIS TO VERIFY PROPER SPILL CLEANUP.
VEHICLE FUELING, MAINTENANCE & CLEANING	DESIGNATED AREA WITH SECONDARY CONTAINMENT	CONTINUOUS	KEEP AMPLE SUPPLIES OF SPILL CLEANUP MATERIALS ON-SITE & INSPECT ON REGULAR SCHEDULE.
STREET AND STORM DRAINAGE FACILITY MAINTENANCE DEFINITIONS	STREETS AND STORM DRAINAGE FACILITIES	CONTINUOUS UNTIL CONSTRUCTION IS COMPLETED	MAINTAIN STORM DRAINAGE FACILITIES AND PAVED STREETS CLEAR OF SEDIMENT AND DEBRIS.

- WET SEASON: ENTIRE PERIOD BETWEEN OCTOBER 1 THROUGH APRIL 30. CONTRACTOR SHALL ALSO IMPLEMENT WET SEASON MEASURES IF WET WEATHER IS EXPECTED DURING THE DRY SEASON
- PHASES OF GRADING
  - INITIAL: WHEN CLEARING AND GRUBBING ACTIVITIES OCCUR.
  - ROUGH: WHEN CUT AND FILL ACTIVITIES OCCUR AND THE SITE IMPROVEMENTS ARE CONSTRUCTED, INCLUDING UNDERGROUND PIPING, STREETS, SIDEWALKS, AND OTHER IMPROVEMENTS.
  - FINAL: WHEN FINAL ELEVATION IS SET, AND SITE IMPROVEMENTS ARE COMPLETED AND READY FOR CITY ACCEPTANCE.

**BMP TABLE** SCALE N.T.S. 7

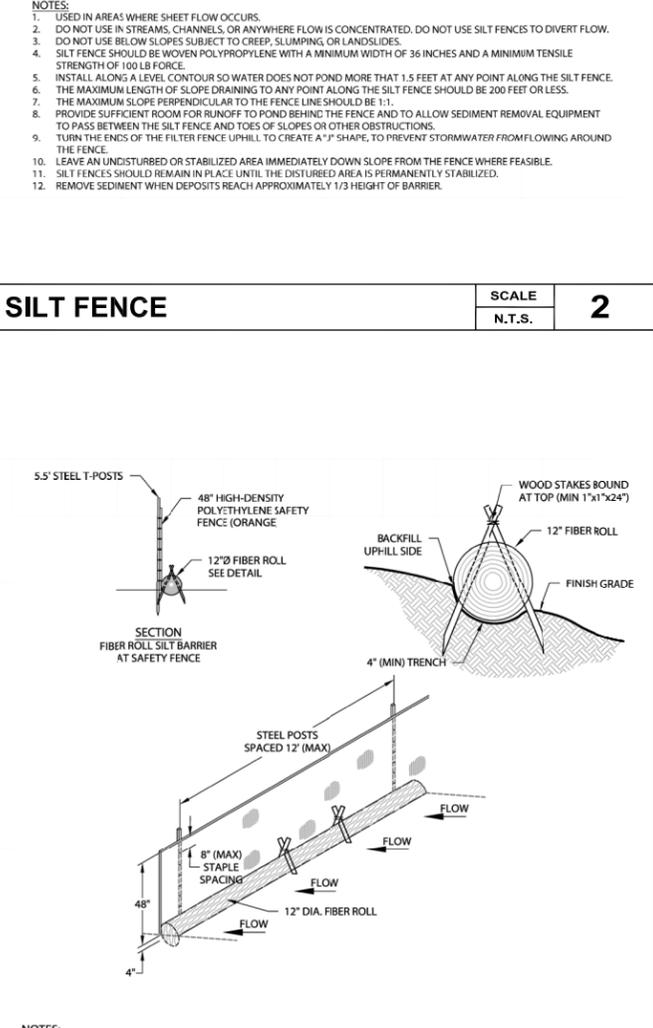
- THE CONTRACTOR SHALL FOLLOW TYPICAL GUIDELINES FOR GRADING, EROSION AND SEDIMENT CONTROL FOR THE MEASURES SHOWN OR STATED ON THESE PLANS.
- CONTRACTOR MUST ENSURE THAT THE CONSTRUCTION SITE IS PREPARED PRIOR TO THE ONSET OF ANY STORM. CONTRACTOR SHALL HAVE ALL EROSION AND SEDIMENT CONTROL MEASURES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

**EROSION & SEDIMENT CONTROL NOTES** SCALE N.T.S. 5



- NOTES:
- SLOPE SURFACE SHALL BE FREE OF ROCKS, VEGETATION, STICKS, AND DEBRIS. MATS/BANKETS SHALL HAVE GOOD SOIL CONTACT. SCARIFY AND/OR TILL SLOPE SURFACE 12" DEEP BEFORE LAYING BLANKET.
  - LAY BLANKETS LOOSELY AND STAKE OR STAPLE AS NEEDED TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH OR TWIST.
  - EROSION CONTROL BLANKETS SHOULD BE USED IN CONJUNCTION WITH REVEGETATION (CONTAINER OR PLUG PLANTING) TO SPECIFICATIONS OF REVEGETATION PLAN FOR PROJECT.
  - HAND WALK BLANKET DOWN SLOPE AS BLANKET IS STAKED OR STAPLED TO PREVENT STRETCHING.
  - DO NOT WALK ON BLANKET/COE IN PLACE.
  - ALL ANCHORS SHALL BE INSTALLED PERPENDICULAR TO SLOPE.

**EROSION CONTROL BLANKET** SCALE N.T.S. 3



- NOTES:
- FIBER ROLL SHALL NOT BE MADE FROM STRAW. FIBER ROLLS SHALL BE BOUND BY HIGH STRENGTH COIR NETTING, AND HAVE A MINIMUM WEIGHT OF 5 LBS PER LINEAL FOOT.
  - ORANGE SAFETY FENCE IS INTENDED TO PROTECT FIBER ROLLS FROM COMPRESSION BY VEHICLES, CONSTRUCTION EQUIPMENT, ECT. FENCES SHALL BE HIGH DENSITY POLYETHYLENE WITH A MESH OPENING OF APPROXIMATELY 1 INCH BY 4 INCHES AND A MINIMUM HEIGHT OF 4 FEET. SAFETY FENCE MAY BE OMITTED IN LOW TRAFFIC AREAS.
  - FIBER ROLL SILT BARRIER SHALL BE INSTALLED ALONG CONTOUR AND ON SLOPES 5H:1V OR FLATTER UNLESS OTHERWISE APPROVED BY TRPA.
  - THE INSTALLATION CONFIGURATION SHALL PREVENT RUNOFF FROM LEAVING THE SITE OR ENTERING A WATERCOURSE WITHOUT PASSING THROUGH A SILT BARRIER.
  - THE MAXIMUM LENGTH OF SLOPE DRAINING TO THE SILT BARRIER SHALL BE 100 FEET.
  - FIBER ROLL SHALL BE INSTALLED BY SHAPING A 4 INCH DEEP FURROW TO MATCH THE SHAPE OF THE LOG, SECURING IN FURROW WITH WOOD STAKES, AND TAMPING THE GROUND AROUND THE FIBER ROLL TO FILL VOIDS BETWEEN THE LOG AND THE GROUND.

**FIBER ROLL SILT BARRIER** SCALE N.T.S. 1

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WALNUT CREEK, CA 94598

SKI RUN BLVD

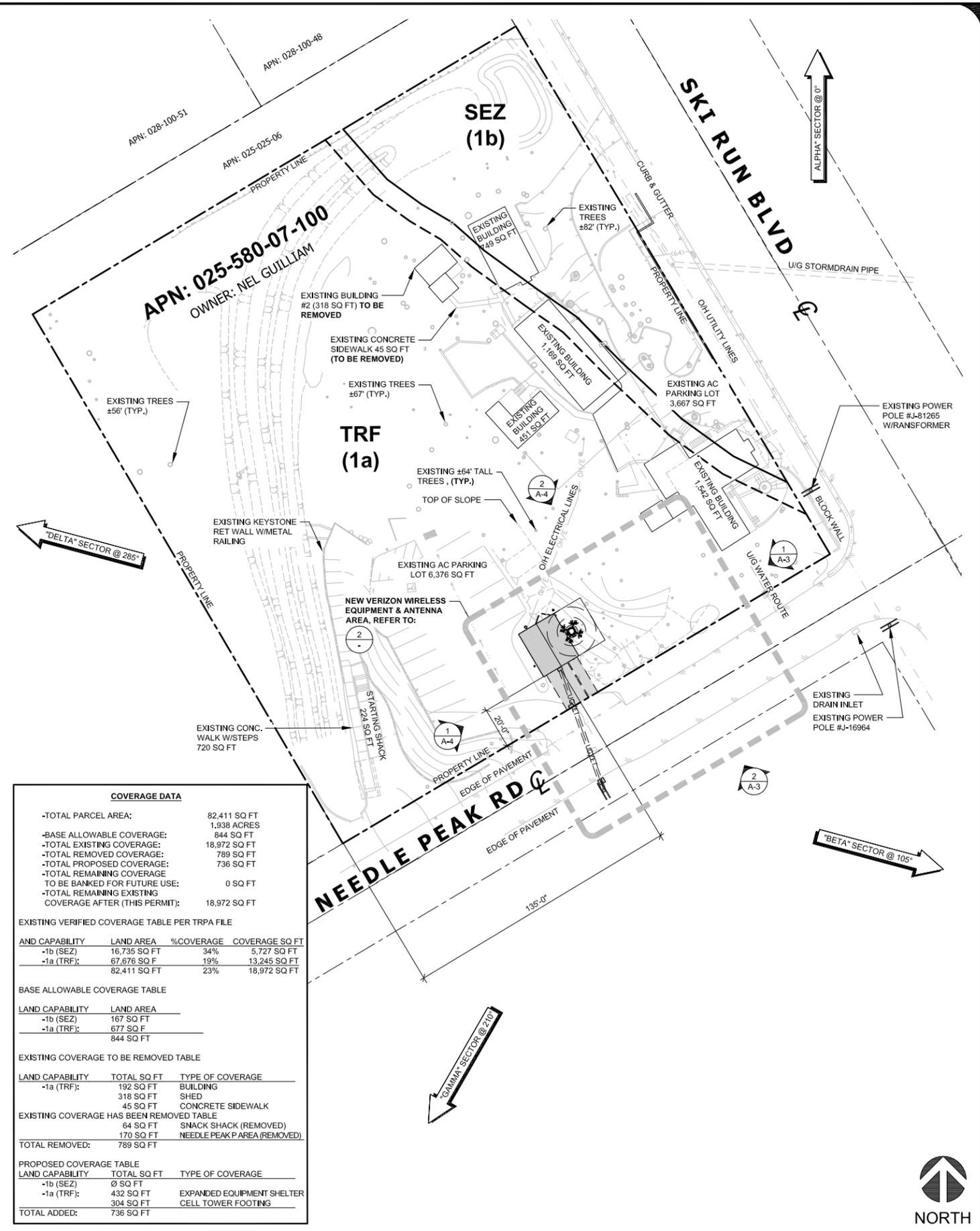
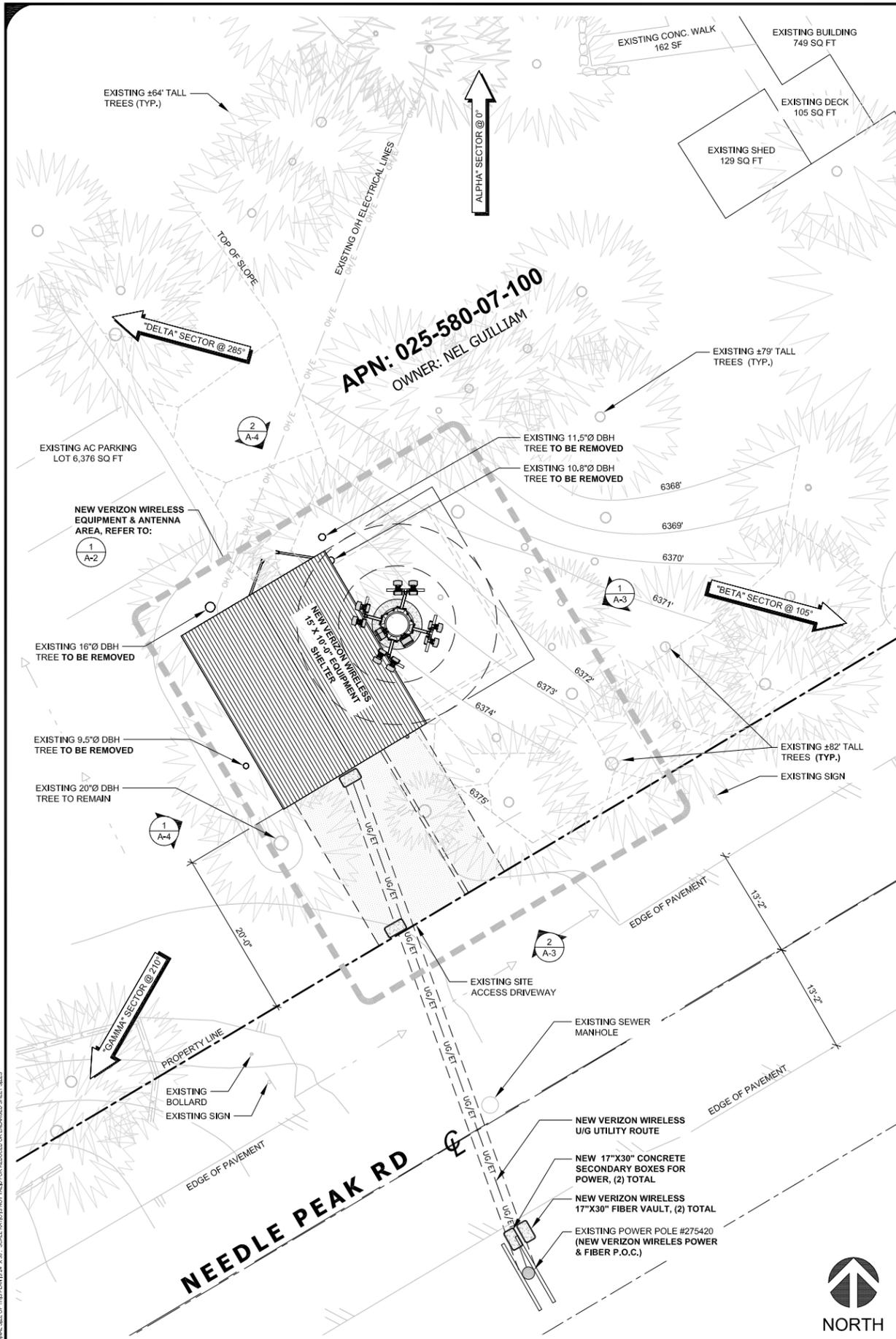
PSL# 444780

1360 SKI RUN BLVD  
SOUTH LAKE TAHOE, CA 96150

SHEET TITLE:  
BEST MANAGEMENT PRACTICES  
DETAILS & NOTES

**BMP-2**

AGENDA ITEM NO. VIII. B.



**COVERAGE DATA**

-TOTAL PARCEL AREA: 82,411 SQ FT  
1,938 ACRES

-BASE ALLOWABLE COVERAGE: 844 SQ FT

-TOTAL EXISTING COVERAGE: 18,972 SQ FT

-TOTAL REMOVED COVERAGE: 789 SQ FT

-TOTAL PROPOSED COVERAGE: 736 SQ FT

-TOTAL REMAINING COVERAGE TO BE BANKED FOR FUTURE USE: 0 SQ FT

-TOTAL REMAINING EXISTING COVERAGE AFTER (THIS PERMIT): 18,972 SQ FT

EXISTING VERIFIED COVERAGE TABLE PER TRPA FILE

AND CAPABILITY	LAND AREA	%COVERAGE	COVERAGE SQ FT
-1b (SEZ):	16,735 SQ FT	34%	5,727 SQ FT
-1a (TRF):	67,676 SQ F	19%	13,245 SQ FT
	82,411 SQ FT	23%	18,972 SQ FT

BASE ALLOWABLE COVERAGE TABLE

LAND CAPABILITY	LAND AREA
-1b (SEZ)	167 SQ FT
-1a (TRF):	677 SQ F
	844 SQ FT

EXISTING COVERAGE TO BE REMOVED TABLE

LAND CAPABILITY	TOTAL SQ FT	TYPE OF COVERAGE
-1a (TRF):	192 SQ FT	BUILDING
	318 SQ FT	SHED
	45 SQ FT	CONCRETE SIDEWALK

EXISTING COVERAGE HAS BEEN REMOVED TABLE

	SQ FT	REASON FOR REMOVAL
	64 SQ FT	SNACK SHACK (REMOVED)
	170 SQ FT	NEEDLE PEAK P AREA (REMOVED)
TOTAL REMOVED:	789 SQ FT	

PROPOSED COVERAGE TABLE

LAND CAPABILITY	TOTAL SQ FT	TYPE OF COVERAGE
-1b (SEZ)	0 SQ FT	
-1a (TRF):	432 SQ FT	EXPANDED EQUIPMENT SHELTER
	304 SQ FT	CELL TOWER FOOTING
TOTAL ADDED:	736 SQ FT	

**ISSUE STATUS**

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**verizon**

**SKI RUN BLVD**  
**PSL# 444780**  
1360 SKI RUN BLVD  
SOUTH LAKE TAHOE, CA 96150

SHEET TITLE:  
**SITE PLAN & ENLARGED SITE PLAN**

**A-1**

ENLARGED SITE PLAN

SCALE: 1/8" = 1'-0" (24x36)  
(OR) 1/16" = 1'-0" (11x17)

**2**

SITE PLAN

SCALE: 1" = 30'-0" (24x36)  
(OR) 1/2" = 30'-0" (11x17)

**1**

AGENDA ITEM NO. VIII. B.

**ISSUE STATUS**

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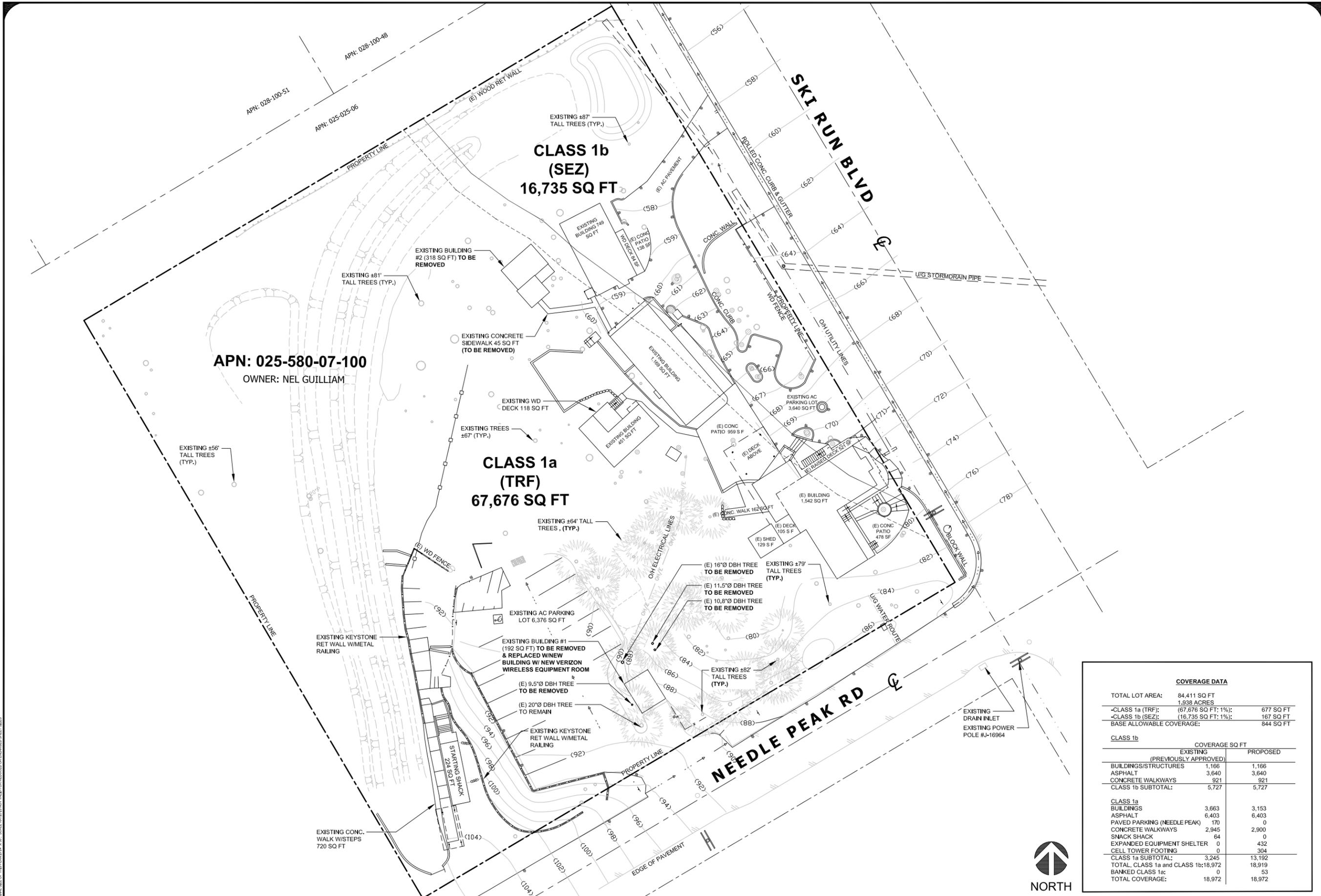
SKI RUN BLVD

PSL# 444780

1360 SKI RUN BLVD  
SOUTH LAKE TAHOE, CA 96150

SHEET TITLE:  
**EXISTING SITE PLAN & COVERAGE DATA**

**A-1.1**



COVERAGE DATA		
TOTAL LOT AREA:	84,411 SQ FT	
	1.938 ACRES	
-CLASS 1a (TRF):	(67,676 SQ FT; 1%):	677 SQ FT
-CLASS 1b (SEZ):	(16,735 SQ FT; 1%):	167 SQ FT
BASE ALLOWABLE COVERAGE:		844 SQ FT
CLASS 1b		
	EXISTING	PROPOSED
(PREVIOUSLY APPROVED)		
BUILDINGS/STRUCTURES	1,166	1,166
ASPHALT	3,640	3,640
CONCRETE WALKWAYS	921	921
CLASS 1b SUBTOTAL:	5,727	5,727
CLASS 1a		
	EXISTING	PROPOSED
BUILDINGS	3,663	3,153
ASPHALT	6,403	6,403
PAVED PARKING (NEEDLE PEAK)	170	0
CONCRETE WALKWAYS	2,945	2,900
SNACK SHACK	64	0
EXPANDED EQUIPMENT SHELTER	0	432
CELL TOWER FOOTING	0	304
CLASS 1a SUBTOTAL:	3,245	13,192
TOTAL CLASS 1a and CLASS 1b:	18,972	18,919
BANKED CLASS 1a:	0	53
TOTAL COVERAGE:	18,972	18,972



SCALE: 1" = 20'-0" (24x36)  
(OR) 1/2" = 20'-0" (11x17)

**EXISTING SITE PLAN**

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE SHOULD NOT BE USED FOR REDUCED OR ENLARGED SHEET SIZES.

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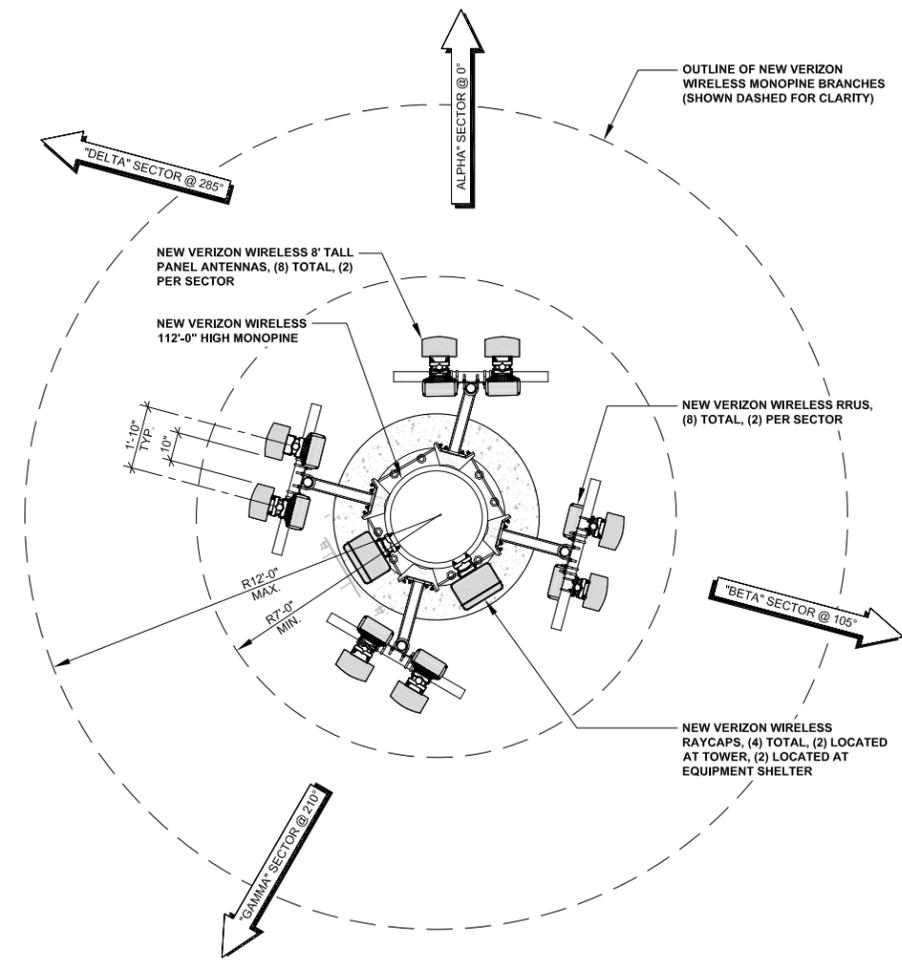
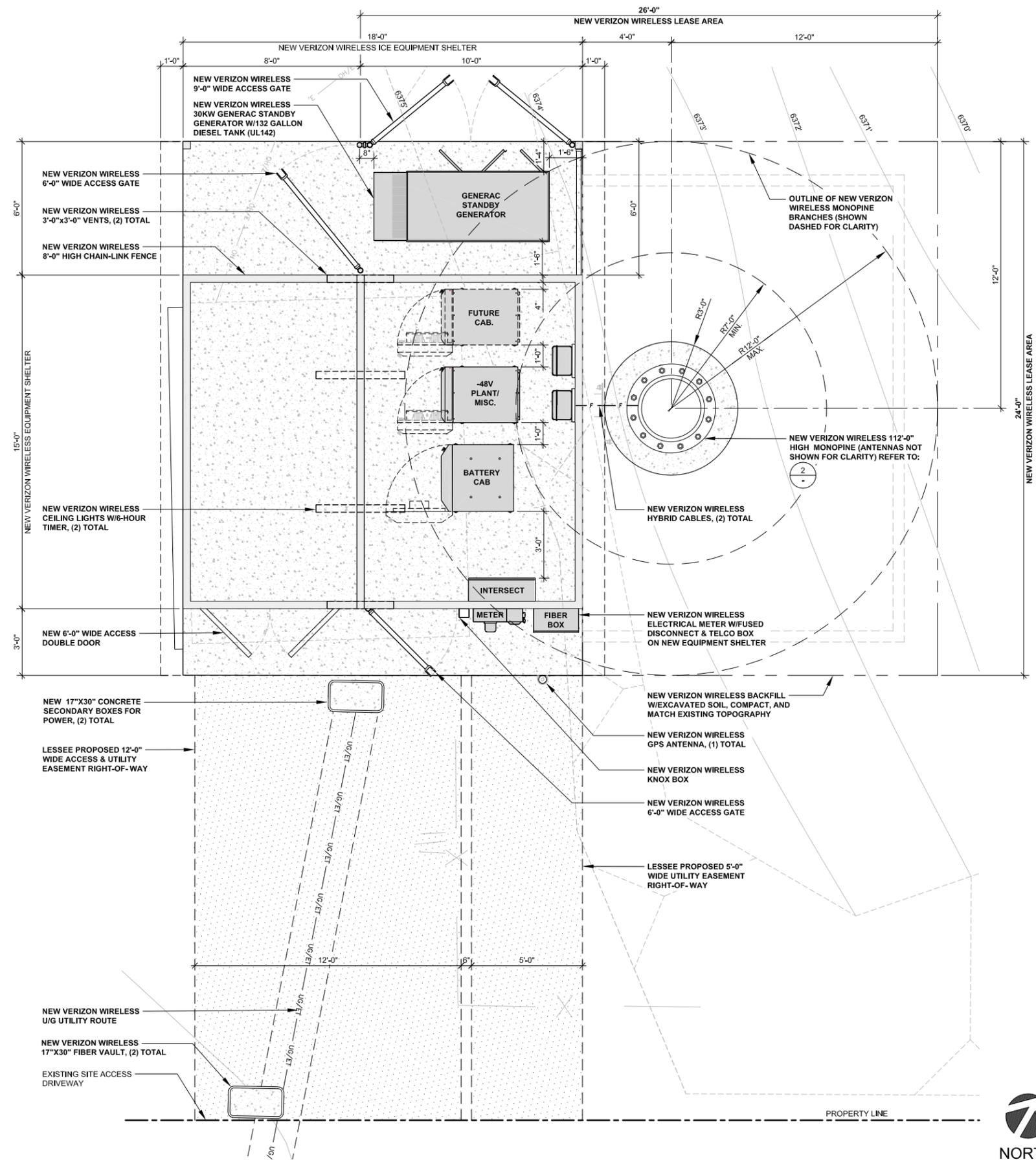
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**PSL# 444780**

1360 SKI RUN BLVD  
 SOUTH LAKE TAHOE, CA 96150

SHEET TITLE:  
**EQUIPMENT & ANTENNA LAYOUTS**

**A-2**



**PANEL ANTENNAS @ 103'-0" CENTERLINE**



**PANEL ANTENNA LAYOUT**

SCALE: 3/8" = 1'-0" (24x36)  
 (OR) 3/16" = 1'-0" (11x17)

**2**

**EQUIPMENT LAYOUT**

SCALE: 3/8" = 1'-0" (24x36)  
 (OR) 3/16" = 1'-0" (11x17)

**1**

NOTE: THE ORIGINAL SIZE OF THIS DRAWING IS 36" X 36". SCALE SHOULD NOT BE USED FOR REDUCED OR ENLARGED SHEET SIZES.

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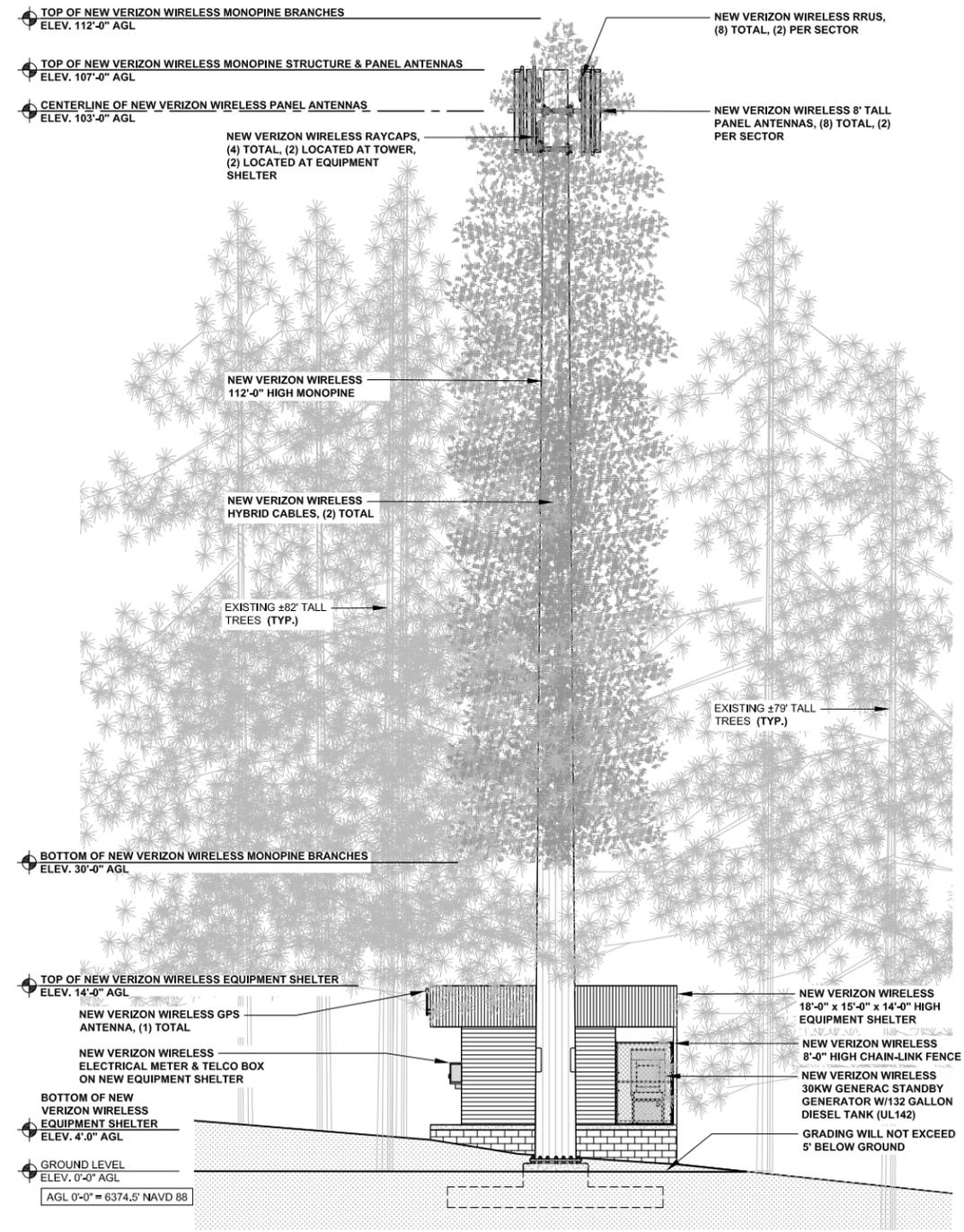
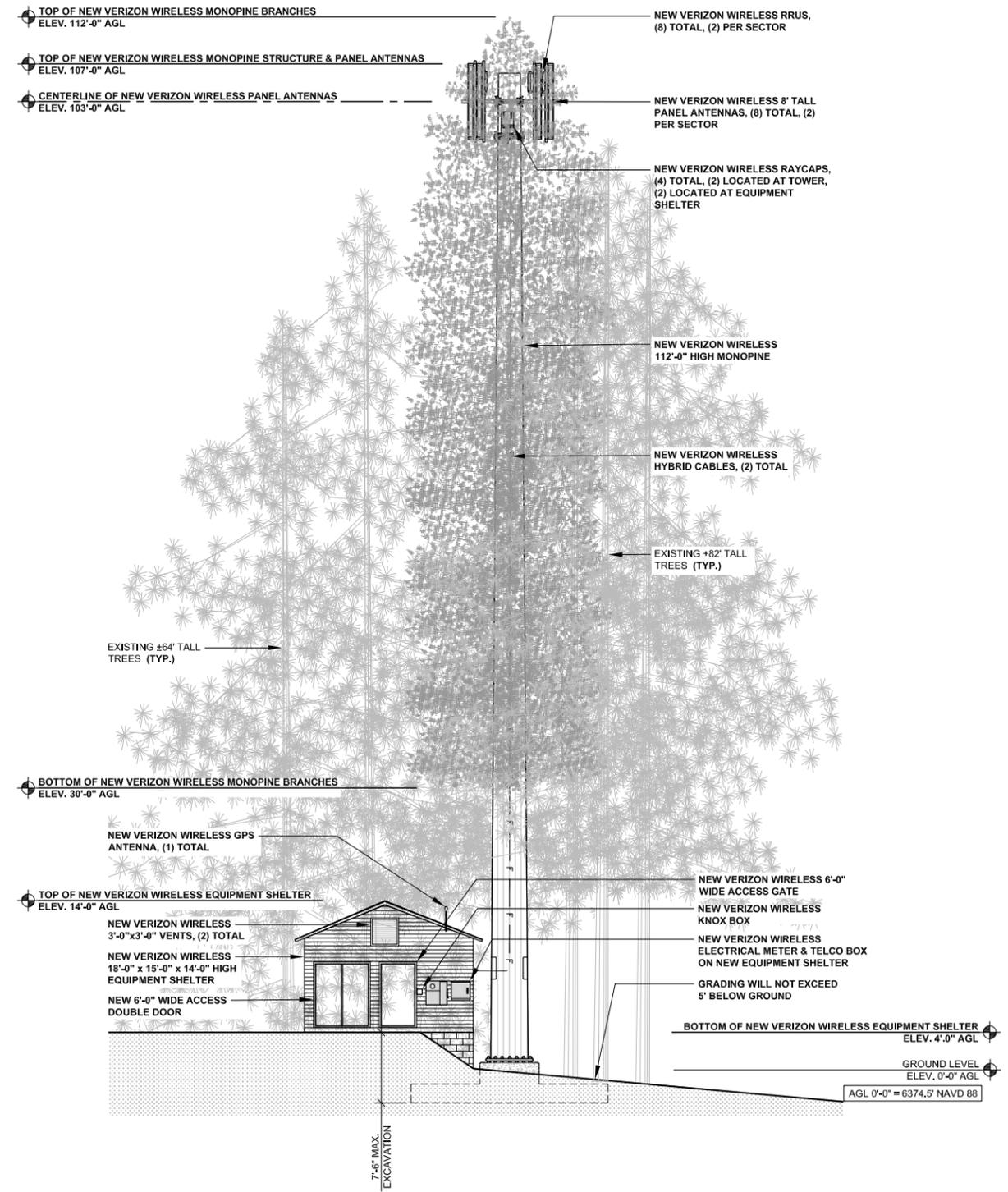
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WALNUT CREEK, CA 94598

**SKI RUN BLVD**  
**PSL# 444780**  
1360 SKI RUN BLVD  
SOUTH LAKE TAHOE, CA 96150

SHEET TITLE:  
**NORTHEAST & SOUTHEAST ELEVATIONS**

**A-3**

**NOTE:**  
PAINT ALL NEW VERIZON WIRELESS EQUIPMENT ON TOWER TO MATCH MONOPINE



**SOUTHEAST ELEVATION**

0 2' 4' 8'  
SCALE: 1/8" = 1'-0" (24x36)  
(OR) 1/16" = 1'-0" (11x17)

**2** **NORTHEAST ELEVATION**

0 2' 4' 8'  
SCALE: 1/8" = 1'-0" (24x36)  
(OR) 1/16" = 1'-0" (11x17)

AGENCY NO. VIII. B.

**ISSUE STATUS**

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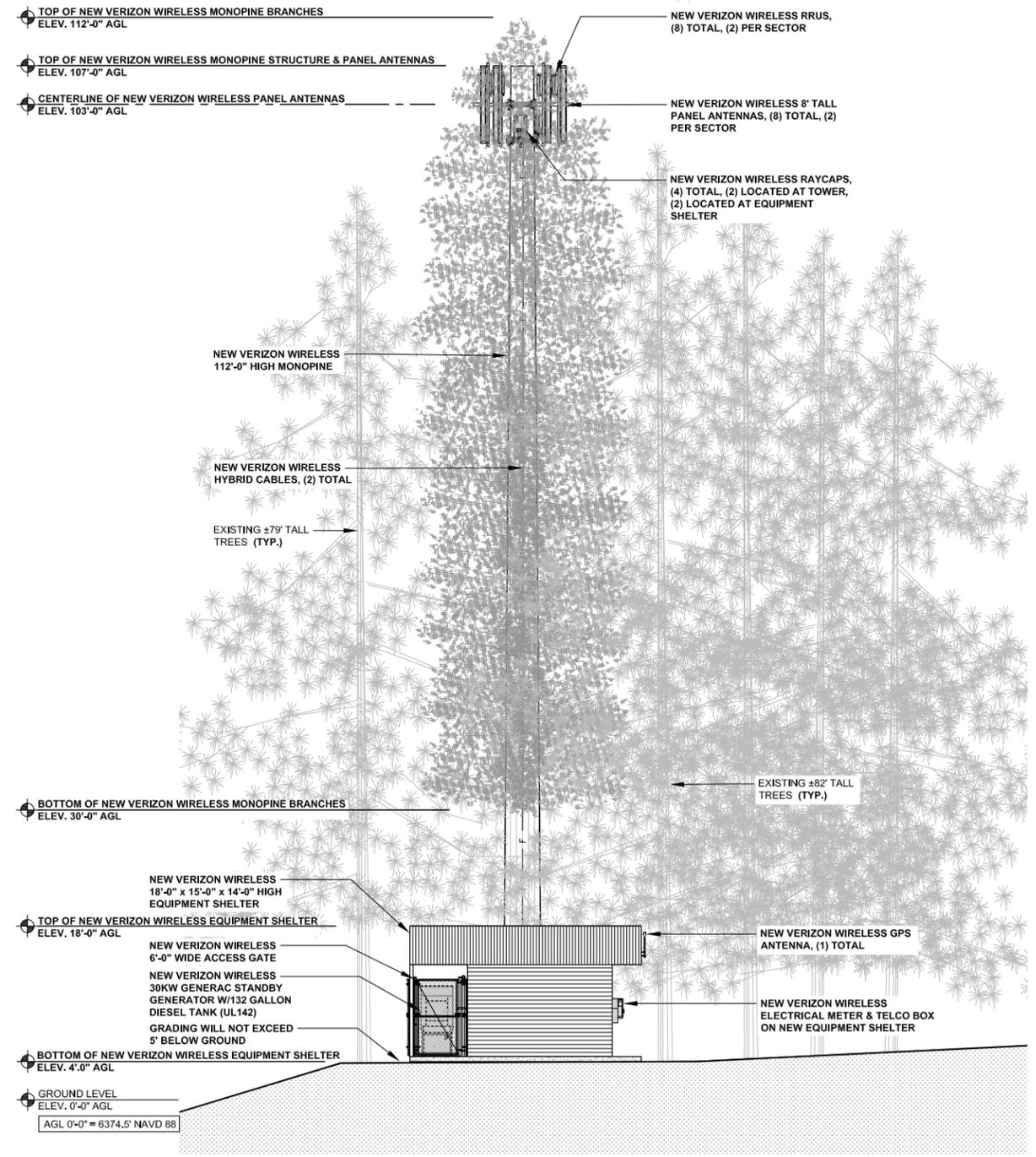
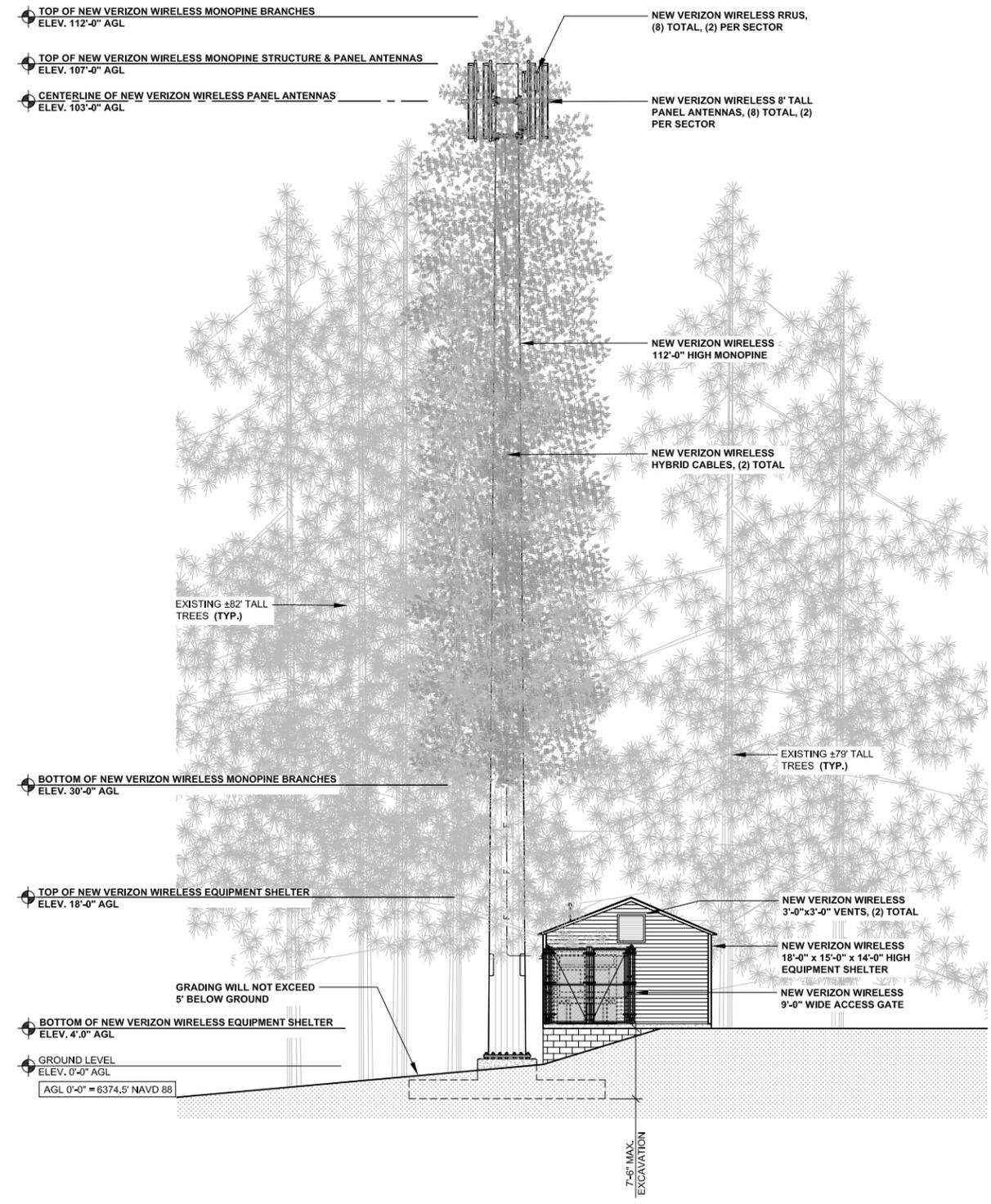
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1360 SKI RUN BLVD  
SOUTH LAKE TAHOE, CA 96150

SHEET TITLE:  
**SOUTHWEST & NORTHWEST ELEVATIONS**

**A-4**

**NOTE:**  
PAINT ALL NEW VERIZON WIRELESS EQUIPMENT ON TOWER TO MATCH MONOPINE



**NORTHWEST ELEVATION**

0 2' 4' 8' SCALE: 1/8" = 1'-0" (24x36)  
(OR) 1/16" = 1'-0" (11x17)

**2** **SOUTHWEST ELEVATION**

0 2' 4' 8' SCALE: 1/8" = 1'-0" (24x36)  
(OR) 1/16" = 1'-0" (11x17)

**AGENDA ITEM NO. VIII. B.**

NOTE: THE ORIGINAL SIZE OF THIS DRAWING IS 36" X 48". SCALE SHOULD NOT VARY FOR REDUCED OR ENLARGED SHEET SIZES.

## PHOTOSIMULATION VIEWPOINT 1



### NEW



### EXISTING



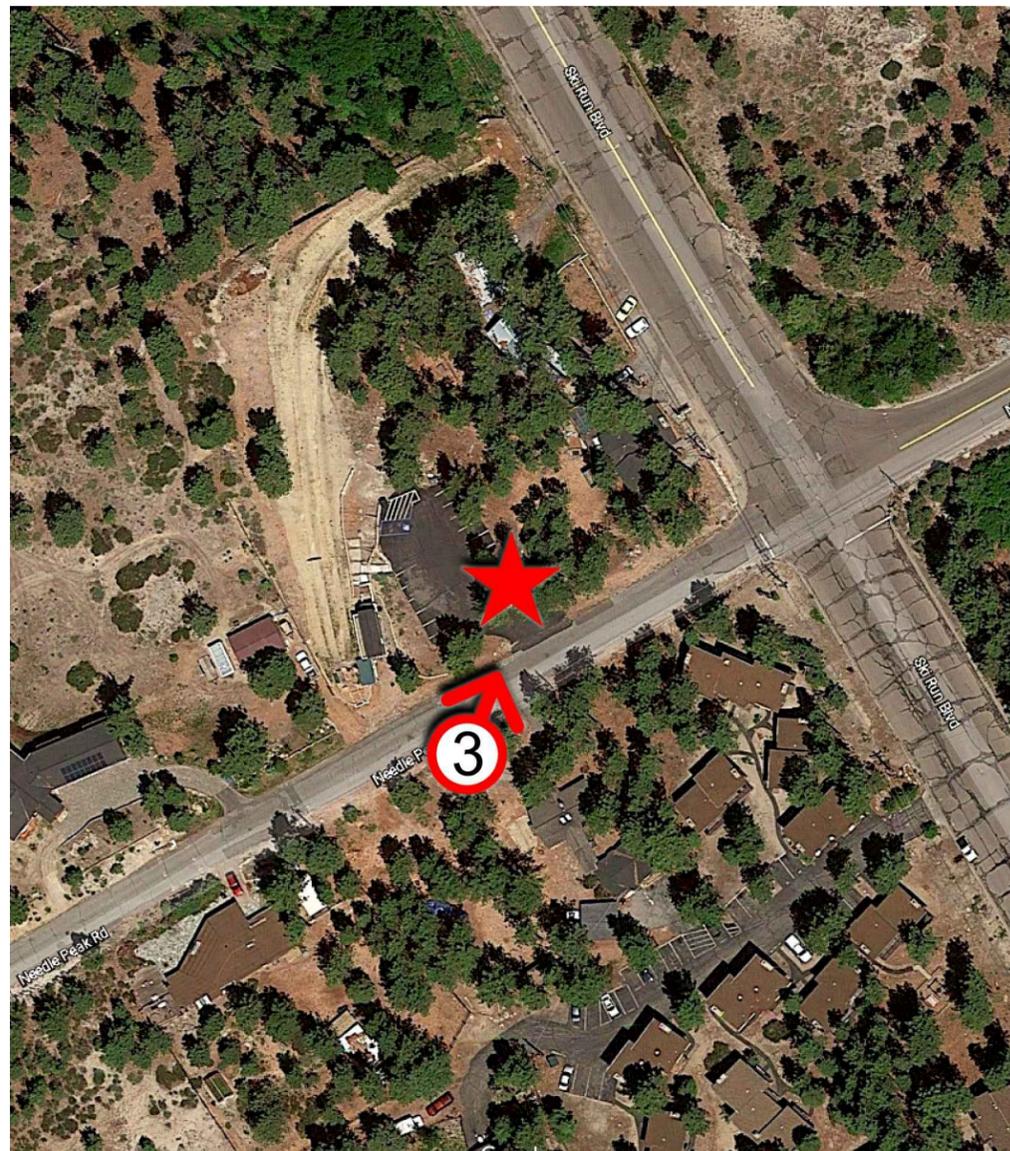
AGENDA ITEM NO. VIII. B.

## PHOTOSIMULATION VIEWPOINT 2



AGENDA ITEM NO. VIII. B.

## PHOTOSIMULATION VIEWPOINT 3



Attachment C  
Alternatives Analysis



## Alternatives Analysis

### Ski Run Boulevard

1360 Ski Run Boulevard, South Lake Tahoe



**December 19, 2019**

**Summary of Site Evaluations  
Conducted by SAC Wireless  
Compiled by Mackenzie & Albritton LLP**

## TABLE OF CONTENTS

<b>I.</b>	<b>Executive Summary.....</b>	<b>3</b>
<b>II.</b>	<b>Significant Gap .....</b>	<b>3</b>
<b>III.</b>	<b>Methodology .....</b>	<b>3</b>
<b>IV.</b>	<b>Analysis .....</b>	<b>4</b>
	<b><i>Collocation Review .....</i></b>	<b><i>4</i></b>
	<b><i>Verizon Wireless’s Review of Alternatives.....</i></b>	<b><i>5</i></b>
	1. Proposed Facility .....	5
	2. Heavenly Parking Lot .....	7
	3. Water Tank .....	8
	4. Ziker Property.....	9
	5. Don Trout Property .....	10
	6. South Tahoe Public Utility District Property .....	10
	7. Fire Station 1 .....	11
	8. Aspen Apartments.....	12
	9. Tahoe Forest Apartments .....	13
	10. Lynch Property .....	14
	11. Bart’s Inn.....	15
	12. Tahoe Tours.....	16
	13. Harding Property.....	17
	14. Townhouse Apartments.....	18
	15. Cristanelli Property .....	19
	16. Sun Garden Apartments .....	20
	17. KRLT Radio Tower .....	21
	<b><i>Alternatives Raised by the City.....</i></b>	<b><i>22</i></b>
	18. City Pioneer Trail Property .....	22
	19. City Tamarack Avenue Property .....	22
	20. City Spruce Avenue Property .....	23
	21. City Saddle Road Property .....	24
	<b><i>Alternatives Raised by Appellant .....</i></b>	<b><i>25</i></b>
	22. Vacant Lot, Lake Tahoe Boulevard .....	26
	23. Raley’s.....	27
	24. Public Parking.....	27
	25. Bonanza Produce .....	28
	26. First Baptist Church .....	29
	27. Super 8 Motel (Iglesia Ni Christo).....	29
	28. Ski Run Center (Laundromat) .....	30
	29. Panda Express.....	31
	30. Seventh Day Adventist Church / Church of Christ.....	32
	31. Lake Tahoe Christian Fellowship .....	33
	32. Temple Bat Yam .....	34
<b>V.</b>	<b>Conclusion.....</b>	<b>36</b>

### Map of Alternatives

## **I. Executive Summary**

Verizon Wireless must fill a significant gap in service in South Lake Tahoe. Based on the review of 32 alternatives set forth in the following analysis, Verizon Wireless believes that placing antennas on a tower camouflaged as a pine tree (the “Proposed Facility”) constitutes the least intrusive feasible alternative to provide service to the identified gap in network service based on the values expressed the South Lake Tahoe City Code (the “Code”).

## **II. Significant Gap**

There is a significant gap in Verizon Wireless network service in the Heavenly Valley and Bijou Park areas of South Lake Tahoe. Reliable AWS LTE in-building and in-vehicle service is lacking in the area, which includes residences, visitor accommodations and businesses. Additionally, the existing Verizon Wireless network serving the area is reaching capacity exhaustion, which compromises communication in a greater area for residents and visitors as well as emergency service personnel. (Collectively, the “Significant Gap”) The Significant Gap is described in detail in the *Statement of Verizon Wireless Radio Frequency Design Engineer Jennifer Valencia* (the “RF Engineer’s Statement”). The coverage and capacity issues are not cured after Verizon Wireless’s recently-approved small cells have been activated in the greater vicinity. The small cells were designed to cover small target zones where there were either coverage or capacity needs. To remedy the Significant Gap, Verizon Wireless must place a new macro facility to ensure sufficient reliable network service.

## **III. Methodology**

Once a significant gap has been determined, Verizon Wireless seeks to identify a location and design that will provide required network service through the “least intrusive means” based upon the values expressed by local regulations. In addition to seeking the least intrusive alternative, sites proposed by Verizon Wireless must be feasible. In this regard, Verizon Wireless reviews the available height and equipment space, radio frequency propagation, proximity to end users, access, elevation, terrain and other critical factors such as a willing landlord in completing its site analysis.

According to the various TRPA plan area statements for the gap area and the local Tourist Core Area Plan, transmission and receiving facilities are allowed with a special use permit approved by the City. Use permit findings include that a proposed use is necessary or desirable for the parcel, and not injurious to the neighborhood. Code § 6.55.620(B).

## **IV. Analysis**

### ***Collocation Review***

Verizon Wireless first reviewed the area of the Significant Gap for existing wireless towers on which to collocate its antennas, but identified no such facilities within the gap area.

The closest existing tower locations identified are beyond the gap area. One is at the top of the Heavenly Gunbarrel Express lift, 1.2 miles southeast of the Proposed Facility and over 1,950 feet greater in elevation. There is already a Verizon Wireless facility on one of the towers at this location, the Angel's Roost facility. Its antennas face south and serve a different coverage objective. North-facing antennas could not serve the Significant Gap due to distance and elevation, as they would overshoot the gap area. They also would introduce substantial signal interference for other Verizon Wireless facilities around Lake Tahoe due to the high elevation.

Another site 1.2 miles to the west, by the South Lake Tahoe Police Department, 1362 Johnson Boulevard, already hosts Verizon Wireless's Tahoe PD facility. That facility does not serve the Significant Gap due to distance. The existing facilities coverage map on Page 6 demonstrates how these facilities do not provide service to the gap area.

Lacking any nearby collocation opportunities, Verizon Wireless explored placement of a new facility within the gap area.

## *Verizon Wireless's Review of Alternatives*

Verizon Wireless first reviewed the area of the Significant Gap for suitable parcels to place a tower facility, and also considered placement of antennas on multi-unit buildings. Verizon Wireless readily identified the following optimal location at the center of the gap.

### **1. Proposed Facility**

Address: 1360 Ski Run Boulevard  
Elevation: 6,375 Feet

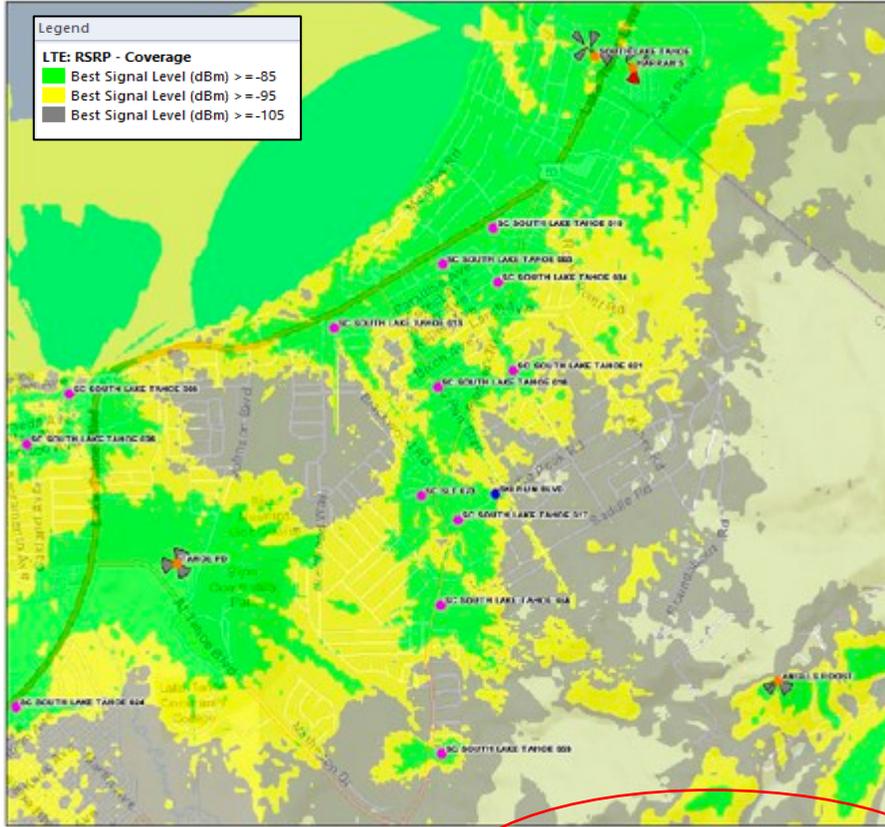
The Proposed Facility has been thoughtfully designed to minimize any impact to the adjacent community. Verizon Wireless proposes to conceal its panel antennas within a 112-foot tower facility camouflaged as a pine tree. Antennas will be concealed within faux foliage and branches, and branches will extend beyond and above the antennas, providing a realistic tapered crown. Antennas will be covered with pine needle socks for further concealment. The treepole will be placed within a 624 square foot leased area, next to a new 270 square foot equipment shelter designed as a small shed with a pitched roof and slatted siding. Behind the shed, away from the road, a backup generator will provide continued service in case of power outages or emergencies. The treepole has been designed to accommodate collocation by additional wireless carriers.



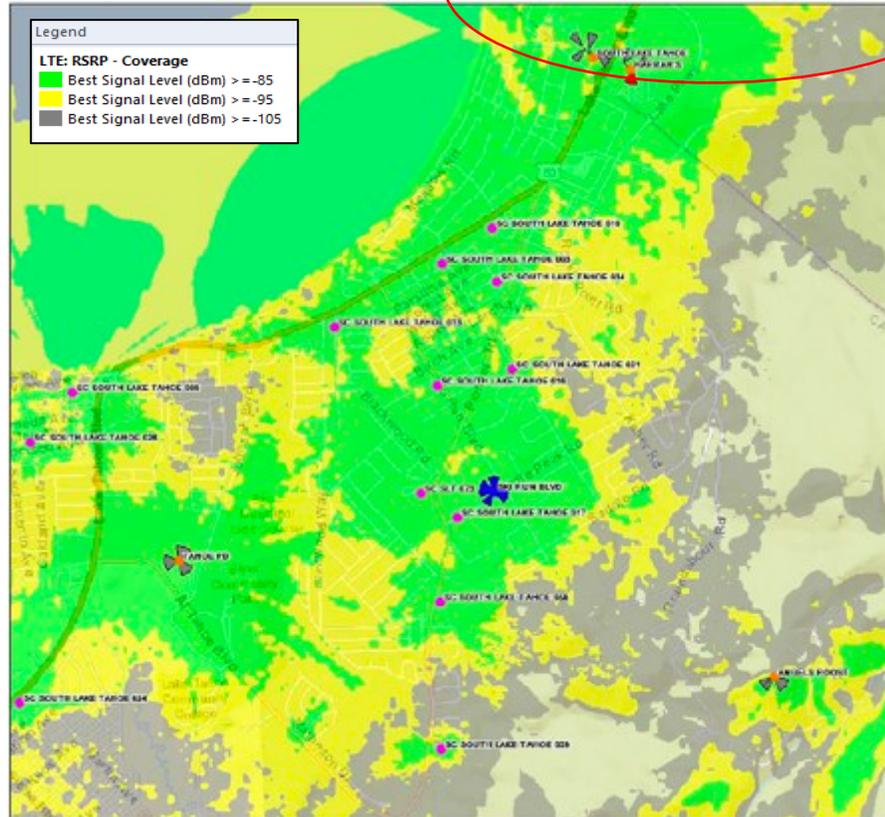
With antennas elevated to a 103-foot centerline at this optimal location, the Proposed Facility will provide new reliable Verizon Wireless AWS LTE service to the Significant Gap. As shown in the following coverage maps, the Proposed Facility will provide new reliable in-building coverage to the Heavenly Valley and Bijou Park areas, plus additional new in-vehicle coverage to a larger area. It also will provide new network capacity to relieve the existing network that is reaching capacity exhaustion. An analysis comparing existing and proposed service is found in the RF Engineer's Statement. This is Verizon Wireless's preferred location and design for the Proposed Facility.

*Coverage plot maps like those on the following page provide important information regarding the anticipated level of signal, and therefore the projected coverage provided by a site at a given location. The areas in green reflect good coverage that meets or exceed thresholds to provide consistent and reliable network coverage in homes and in vehicles. The areas in yellow and gray depict decreasing levels of coverage, respectively, with yellow areas generally representing reliable in-vehicle coverage only, and gray areas depicting poor service areas with marginal coverage unsuitable for in-vehicle use. Unshaded areas do not receive reliable Verizon Wireless service.*

AWS LTE Coverage Map – Existing Facilities



Coverage with Proposed Facility – 103 Foot Antenna Centerline



103-feet is the centerline of the highest antenna.

## 2. Heavenly Parking Lot

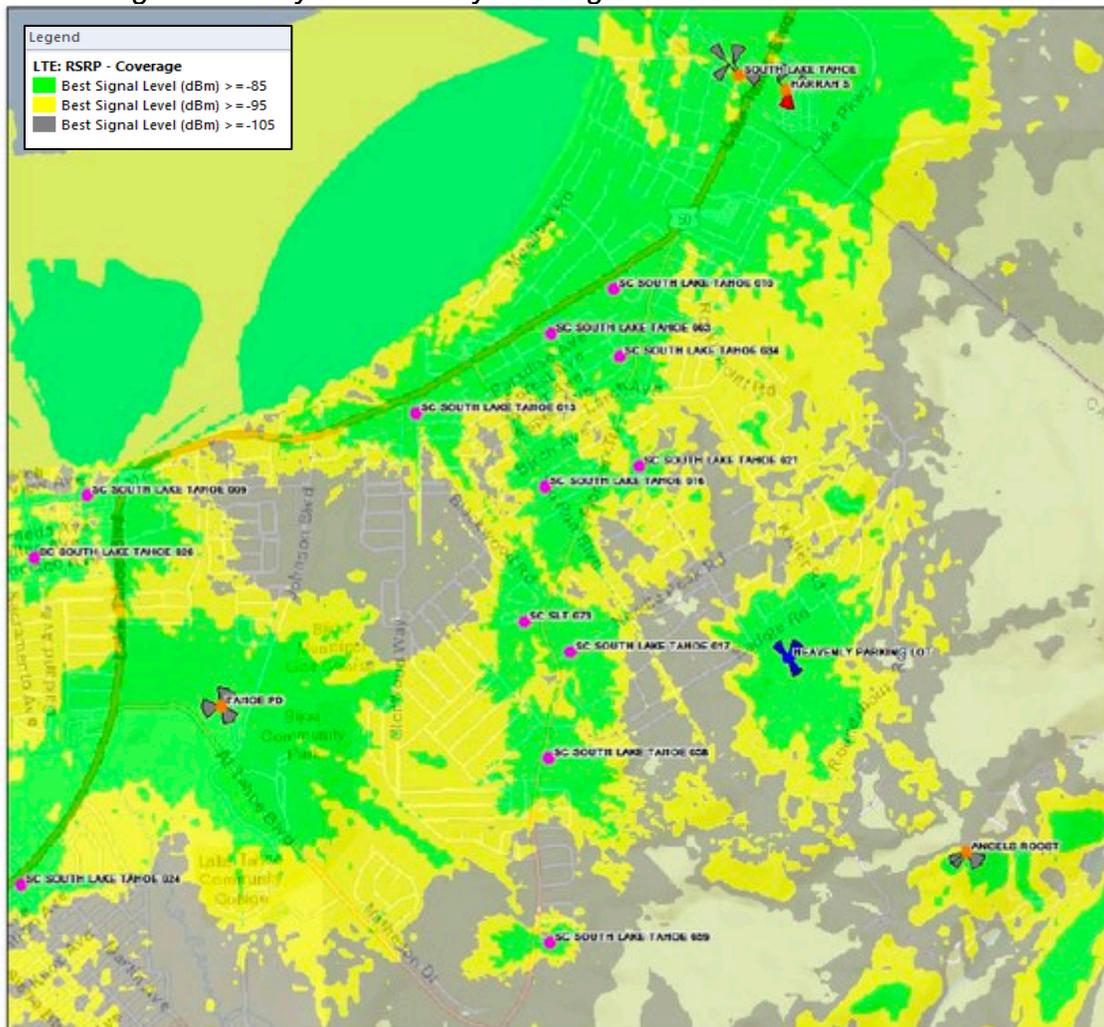
Address: 3860 Saddle Road  
Elevation: 6,570-6,665 Feet

Verizon Wireless reviewed this large, sloping parking lot 0.5 miles southeast of the Proposed Facility with a varying elevation approximately 200 to 300 feet greater. The parking lot is at the base of a 59.73 acre parcel in unincorporated El Dorado County. Verizon Wireless engineers determined that a facility at this location cannot serve the Significant Gap primarily due to distance.



As shown in the following coverage map, a coverage gap would remain in the western Heavenly Valley area and the Bijou Park area. Also, at this location, it is very difficult to minimize the interference with other facilities due to directly pointing a sector toward the water. This not a feasible alternative to the Proposed Facility.

*Coverage of Facility at Heavenly Parking Lot – 40 Foot Antenna Centerline*



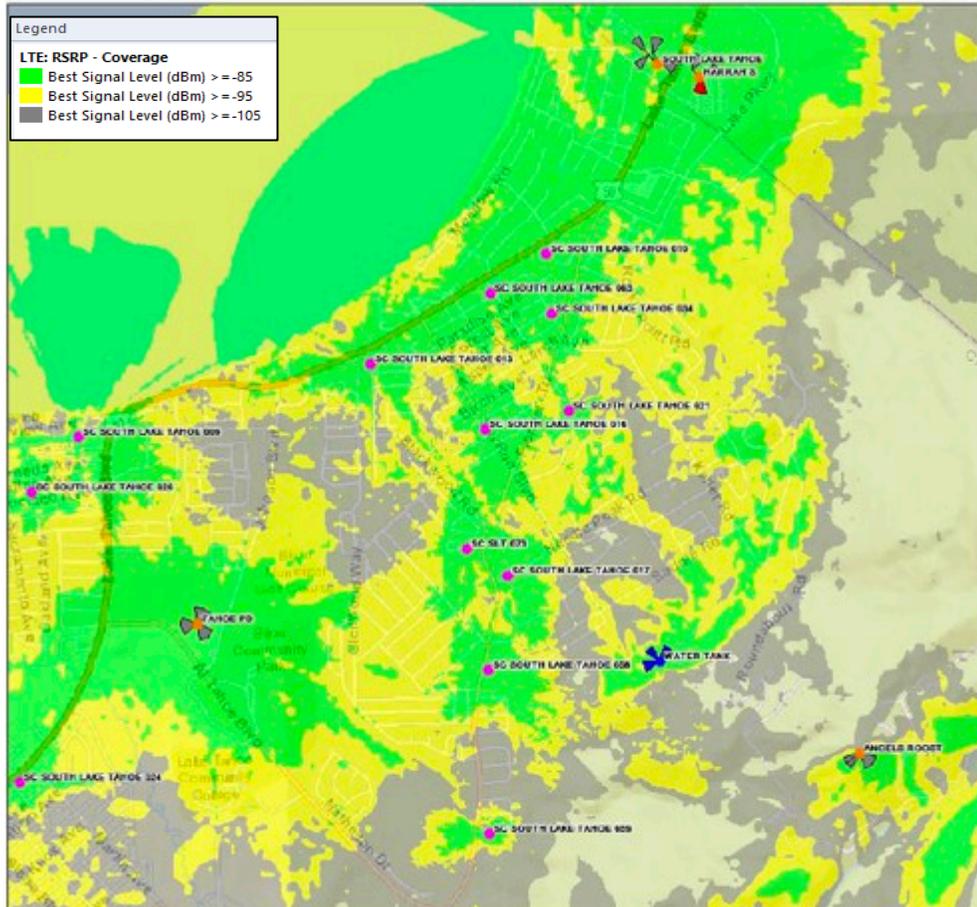
### 3. Water Tank

Address: 1581 Ski Run Boulevard  
Elevation: 6,790 Feet

Verizon Wireless reviewed placement of antennas on this water tank 0.5 miles southeast of the Proposed Facility and approximately 415 feet greater in elevation. Verizon Wireless engineers determined that a facility mounted to the water tank cannot serve the Significant Gap due to distance and the excessive elevation of this location, from which signal would overshoot the gap area. As shown in the following coverage map, coverage would be spotty in much of the gap area, with little overall improvement. A coverage gap would remain in the Heavenly Valley and Bijou Park areas. Also, at this location, it is very difficult to minimize the interference with other facilities due to directly pointing a sector toward the water. This not a feasible alternative to the Proposed Facility.



*Coverage of Facility at Water Tank – 30 Foot Antenna Centerline*



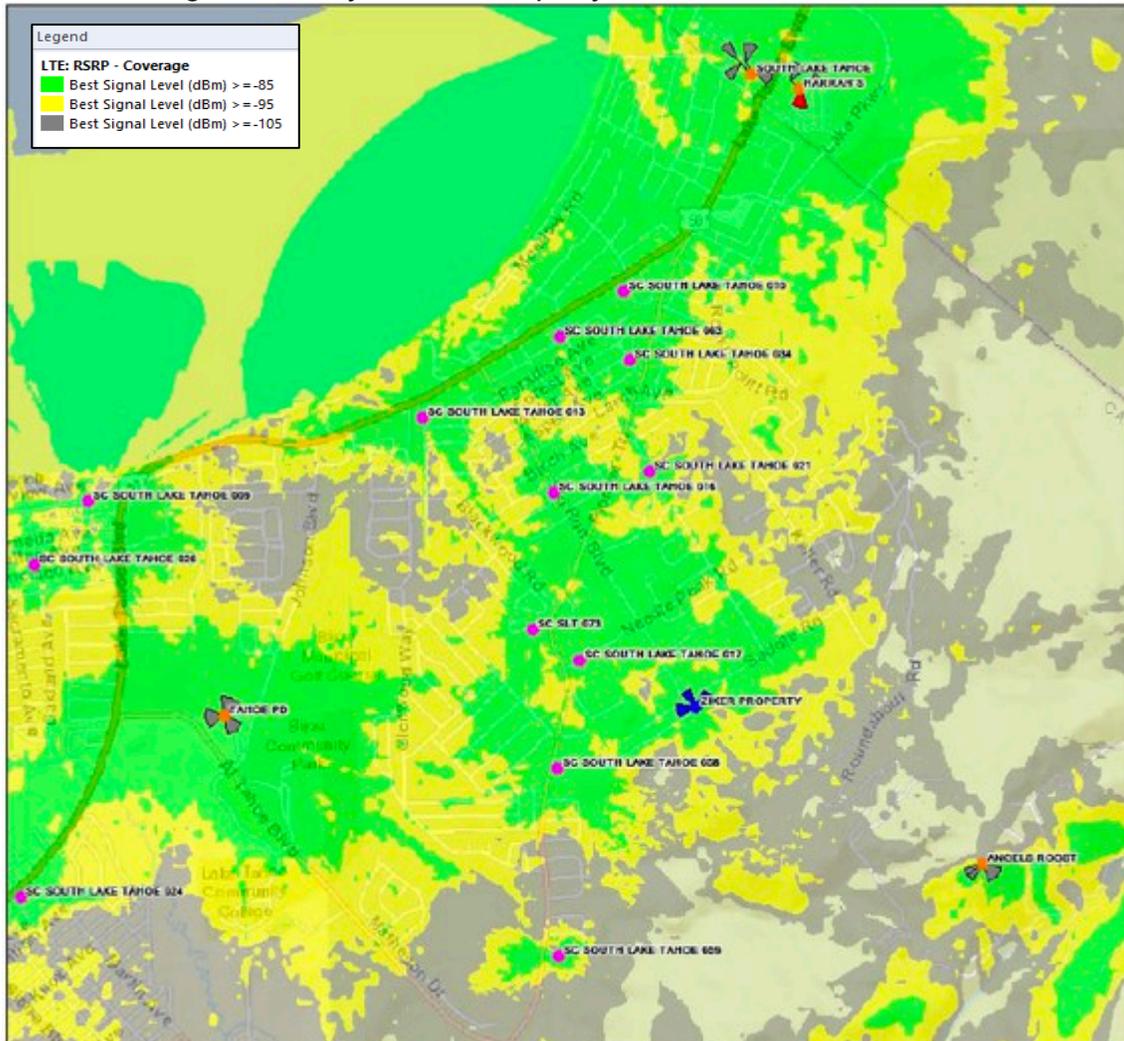
#### 4. Ziker Property

Address: 1495 Ski Run Boulevard  
Elevation: 6,550 Feet

Verizon Wireless reviewed this 1.25 acre property 0.3 miles southeast of the Proposed Facility and approximately 175 feet greater in elevation. Verizon Wireless engineers determined that a facility at this location cannot serve the Significant Gap, even with a 103-foot antenna centerline. As shown in the following coverage map, a coverage gap would remain, notably in the western Bijou Park area. This not a feasible alternative to the Proposed Facility.



*Coverage of Facility at Ziker Property – 103 Foot Antenna Centerline*



### **5. Don Trout Property**

Address: 3540 Pioneer Trail South  
Elevation: 6,310 Feet

Verizon Wireless reviewed this undeveloped 1.58 acre property 0.2 miles northwest of the Proposed Facility and approximately 65 feet lower in elevation. Verizon Wireless contacted the property owner regarding placement of a facility on the property, but the owner was considering other



redevelopment plans and could not offer a specific location with sufficient room required for a tower and ground equipment area. As a result, Verizon Wireless was unable to secure a timely commitment for a lease agreement. This is not a feasible alternative to the Proposed Facility.

### **6. South Tahoe Public Utility District Property**

Address: David Lane  
Elevation: 6,340 Feet

Verizon Wireless reviewed this 0.12 acre property 0.2 miles north of the Proposed Facility and 35 feet lower in elevation. The narrow parcel is only approximately 35 feet wide, and a small utility building and ground cabinets occupy most of the width of the parcel. To access the undeveloped rear of the parcel, a new access road would be required around those obstructions, and it would need to traverse a neighboring parcel held by the California Tahoe Conservancy, requiring tree removal and grading. The Conservancy has confirmed to Verizon Wireless that it is not entertaining requests for wireless siting on its properties. Lacking legal access to the developable area of this parcel, this is not a feasible alternative to the Proposed Facility.



### **7. Fire Station 1**

Address: 1252 Ski Run Boulevard

Elevation: 6,295 Feet

Verizon Wireless reviewed this 0.61 acre property 0.3 miles northwest of the Proposed Facility and approximately 80 feet lower in elevation. Verizon Wireless approached the City of South Lake Tahoe Fire Department regarding placement of a facility on the property, but the Department declined to lease space. Lacking a willing landlord, this is not a feasible alternative to the Proposed Facility.



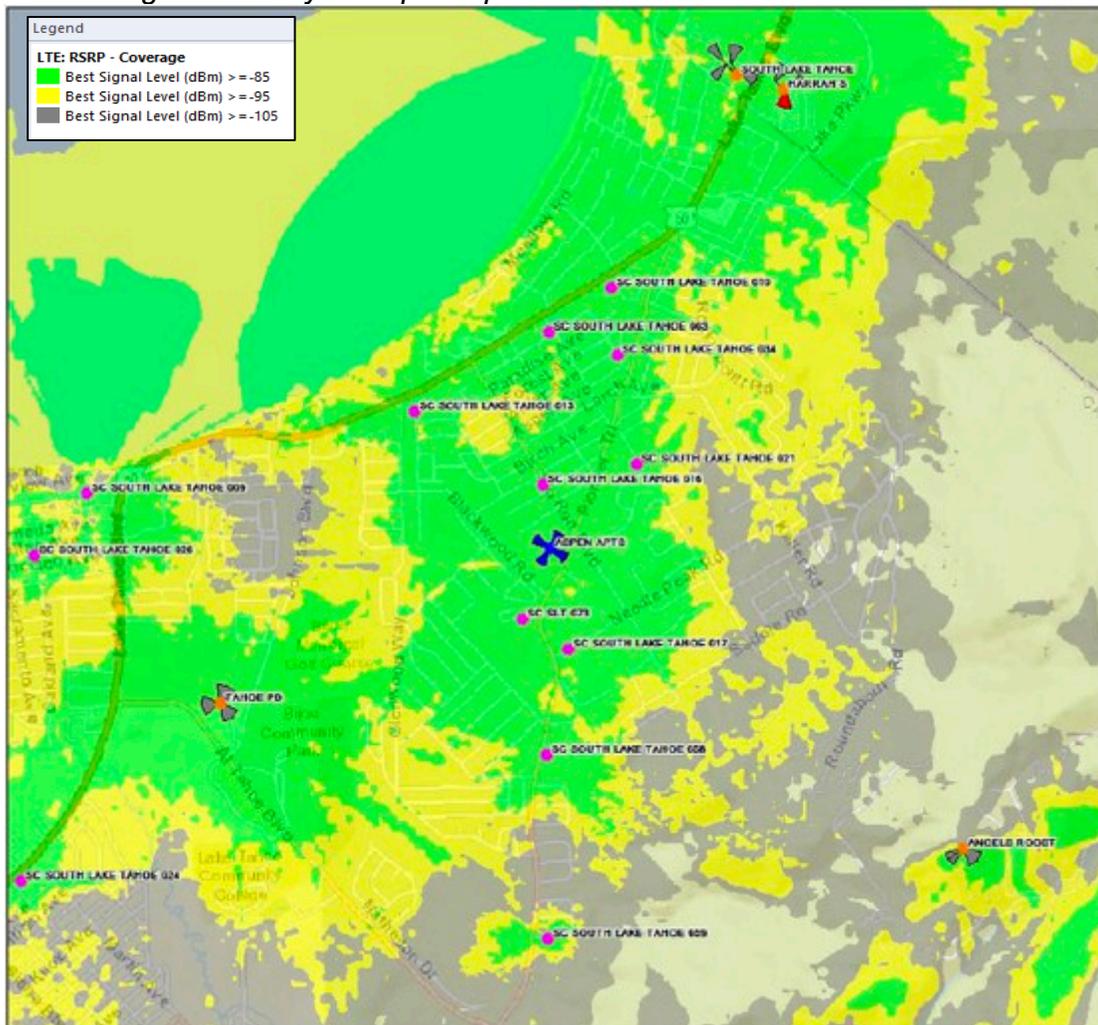
## 8. Aspen Apartments

Address: 3521 Pioneer Trail South  
Elevation: 6,295 Feet

Verizon Wireless reviewed this 4.85 acre property 0.3 miles northwest of the Proposed Facility and approximately 80 feet lower in elevation. Verizon Wireless engineers determined that a facility at this location cannot serve the Significant Gap, even with an antenna centerline 13 feet greater than the Proposed Facility. As shown in the following coverage map, there would remain a lack of coverage in the southern portions of the gap. Further, a tall tower on this parcel would be immediately adjacent to the apartment buildings that occupy most of the property, and with fewer screening trees nearby, it would pose more visual impact than the Proposed Facility. This is neither a feasible nor less intrusive alternative to the Proposed Facility.



*Coverage of Facility at Aspen Apartments – 116 Foot Antenna Centerline*



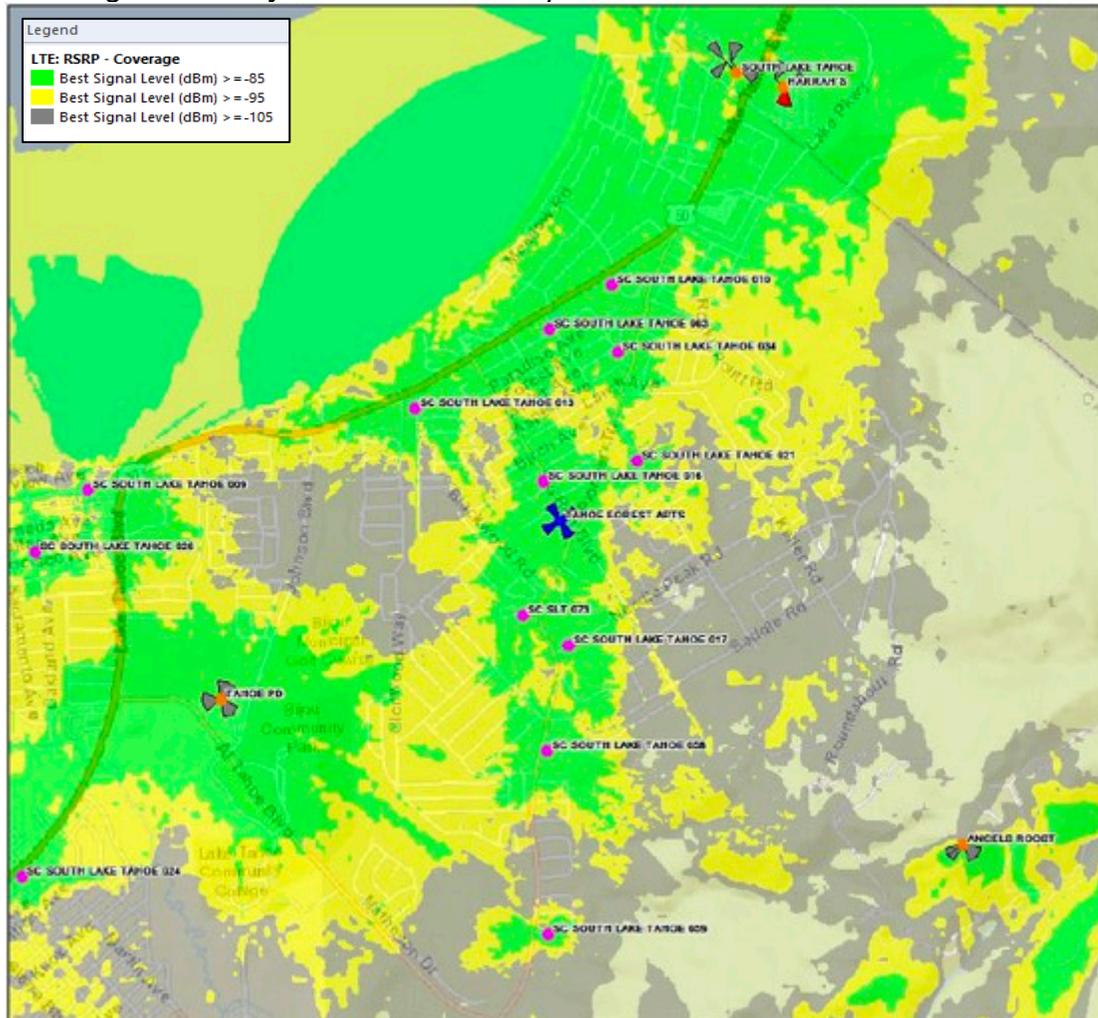
## 9. Tahoe Forest Apartments

Address: 1232 Ski Run Boulevard  
Elevation: 6,290 Feet

Verizon Wireless reviewed this 1.0 acre property 0.3 miles northwest of the Proposed Facility and approximately 85 feet lower in elevation. Because the two-story building and parking lot preclude a tower and ground equipment area, a wireless facility would be limited to the rooftop. Verizon Wireless engineers determined that a facility at this location cannot serve the Significant Gap due to distance, low elevation and a low antenna centerline of 25 feet. As shown in the following coverage map, a coverage gap would remain in much of the gap area, with the Heavenly Valley area receiving no new coverage. This not a feasible alternative to the Proposed Facility.



Coverage of Facility at Tahoe Forest Apartments – 25 Foot Antenna Centerline





## 11. Bart's Inn

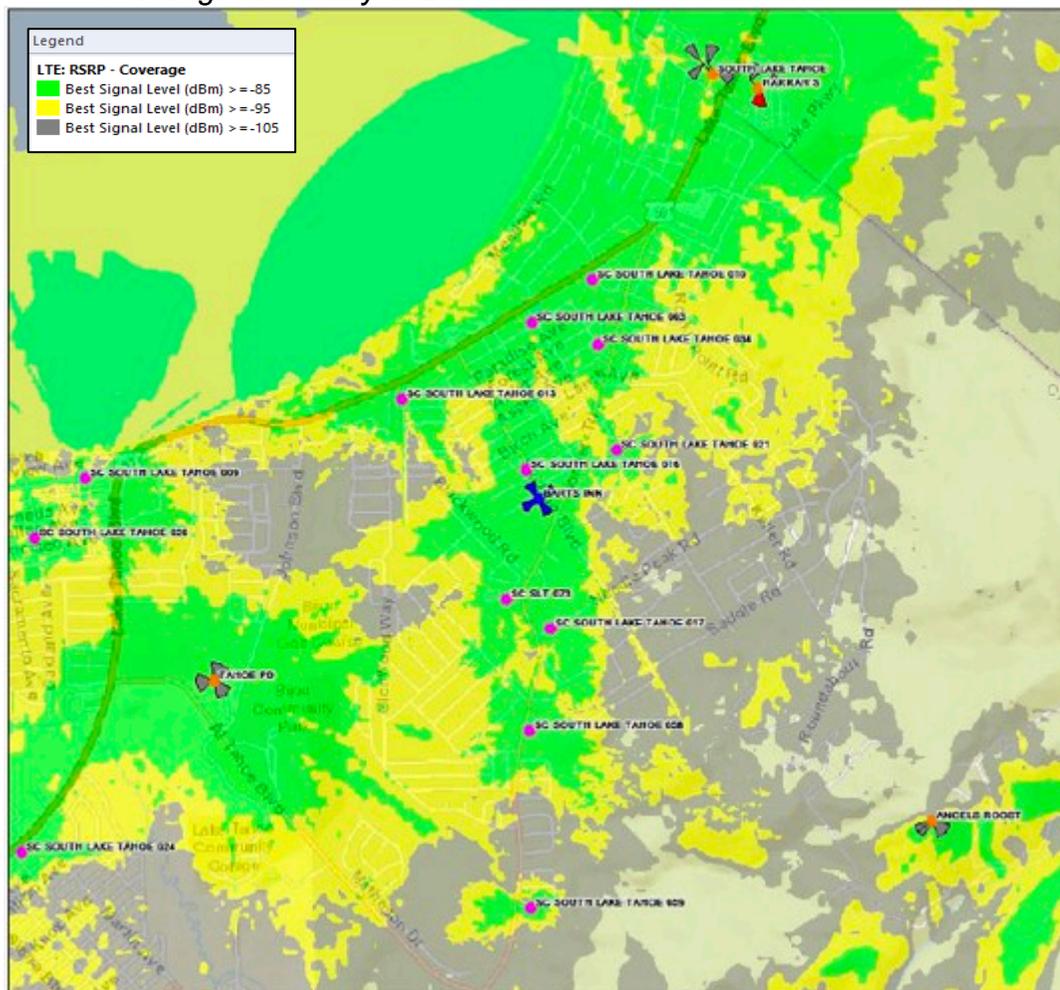
Address: 1224 Ski Run Boulevard  
Elevation: 6,285 Feet

Verizon Wireless reviewed this 0.82 acre property 0.35 miles northwest of the Proposed Facility and approximately 90 feet lower in elevation. Because the existing three-story building and parking lot preclude a tower and ground equipment area, a wireless facility would be limited to the rooftop.



Verizon Wireless engineers determined that a facility at this location cannot serve the Significant Gap due to distance, low elevation and a low antenna centerline of 40 feet. As shown in the following coverage map, a coverage gap would remain in most of the gap area, with the Heavenly Valley area receiving no new coverage. This not a feasible alternative to the Proposed Facility.

*Coverage of Facility at Bart's Inn – 40 Foot Antenna Centerline*



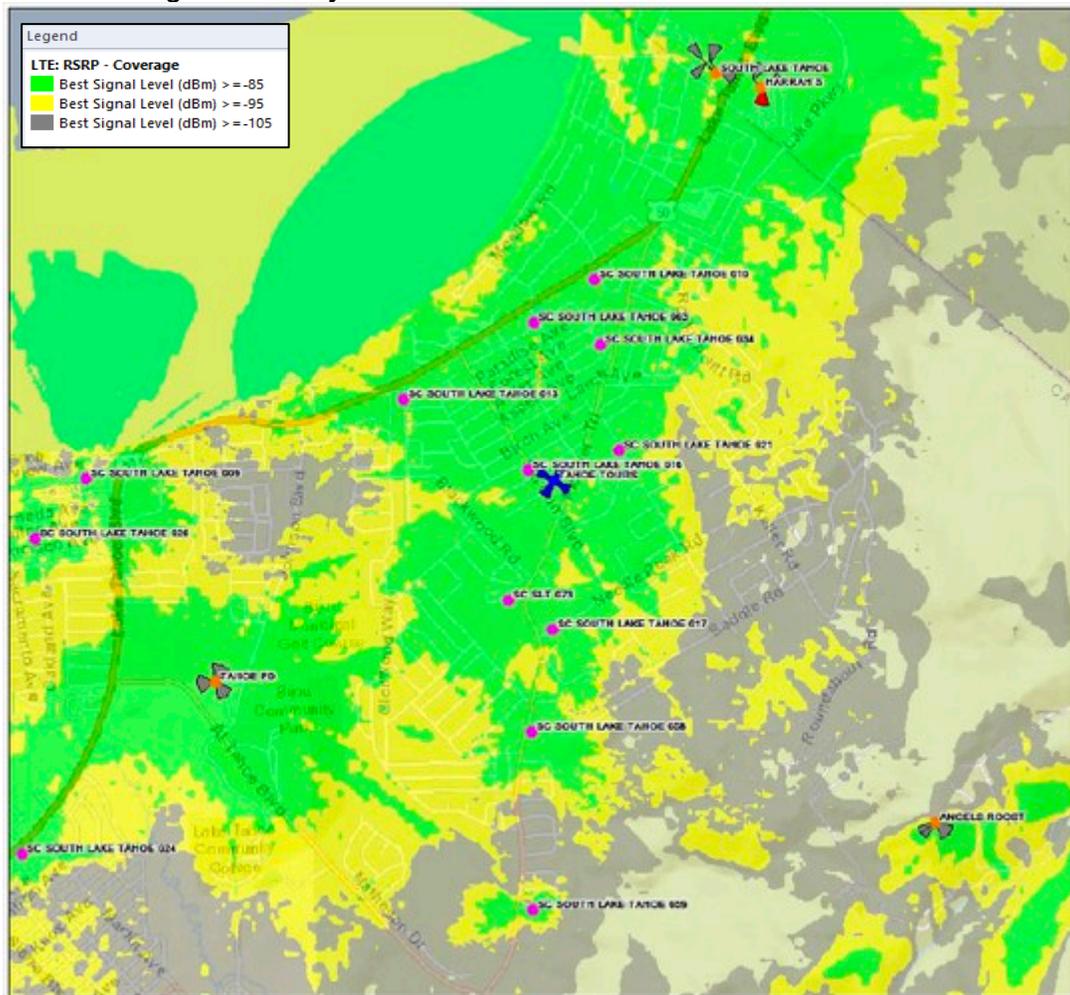
## 12. Tahoe Tours

Address: 3672 Willow Avenue South  
Elevation: 6,290 Feet

Verizon Wireless reviewed this 0.23 acre property 0.4 miles north of the Proposed Facility and approximately 85 feet lower in elevation. Verizon Wireless engineers determined that a facility at this location cannot serve the Significant Gap, even with an antenna centerline 13 feet greater than the Proposed Facility. As shown in the following coverage map, a coverage gap would remain in southern portion of the gap in much of the Heavenly Valley area. Further, a tall tower on this small parcel would be immediately adjacent to homes on either side, posing more visual impact than the Proposed Facility. This is neither a feasible nor less intrusive alternative to the Proposed Facility.



*Coverage of Facility at Tahoe Tours – 116 Foot Antenna Centerline*



### 13. Harding Property

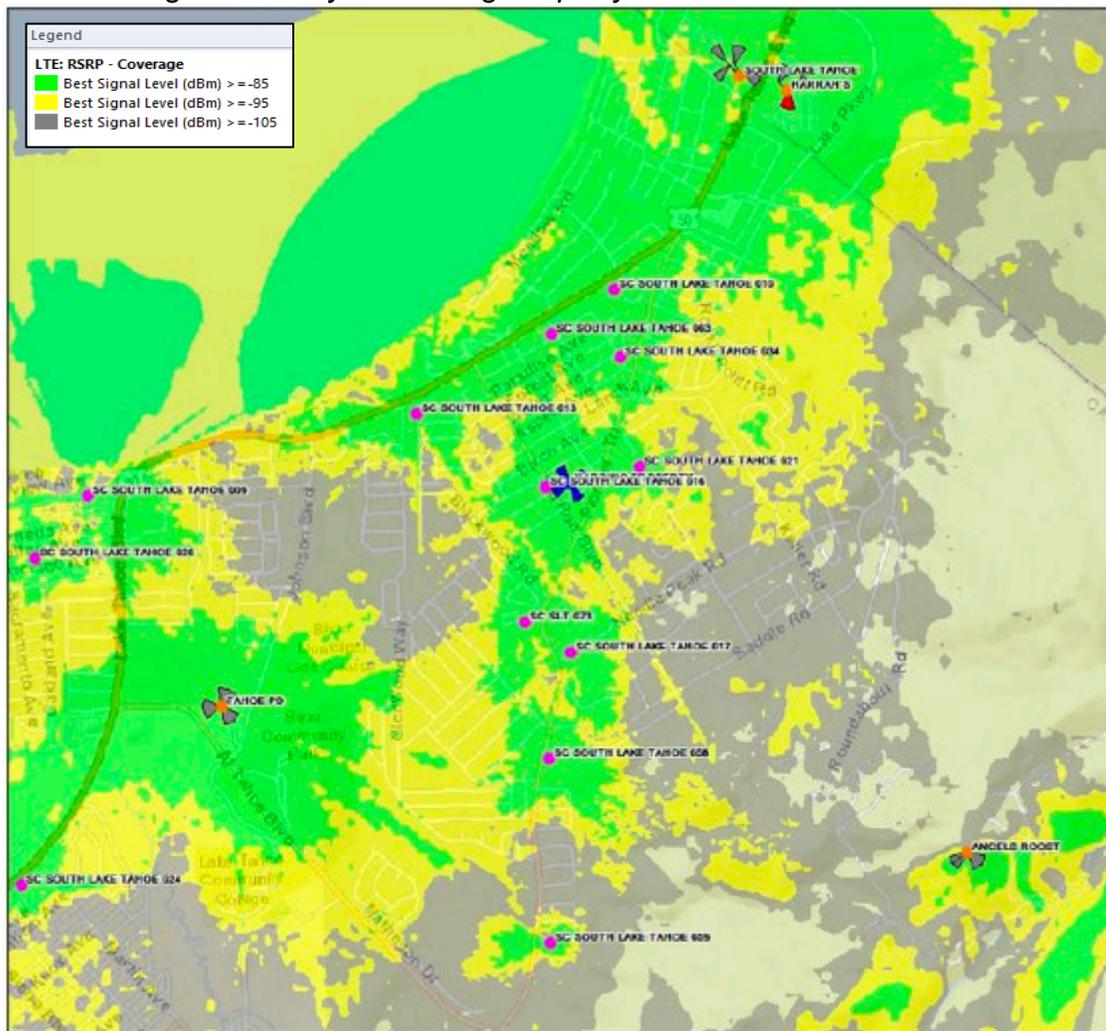
Address: 3668 Spruce Avenue South  
Elevation: 6,280 Feet

Verizon Wireless reviewed this 0.34 acre property 0.4 miles north of the Proposed Facility and approximately 95 feet lower in elevation. Because the existing two-story building and parking lot preclude a tower and ground equipment area, a wireless facility would be limited to the rooftop. Verizon Wireless engineers determined that a facility at this location cannot serve the Significant Gap due to distance, low



elevation and a low antenna centerline of 25 feet. As shown in the following coverage map, a coverage gap would remain in much of the gap area, with the Heavenly Valley area receiving no new coverage. This not a feasible alternative to the Proposed Facility.

*Coverage of Facility at Harding Property – 25 Foot Antenna Centerline*



#### 14. Townhouse Apartments

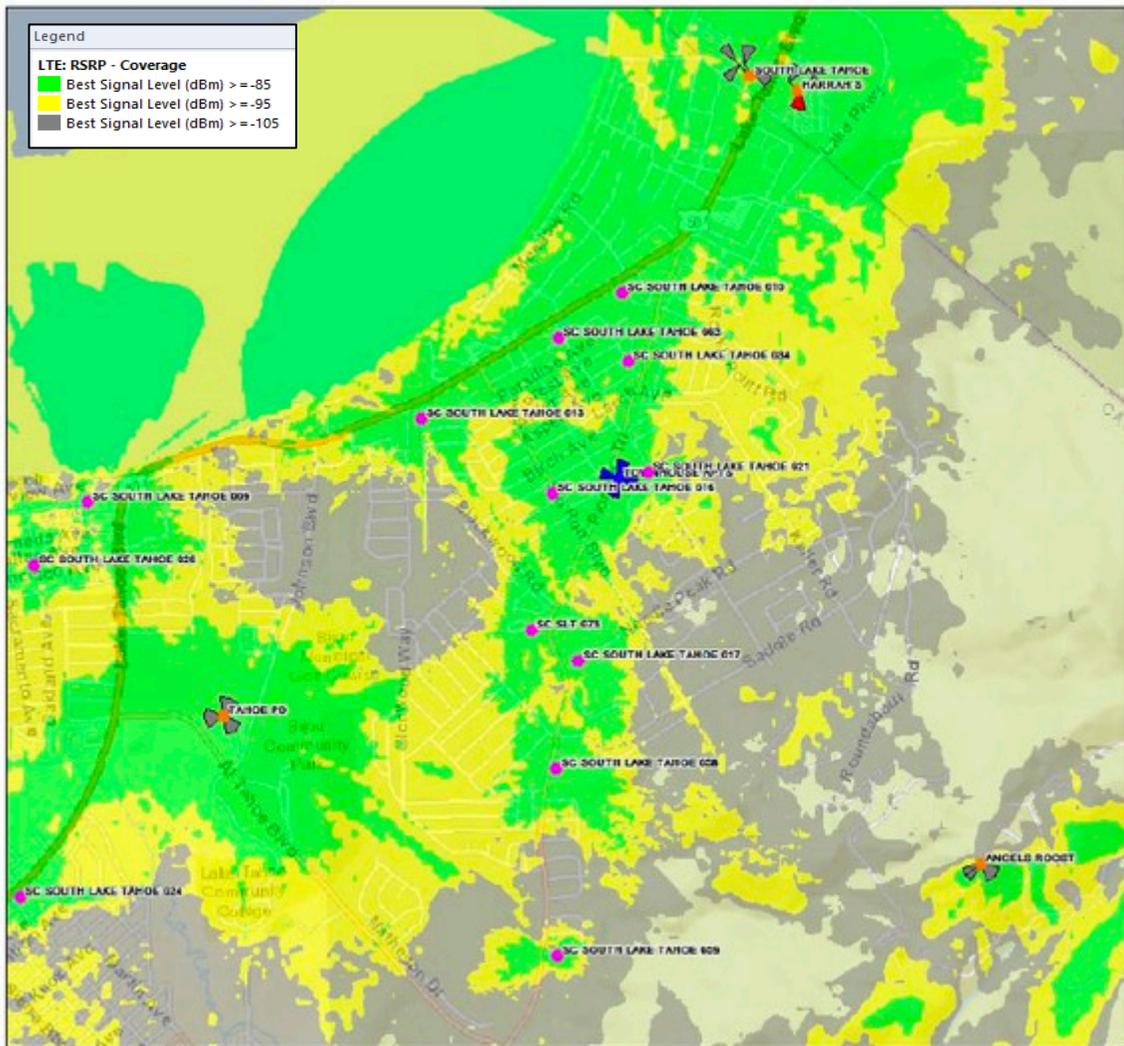
Address: 3650 Pioneer Trail South  
Elevation: 6,300 Feet

Verizon Wireless reviewed this 0.6 acre property 0.45 miles north of the Proposed Facility and approximately 75 feet lower in elevation. Because the existing two-story building and parking lot preclude a tower and ground equipment area, a wireless facility would be limited to the rooftop.



Verizon Wireless engineers determined that a facility at this location cannot serve the Significant Gap due to distance, low elevation and a low antenna centerline of 25 feet. As shown in the following coverage map, a coverage gap would remain in much of the gap area, with the Heavenly Valley area receiving no new coverage. This not a feasible alternative to the Proposed Facility.

*Coverage of Facility at Townhouse Apartments – 25 Foot Antenna Centerline*



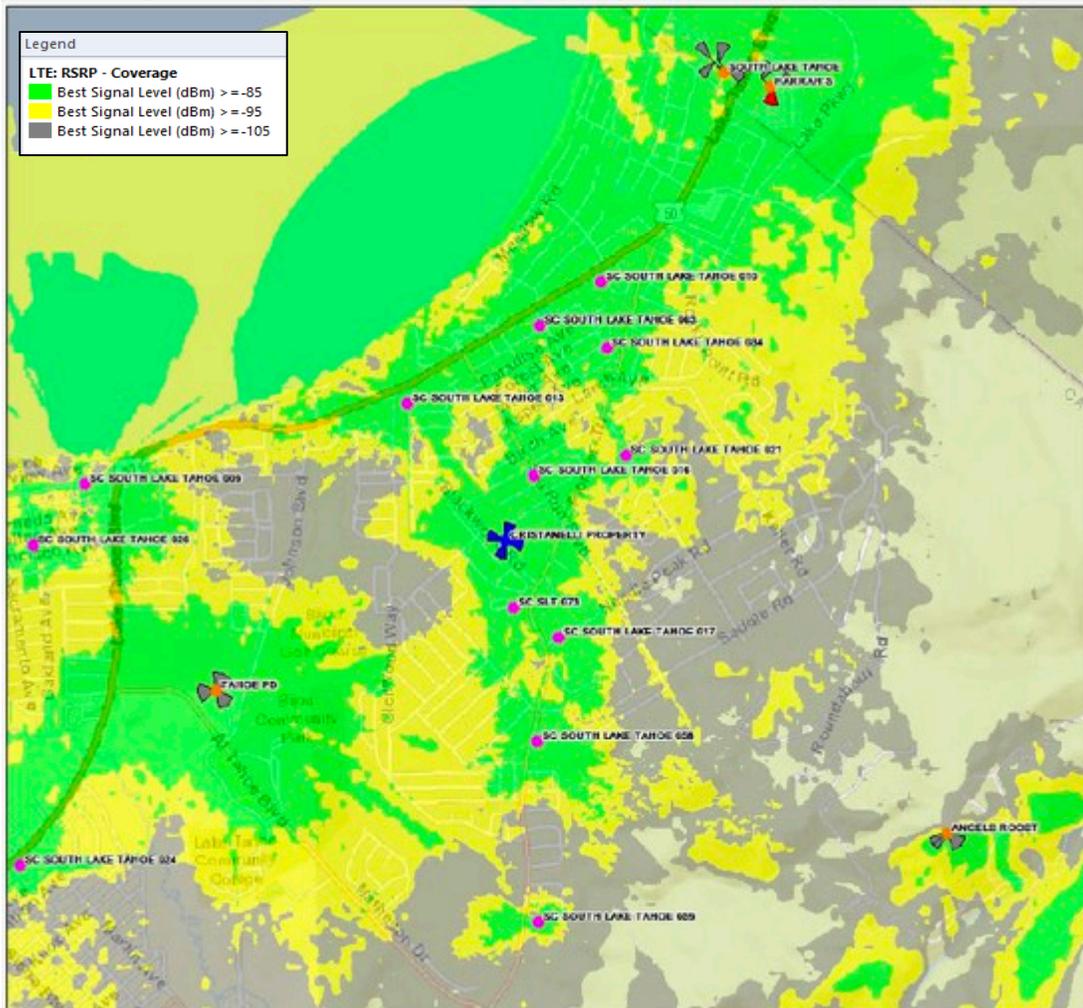
### 15. Cristanelli Property

Address: 3715 Blackwood Road  
Elevation: 6,280 Feet

Verizon Wireless reviewed this 0.63 acre property 0.35 miles northwest of the Proposed Facility and approximately 95 feet lower in elevation. Because the existing one- and two-story buildings, parking lot and a small lawn preclude a tower and ground equipment area, a wireless facility would be limited to a rooftop. Verizon Wireless engineers determined that a facility at this location cannot serve the Significant Gap due to distance, low elevation and a low antenna centerline of 25 feet. As shown in the following coverage map, a coverage gap would remain in much of the gap area, with the Heavenly Valley area receiving no new coverage. This not a feasible alternative to the Proposed Facility.



Coverage of Facility at Cristanelli Property – 25 Foot Antenna Centerline





### **17. KRLT Radio Tower**

Address: 3621 Blackwood Road

Elevation: 6,255 Feet

Verizon Wireless reviewed this radio tower on a 1.83 acre property 0.55 miles northwest of the Proposed Facility and approximately 120 feet lower in elevation. Generally, radio towers are not compatible for cellular antennas. In particular, such guyed lattice towers cannot support the weight of Verizon Wireless's panel antennas and other structure-mounted transmission equipment required for service.



Further, the tower is in a low-lying drainage basin that leads toward the lake and generally is undeveloped. The present tower would need to be removed and reconstructed with a more robust monopole structure, and a deep tower caisson foundation and ground equipment area would be required. There may be a high water table that would pose construction issues for a tower foundation and ground equipment area. Construction would pose environmental impacts.

Due to structural limitations, impediments to construction on the property, and environmental impacts, this is not a feasible alternative to the Proposed Facility.

### *Alternatives Raised by the City*

In working with the City to review possible locations for a new facility, Verizon Wireless reviewed four City-owned property locations raised by City staff. Unfortunately, these were determined to pose insurmountable construction issues, present excessive visual impact, or cannot serve the Significant Gap.

#### **18. City Pioneer Trail Property**

Address: 3500 Pioneer Trail South

Elevation: 6,300 Feet

Verizon Wireless reviewed this 0.24 acre property 0.2 miles northwest of the Proposed Facility and approximately 75 feet lower in elevation. This City Department of Public Works property is fully within a grove of trees, in the same low-lying drainage basin as the KRLT tower described under Alternative 17. There may be a high water table that would pose construction issues for a tower foundation and equipment area. The property is fully within a TRPA Land Capability Class 1B area (Stream Environment Zone), with an IPES Coverage Score of 0, and allowable base coverage of 0%. Due to major impediments to construction on the property, this is not a feasible alternative to the Proposed Facility.



#### **19. City Tamarack Avenue Property**

Address: 3576 Tamarack Avenue

Elevation: 6,285 Feet

Verizon Wireless reviewed this 0.98 acre property 0.5 miles northwest of the Proposed Facility and approximately 90 feet lower in elevation. This City Department of Public Works property is located within the same low-lying drainage basin as Alternatives 17 and 18 above, posing the same potential construction issues. The property is fully within a TRPA Land Capability Class 1B area (Stream Environment Zone), with allowable base coverage of 1%, too little room for a wireless facility compound. Due to major impediments to construction on the property, this is not a feasible alternative to the Proposed Facility.



**20. City Spruce Avenue Property**

Address: 3681 Spruce Avenue

Elevation: 6,280 Feet

Verizon Wireless reviewed this 0.11 acre property 0.45 miles north of the Proposed Facility and approximately 95 feet lower in elevation. This very small, narrow City Department of Public Works property is sandwiched between homes, and a very tall tower and ground equipment area would pose substantial visual impact compared to the Proposed Facility. This cannot be considered a less intrusive alternative to the Proposed Facility.





*Alternatives Raised by Appellant*

In a letter to the City dated August 6, 2019, an attorney for the appellant of the Proposed Facility raised numerous distant alternatives as possible locations, none of which are feasible to serve the Significant Gap due to factors such as distance, low elevation and terrain. Many of those locations are near Lake Tahoe Boulevard, approximately one mile north of the Proposed Facility, with some close to Verizon Wireless's existing Harrah's facility in Stateline.

In addition to specific locations reviewed below, appellant's counsel mentioned the various USDA Forest Service lands around the greater vicinity. In recent consultation with the Forest Service regarding placement of wireless facilities on its properties, the Forest Service requested that Verizon Wireless seek private property landlords in the area. The Forest Service is presently unwilling to dedicate resources to wireless facilities.

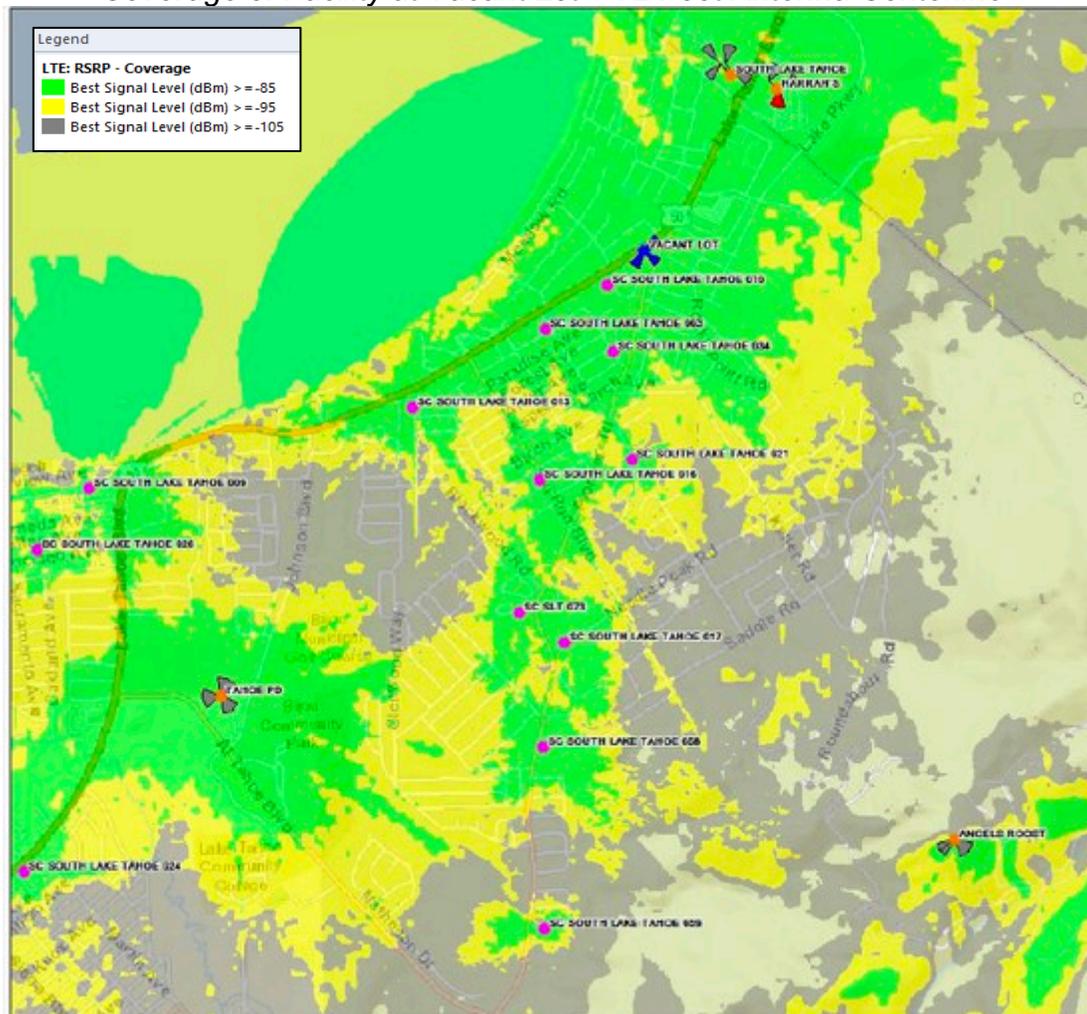
## 22. Vacant Lot, Lake Tahoe Boulevard

Address: 3908 Lake Tahoe Boulevard  
Elevation: 6,280 Feet

Verizon Wireless reviewed this 0.82 acre parcel 1.1 miles northeast of the Proposed Facility and approximately 95 feet lower in elevation. Only 0.5 miles south of Verizon Wireless's existing Harrah's facility, a new facility at this location would duplicate its coverage and introduce signal interference, compromising network design. Verizon Wireless engineers determined that a facility at this location cannot serve the Significant Gap due to distance and low elevation. As shown in the following coverage map, a coverage gap would remain in much of the gap area in the Heavenly Valley and Bijou Park areas. This not a feasible alternative to the Proposed Facility.



Coverage of Facility at Vacant Lot – 72 Foot Antenna Centerline



**23. Raley's**

Address: 4000 Lake Tahoe Boulevard  
Elevation: 6,305 Feet

Verizon Wireless reviewed the rear parking lot of Raley's, 1.2 miles northeast of the Proposed Facility and approximately 70 feet lower in elevation. Only 0.35 miles south of Verizon Wireless's existing Harrah's facility, a new facility at this location would duplicate its coverage and introduce signal interference, compromising network design. Verizon Wireless engineers determined that a facility at this location cannot serve the Significant Gap, similar to Alternative 22 nearby. This not a feasible alternative to the Proposed Facility.

**24. Public Parking**

Address: 1 Bellamy Court  
Elevation: 6,310 Feet

Verizon Wireless reviewed this three-story parking garage 1.3 miles northeast of the Proposed Facility and approximately 65 feet lower in elevation. Only 0.2 miles south of Verizon Wireless's existing Harrah's facility, a new facility at this location would duplicate coverage and introduce signal interference, compromising network design. Verizon Wireless engineers determined that a facility at this location cannot serve the Significant Gap, similar to Alternative 22 nearby. This not a feasible alternative to the Proposed Facility.



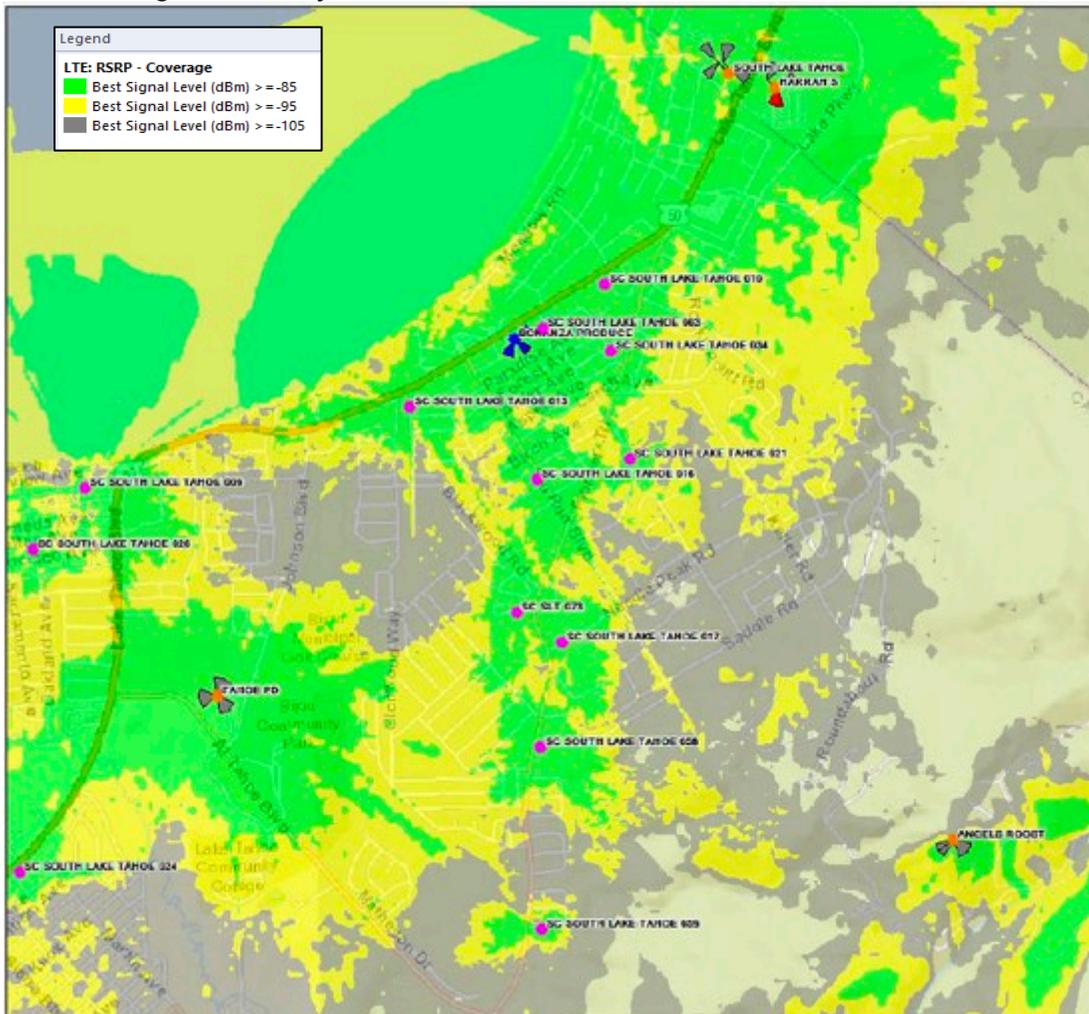
## 25. Bonanza Produce

Address: 3717 Osgood Avenue  
Elevation: 6,250 Feet

Verizon Wireless reviewed this two-story building 0.8 miles north of the Proposed Facility and approximately 125 feet lower in elevation. Verizon Wireless engineers determined that a facility at this location cannot serve the Significant Gap due to distance, low elevation and a low antenna centerline. As shown in the following coverage map, coverage gaps would remain in the Heavenly Valley and Bijou Park areas. This not a feasible alternative to the Proposed Facility.



*Coverage of Facility at Bonanza Produce – 26 Foot Antenna Centerline*



**26. First Baptist Church**

Address: 1053 Wildwood Avenue  
Elevation: 6,255 Feet

Verizon Wireless reviewed this two-story church building 0.8 miles north of the Proposed Facility and approximately 120 feet lower in elevation. Because the existing church building and parking lot preclude a tower and ground equipment area, a wireless facility would be limited to the rooftop. As it is only one block east of Alternative 25, Verizon Wireless engineers determined that a facility at this location also cannot serve the Significant Gap. This not a feasible alternative to the Proposed Facility.

**27. Super 8 Motel (Iglesia Ni Christo)**

Address: 3838 Lake Tahoe Boulevard  
Elevation: 6,260 Feet

Verizon Wireless reviewed the two-story buildings on this property 1.0 mile north of the Proposed Facility and approximately 115 feet lower in elevation. As it is only two blocks east of Alternative 25, Verizon Wireless engineers determined that a facility at this location also cannot serve the Significant Gap. This not a feasible alternative to the Proposed Facility.





**29. Panda Express**

Address: 3640a Lake Tahoe Boulevard

Elevation: 6,250 Feet

Verizon Wireless reviewed this one-story building 0.85 miles northwest of the Proposed Facility and approximately 125 feet lower in elevation. As it is only one block west of Alternative 28, Verizon Wireless engineers determined that a facility at this location also cannot serve the Significant Gap. This not a feasible alternative to the Proposed Facility.



### 30. Seventh Day Adventist Church / Church of Christ

Address: 3609 Vanda Lee Way

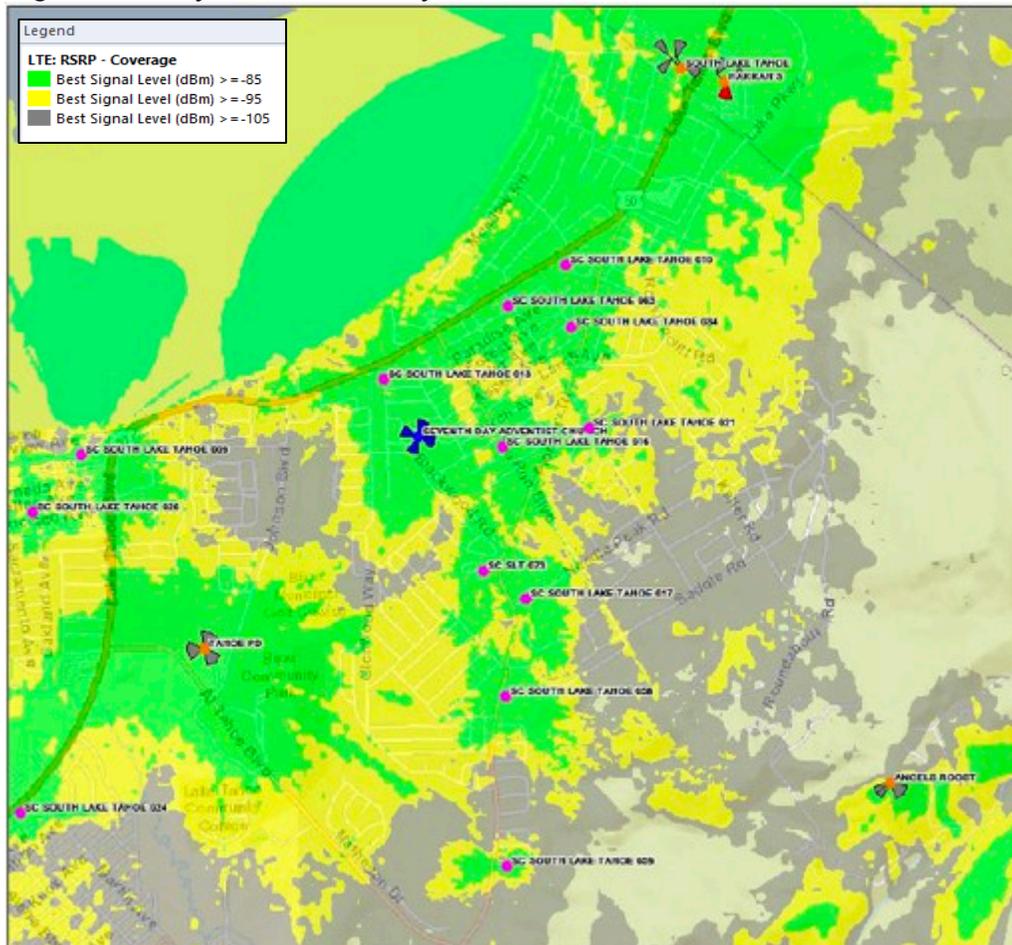
Elevation: 6,260 Feet

Verizon Wireless reviewed placement of a freestanding steeple or clock tower facility at this church property 0.65 miles northwest of the Proposed Facility and approximately 115 feet lower in elevation. Verizon Wireless engineers determined that a facility at this location cannot serve the



Significant Gap due to distance and low elevation. As shown in the following coverage map, coverage gaps would remain in the Heavenly Valley area and much of the Bijou Park area. This not a feasible alternative to the Proposed Facility.

*Coverage of Facility at Seventh Day Adventist Church – 35 Foot Antenna Centerline*



**31. Lake Tahoe Christian Fellowship**

Address: 3580 Blackwood Road

Elevation: 6,265 Feet

Verizon Wireless reviewed placement of a freestanding steeple or clock tower facility at this church property 0.6 miles northwest of the Proposed Facility and approximately 110 feet lower in elevation. As it is only one block south of Alternative 30, Verizon Wireless engineers determined that a facility at this location also cannot serve the Significant Gap. This not a feasible alternative to the Proposed Facility.



### **32. Temple Bat Yam**

Address: 3260 Pioneer Trail  
Elevation: 6,345 Feet

Verizon Wireless reviewed this 4.69 acre property 0.5 miles southwest of the Proposed Facility and approximately 30 feet lower in elevation. The property owner initially expressed interest in hosting a wireless facility. Two locations on this property were analyzed, but the lower-elevation candidate was preferred by the property owner. Directly east of the two locations, there is a 175-foot increase in elevation and a mountain that

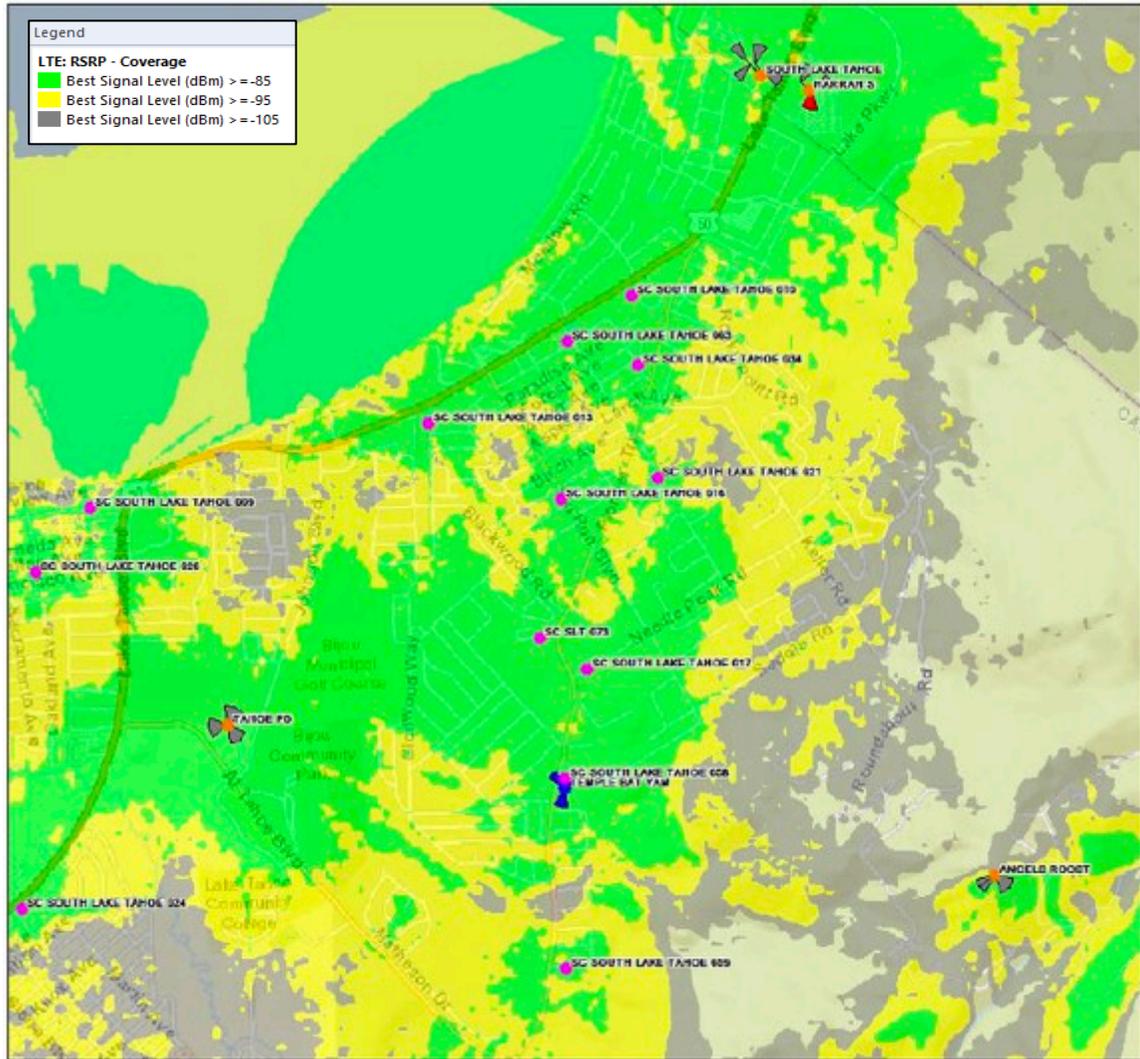


blocks signal. Therefore, to be able to cover the Heavenly Valley area within the gap, a 180-foot antenna centerline would be required, to direct signal above terrain to reach at least some of the gap area. Verizon Wireless engineers determined that such a very tall facility could adequately serve only the southern portion of the gap. As shown in the following coverage map, coverage gaps would remain, including in portions of the Bijou Park area. Further, such a tall facility could pose a risk for aircraft using the nearby airport.

In a December 3, 2019 email to SAC Wireless Project Manager Casey Ogata-Tran, TRPA planner Bridget Cornell indicated that such a tall tower would be “tough to approve” and that “tree canopies in that area are much shorter than that.” This neither a feasible nor less intrusive alternative to the Proposed Facility.

*See Alternative 32 Coverage Map on Next Page*

Coverage of Facility at Temple Bat Yam – 180 Foot Antenna Centerline



## **V. Conclusion**

Verizon Wireless has reviewed 32 alternative locations to fill the Significant Gap in service in the Heavenly Valley and Bijou Park areas of South Lake Tahoe. Based upon the values expressed in City regulations, the Proposed Facility clearly constitutes the least intrusive feasible location for Verizon Wireless's facility.



# Ski Run Boulevard Proposed and Alternative Sites

- 1-17 Reviewed by Verizon Wireless
- 18-21 Raised by City
- 22-32 Raised by Appellant

● Existing  
Verizon Wireless  
Harrah's Facility

