



Mail
PO Box 5310
Stateline, NV 89449-5310

Location
128 Market Street
Stateline, NV 89449

Contact
Phone: 775-588-4547
Fax: 775-588-4527
www.trpa.gov

STAFF REPORT

Date: March 31, 2022

To: TRPA Hearings Officer

From: TRPA Staff

Subject: Verizon/Tahoe Seasons New Telecommunications Facility; 3901 Saddle Road, City of South Lake Tahoe, El Dorado County, California; Assessor's Parcel Number 028-231-001, TRPA File Number ERSP2021-0808

Proposed Action:

Hearings Officer action on the proposed project and related findings based on this staff summary and the draft permit (Attachment A).

Staff Recommendation:

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

Project Description:

The proposed project involves the construction of a new telecommunications facility on the Tahoe Seasons Resort property. The proposed improvements include the construction of six cellular panel-antennas on the roof of the existing Tahoe Seasons Resort structure (two on the north edge of the roof, and four on the west edge). Faux chimneys will conceal roof-top equipment, matching the height of the existing building. No increase in the overall building height is proposed. Associated equipment will be housed in a garage-level storage room, including a backup power battery cabinet.

The parcel has been issued a Source Control certificate for Best Management Practices (Certificate #1098, July 6, 2018). BMPs will be adjusted as necessary to accommodate the project, and maintenance of existing BMPs will be required.

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

TRPA approved the construction of four antennas on the is property in 2003 (TRPA file #ERSP2003-0179)/ The project was not constructed.

Site Description:

The antennas are proposed on the rooftop of the existing Tahoe Seasons Resort. The parcel is approximately 1.25 Acres. The existing height of the structure is approximately 76 feet. No changes to height are proposed with this project. Land capability had not been verified for this property. All proposed changes are on the rooftop, and within the existing parking garage.

No changes to land coverage are proposed. Surrounding land uses include Heavenly Mountain Resort, other commercial uses including a restaurant, and various residential uses in the vicinity

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 any changes to land coverage. Land Capability has not been verified for this parcel. The parcel has approximately 43,014 square feet of excess land coverage, which will be mitigated pursuant to the Excess Land Coverage Mitigation Program (TRPA Code of Ordinances Section 30.6).
- D. Height: The existing structure is approximately 76 feet tall, which exceeds the allowable height pursuant to Chapter 37 of the TRPA Code of Ordinances. The proposed antennas will be within the existing structure height. The additional height has been evaluated as a “structure other than building,” and can be permitted pursuant to Section 37.6.2 of the TRPA Code of Ordinances, subject to the Chapter 37 height findings below. The antennas will not make the existing structure more nonconforming. 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, which evaluated 11 different locations. The other locations were not feasible for various reasons. The full Alternatives Analysis can be viewed in Attachment C.
- E. Location: The current proposal is the recommended location. Eleven locations were considered in the Alternatives Analysis (Attachment C) and included opportunities for colocation on an existing tower, locating on nearby US Forest Service parcels, parcels owned by Heavenly Mountain Resort, and a public parcel housing a water tower. Each 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. The Alternatives Analysis addresses the constraints at each of the other locations, and why the proposed location is preferred. The proposed location was found to be the recommended location because it was found to be the least intrusive alternative that fills the identified gap in coverage.
- F. Scenic Quality: The proposed project is visible from Heavenly Mountain Resort (i.e., Heavenly Valley Ski Area, Recreation Area #37). The proposed antennas will be concealed within “faux chimneys” that will use materials to blend with the existing building.

The scale, placement, design and colors will ensure the antennas are not visually obtrusive and blend with the surrounding environment to the greatest extent feasible. As a result, the facility will not result in an adverse impact to the applicable scenic quality threshold.

- 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 antennas are 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).

As to TRPA, having been created by an interstate compact is a creature of federal law, 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.

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 maintenance of the existing 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 proposed antennas will be concealed within faux chimneys to match the existing building. The applicant conducted an analysis of 11 alternative sites. The proposed location was found to be the recommended 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 antennas will not contain lights or generate noise that could be visible or heard outside the immediate vicinity of the facility. The equipment will be housed inside the garage, along with other existing equipment. The backup power for this project will be a battery cabinet housed with the equipment in the garage.

Visual simulations were prepared for the project which demonstrate the telecommunication facilities will be partially visible from adjacent Heavenly Mountain Ski Resort. As a result, staff has requested specific design criteria to ensure the project would not result in impacts to scenic quality. The antennas will be concealed within faux chimneys that will be made of same materials as the existing building and similar chimneys. The project will provide important wireless communication service in emergencies to protect public health, safety, and welfare.

The antennas will help 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 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.

The proposed antennas will be located on the rooftop of the Tahoe Seasons Resort. Antennas require unobstructed locations to ensure they will be functional. The height and location of the proposed antennas ensure they will be functional.

- (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 antennas is the minimum necessary to enable proper function of the antennae by allowing the signals to be transmitted and received over the tops of surrounding structures and tree canopy, providing for adequate cellular service.

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 design of the proposed project will blend with the existing building, which will 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.

Required Actions:

Staff recommends that the Hearings Officer take the following actions:

- I. Approve the findings contained in this staff summary, and a finding of no significant environmental effect.
- II. Approve the project, based on the staff summary, and record evidence, subject to the conditions contained in the attached Draft TRPA Permit (Attachment A).

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.

Attachments:

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

Attachment A

Draft Permit

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

A. Page A-1 (Overall Site Plan):

- (1) Please include a land coverage table, summarizing the amount of existing land coverage on the property, and identifying the size of the parcel.
- (2) Please include a note stating that the land capability and existing land coverage for this parcel have not been verified and are not verified as a part of this project. No changes to land coverage are permitted with this project.
- (3) Please identify a construction staging area. If the interior garage will be used for construction staging, please state this in a note.

B. Pages A-3.1 through A3.3 (Elevations) shall be revised to reflect the following:

- (1) Please show allowed and proposed height calculations for the existing building. The antennas are not considered an addition to the building, so do not need to be calculated as additional height.
- (2) Please identify and label the allowable height on the elevations. The structure currently exceeds allowable height. Because the antennas and the faux chimneys used to conceal the antennas are not considered as additional height of the structure, the antennas will not make the structure more non-conforming.
- (3) The permittee shall submit final proposed color samples for all visible project components for approval by TRPA staff.

C. The affected property previously has approximately 43,014 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 3.25% (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

- D. The Security required under Standard Condition I.2 of Attachment Q shall be \$5,000.00. 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.
 - E. The permittee shall submit three final sets of plans to TRPA. If submitting electronically (preferred), only one set is required.
4. Prior to security return, the applicant shall work with the property owner to demonstrate that existing BMPs are being maintained. This shall be documented in a BMP Maintenance Log (https://www.tahoebmp.org/Documents/BMPHandbook/Maintenance_Log_interactive_form.pdf) . TRPA staff is available to assist the property owner with this reporting requirement.
 5. 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.
 6. 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.
 7. Temporary and permanent BMPs may be field fit by the Environmental Compliance Inspector where appropriate.
 8. All Best Management Practices shall be maintained in perpetuity to ensure effectiveness which may require BMPs to be periodically reinstalled or replaced.
 9. 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.
 10. 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.
 11. To the maximum extent allowable by law, the Permittee agrees to indemnify, defend, and hold harmless TRPA, its Governing Board (including individual members), its Planning Commission (including individual members), 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, administrative appeal, 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. TRPA will have the sole and exclusive control (including the right to be represented by attorneys of TRPA's choosing) over the defense of any claims against TRPA and over their settlement, compromise or other disposition. 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



PROJECT : Tahoe Seasons- New Build

3901 SADDLE ROAD
S. LAKE TAHOE, CA 96150

LOCATION NO: 445744

PREPARED FOR
verizon
295 Parkshore Drive
Folsom, California 95630

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

Project Address:
3901 Saddle Road
S. Lake Tahoe, CA 96150

Architect:
Borges
ARCHITECTURAL GROUP
borgesarch.com
1478 STONE POINT DRIVE, SUITE 350
ROSEVILLE CA 95661
916 782 7200 TEL
916 773 3037 FAX

PROJECT NO: T-14002-94
LOCATION NO: 445744
DRAWN BY: J.E.S.
CHECKED BY: D.A.G.

TAHOE SEASONS
445744

REV	DATE	DESCRIPTION
G	06/16/2020	100ZD Power Meter
F	02/10/2020	100% ZD Rev 2
E	05/28/19	100% ZD Rev 1
D	04/12/19	100% ZD Rev 1
C	02/20/19	100% ZD Submittal
B	01/31/19	90% ZD Rev 1
A	11/01/17	90% ZD Submittal

Licenser:

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

Issued For:
06/16/2020
100% ZD SUBMITTAL

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
A-0

PROJECT DESCRIPTION	PROJECT INFORMATION	PROJECT TEAM	SHEET INDEX	REV																											
<p>NEW SITE BUILD UNMANNED TELECOMMUNICATIONS FACILITY.</p> <p>(P) (1) VERIZON WIRELESS +/- 163 SQ. FT. EQUIPMENT LEASE AREA, (1) ANTENNA LEASE AREA OF +/- 135.52 SQ. FT. & (1) ANTENNA LEASE AREA OF +/- 45.73 SQ. FT., FOR A TOTAL OF +/- 344.25 SQ. FT., TO CONTAIN THE FOLLOWING:</p> <ol style="list-style-type: none"> INSTALL POWER / TELCO / FIBER TO SITE LOCATION INSTALL (3) INTERIOR EQUIPMENT RACKS INSTALL (6) SURGE SUPPRESSORS, (3) MOUNTED AT EQUIPMENT LEASE AREA & (1) AT EACH SECTOR A, B, & G INSTALL (6) PANEL ANTENNAS, (2) PER SECTOR A, B, & G INSTALL (3) HYBRID TRUNK CABLES INSTALL (1) GPS UNIT INSTALL (2) RRRHs PER SECTOR AT ANTENNA LOCATION FOR A TOTAL OF (6) INSTALL 200AMP VERIZON WIRELESS INTERSECT CABINET W/ DISCONNECT, TELCO CABINET, AND TRACCESS BOX INSTALL (P) STEALTH SCREENING AT ANTENNA LOCATIONS INSTALL 200 AMP POWER METER AT (E) ELECTRICAL ROOM AT LEVEL D1 INSTALL GEN PLUG ON (E) BUILDING AT NORTH WEST CORNER 	<p>Property Information: Site Name: TAHOE SEASONS- NEW BUILD Site Number: 445744 Site Address: 3901 SADDLE ROAD S. LAKE TAHOE, CA 96150 A.P.N. Number: 028-231-01-200 Current Use: TOURIST ACCOMODATION Jurisdiction: CITY OF SOUTH LAKE TAHOE/TRPA</p> <p>Property Owner: TAHOE SEASONS RESORT PO BOX 16300 SOUTH LAKE TAHOE, CA 96151</p>	<p>Construction Mgr.: EPIC WIRELESS GROUP, LLC. 605 COOLIDGE DR. SUITE 100 FOLSOM, CA. 95630 contact: BRETT EWING email: brett.ewing@epicwireless.net ph: (916) 844-9324</p> <p>Agent for Applicant, Planning and Zoning Mgr: contact: MARK LOUBAUGH email: mark.lough@epicwireless.net cell: (916) 203-4067</p> <p>Architect / Engineer: BORGES ARCHITECTURAL GROUP, INC. 1478 STONE POINT DRIVE, SUITE 350 ROSEVILLE, CA 95661 contact: JESUS ESCALANTE SEGURA email: telecomgroup@borgesarch.com ph: (916) 782-7200</p> <p>Structural Engineer: NORM SCHEEL STRUCTURAL ENGINEER 5022 SUNRISE BLVD FAIR OAKS, CA 95628 contact: NORM SCHEEL email: norm@nsse.com ph: (916) 536-9585</p> <p>Survey: Geil Engineering 1226 High Street Auburn, Ca 95603-5015 contact: NEIL ROHDE email: nrohde@pacbell.net ph: (530) 885-0426</p> <p>RF Engineer: VERIZON WIRELESS 295 PARKSHORE DRIVE FOLSOM, CA 95630 contact: JENNIFER VALENCIA email: jennifer.valencia@verizonwireless.com ph: (916) 357-2567</p>	<p>A-0 TITLE SHEET</p> <p>GN-1 GENERAL NOTES, ABBREV., & NOTES</p> <p>C-1 OVERALL SITE PLAN</p> <p>C-2 PROJECT AREA ENLARGEMENT</p> <p>C-3 PROJECT AREA ENLARGEMENT</p> <p>A-1 OVERALL SITE PLAN</p> <p>A-2 ENLARGED EQUIPMENT & ANTENNA PLANS</p> <p>A-3.1 ELEVATIONS</p> <p>A-3.2 ELEVATIONS</p> <p>A-3.3 ELEVATIONS</p> <p>A-4 CONSTRUCTION DETAILS</p>	<p>G</p> <p>C</p> <p>F</p> <p>F</p> <p>G</p> <p>F</p> <p>F</p> <p>F</p> <p>F</p>																											
CODE COMPLIANCE	VICINITY MAP	DIRECTIONS FROM VERIZON WIRELESS																													
<p>ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.</p> <ol style="list-style-type: none"> 2019 CALIFORNIA ADMINISTRATIVE CODE, CHAPTER 10, PART 1, TITLE 24 CODE OF REGULATIONS 2019 CALIFORNIA BUILDING CODE (CBC) WITH CALIFORNIA AMENDMENTS, BASED ON THE 2018 IBC (PART 2, VOL 1-2) 2019 CALIFORNIA RESIDENTIAL CODE (CRC) WITH APPENDIX H, PATIO COVERS, BASED ON THE 2018 IRC (PART 2.5) 2019 CALIFORNIA GREEN BUILDINGS STANDARDS CODE (CALGREEN) (PART 11) (AFFECTED ENERGY PROVISIONS ONLY) 2019 CALIFORNIA FIRE CODE (CFC), BASED ON THE 2018 IFC, WITH CALIFORNIA AMENDMENTS (PART 9) 2019 CALIFORNIA MECHANICAL CODE (CMC), BASED ON THE 2018 UMC (PART 4) 2019 CALIFORNIA PLUMBING CODE (CPC), BASED ON THE 2018 UPC (PART 5) 2019 CALIFORNIA ELECTRICAL CODE (CEC) WITH CALIFORNIA AMENDMENTS, BASED ON THE 2017 NEC (PART 3) 2019 CALIFORNIA ENERGY CODE (CEC) ANSI / EIA-TIA-222-H 2018 NFPA 101, LIFE SAFETY CODE 2019 NFPA 72, NATIONAL FIRE ALARM CODE 2019 NFPA 13, FIRE SPRINKLER CODE 		<p>DIRECTIONS FROM VERIZON WIRELESS'S OFFICE AT 295 PARKSHORE DRIVE, FOLSOM , CA</p> <p>FROM: 295 PARKSHORE DR, FOLSOM, CA 95630</p> <p>TO: 3901 SADDLE ROAD S. LAKE TAHOE, CA 96150</p> <ol style="list-style-type: none"> DEPART PARKSHORE DR TOWARD AUTO PLAZA DR TURN LEFT ONTO AUTO PLAZA DR AT ROUNDABOUT, TAKE 1ST EXIT TURN LEFT ONTO BLUE RAVINE RD TURN RIGHT ONTO PRAIRIE CITY RD TAKE RAMP RIGHT FOR US-50 EAST TOWARD SOUTH LAKE TAHOE TURN RIGHT ONTO PIONEER TRAIL TURN RIGHT ONTO NEEDLE PEEK RD TURN RIGHT ONTO KELLER RD ROAD NAME CHANGES TO LUPINE WAY TURN RIGHT ON TO SADDLE RD 3901 SADDLE RD ON LEFT 																													
OCCUPANCY AND CONSTRUCTION TYPE	SPECIAL INSPECTIONS	VERIZON SIGNATURE BLOCK																													
<p>OCCUPANCY : U (UNMANNED)</p> <p>CONSTRUCTION TYPE: V-B</p> <p>ACCESSIBLE REQUIREMENTS</p> <p>FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION, ACCESSIBILITY ACCESS ARE NOT REQUIRED, IN ACCORDANCE WITH CALIFORNIA BUILDING CODE, CODE OF REGULATIONS, TITLE 24, PART 2, VOLUME 1, CHAPTER 11B, DIVISION 2, SECTION 11B-203.5</p>	POST INSTALLED EXPANSION ANCHORS	<table border="1"> <thead> <tr> <th>DISCIPLINE:</th> <th>SIGNATURE:</th> <th>DATE:</th> </tr> </thead> <tbody> <tr> <td>SITE ACQUISITION:</td> <td></td> <td></td> </tr> <tr> <td>CONSTRUCTION:</td> <td></td> <td></td> </tr> <tr> <td>RF:</td> <td></td> <td></td> </tr> <tr> <td>MICROWAVE:</td> <td></td> <td></td> </tr> <tr> <td>TELCO:</td> <td></td> <td></td> </tr> <tr> <td>EQUIPMENT:</td> <td></td> <td></td> </tr> <tr> <td>PROJECT ADMINISTRATOR:</td> <td></td> <td></td> </tr> <tr> <td>WO ADMINISTRATOR:</td> <td></td> <td></td> </tr> </tbody> </table>			DISCIPLINE:	SIGNATURE:	DATE:	SITE ACQUISITION:			CONSTRUCTION:			RF:			MICROWAVE:			TELCO:			EQUIPMENT:			PROJECT ADMINISTRATOR:			WO ADMINISTRATOR:		
DISCIPLINE:	SIGNATURE:	DATE:																													
SITE ACQUISITION:																															
CONSTRUCTION:																															
RF:																															
MICROWAVE:																															
TELCO:																															
EQUIPMENT:																															
PROJECT ADMINISTRATOR:																															
WO ADMINISTRATOR:																															
GENERAL CONTRACTOR NOTES		<p>DO NOT SCALE DRAWINGS</p> <p>THESE DRAWINGS ARE FORMATTED TO BE FULL SIZE AT 24" x 36". CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOBSITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR MATERIAL ORDERS OR BE RESPONSIBLE FOR THE SAME.</p>																													



Plot Date: 6/16/2020 11:12:26 AM File Name: T:\2019\T-14002-94 - Epic Wireless\2019\T-14002-94 - Tahoe Seasons\Tahoe Seasons\Sheet\Title Sheet.dwg Plotted By: Janna Escobar

14002-94

GENERAL CONSTRUCTION NOTES:

- PLANS ARE INTENDED TO BE DIAGRAMATIC OUTLINE ONLY, UNLESS NOTED OTHERWISE. THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
- THE CONTRACTOR SHALL OBTAIN, IN WRITING, AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS.
- CONTRACTOR SHALL CONTACT USA (UNDERGROUND SERVICE ALERT) AT (800) 227-2600, FOR UTILITY LOCATIONS, 48 HOURS BEFORE PROCEEDING WITH ANY EXCAVATION, SITE WORK OR CONSTRUCTION.
- THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY INDICATED OTHERWISE, OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CBC / UBC'S REQUIREMENTS REGARDING EARTHQUAKE RESISTANCE, FOR, BUT NOT LIMITED TO, PIPING, LIGHT FIXTURES, CEILING GRID, INTERIOR PARTITIONS, AND MECHANICAL EQUIPMENT. ALL WORK MUST COMPLY WITH LOCAL EARTHQUAKE CODES AND REGULATIONS.
- REPRESENTATIONS OF TRUE NORTH, OTHER THAN THOSE FOUND ON THE PLOT OF SURVEY DRAWINGS, SHALL NOT BE USED TO IDENTIFY OR ESTABLISH BEARING OF TRUE NORTH AT THE SITE. THE CONTRACTOR SHALL RELY SOLELY ON THE PLOT OF SURVEY DRAWING AND ANY SURVEYOR'S MARKINGS AT THE SITE FOR THE ESTABLISHMENT OF TRUE NORTH, AND SHALL NOTIFY THE ARCHITECT / ENGINEER PRIOR TO PROCEEDING WITH THE WORK IF ANY DISCREPANCY IS FOUND BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND THE TRUE NORTH ORIENTATION AS DEPICTED ON THE CIVIL SURVEY. THE CONTRACTOR SHALL ASSUME SOLE LIABILITY FOR ANY FAILURE TO NOTIFY THE ARCHITECT / ENGINEER.
- THE BUILDING DEPARTMENT ISSUING THE PERMITS SHALL BE NOTIFIED AT LEAST TWO WORKING DAYS PRIOR TO THE COMMENCEMENT OF WORK, OR AS OTHERWISE STIPULATED BY THE CODE ENFORCEMENT OFFICIAL HAVING JURISDICTION.
- DO NOT EXCAVATE OR DISTURB BEYOND THE PROPERTY LINES OR LEASE LINES, UNLESS OTHERWISE NOTED.
- ALL EXISTING UTILITIES, FACILITIES, CONDITIONS, AND THEIR DIMENSIONS SHOWN ON THE PLAN HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THE ARCHITECT / ENGINEER AND THE OWNER ASSUME NO RESPONSIBILITY WHATSOEVER AS TO THE SUFFICIENCY OR THE ACCURACY OF THE INFORMATION SHOWN ON THE PLANS, OR THE MANNER OF THEIR REMOVAL OR ADJUSTMENT. CONTRACTORS SHALL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL EXISTING UTILITIES AND FACILITIES PRIOR TO START OF CONSTRUCTION. CONTRACTORS SHALL ALSO OBTAIN FROM EACH UTILITY COMPANY DETAILED INFORMATION RELATIVE TO WORKING SCHEDULES AND METHODS OF REMOVING OR ADJUSTING EXISTING UTILITIES.
- CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, BOTH HORIZONTAL AND VERTICALLY, PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES OR DOUBTS AS TO THE INTERPRETATION OF PLANS SHOULD BE IMMEDIATELY REPORTED TO THE ARCHITECT / ENGINEER FOR RESOLUTION AND INSTRUCTION, AND NO FURTHER WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS CHECKED AND CORRECTED BY THE ARCHITECT / ENGINEER. FAILURE TO SECURE SUCH INSTRUCTION MEANS CONTRACTOR WILL HAVE WORKED AT HIS/HER OWN RISK AND EXPENSE.
- ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS TO BE DISTURBED BY CONSTRUCTION SHALL BE ADJUSTED TO FINISH ELEVATIONS PRIOR TO FINAL INSPECTION OF WORK.
- ANY DRAIN AND/OR FIELD TILE ENCOUNTERED / DISTURBED DURING CONSTRUCTION SHALL BE RETURNED TO ITS ORIGINAL CONDITION PRIOR TO COMPLETION OF WORK. SIZE, LOCATION AND TYPE OF ANY UNDERGROUND UTILITIES OR IMPROVEMENTS SHALL BE ACCURATELY NOTED AND PLACED ON "AS-BUILT" DRAWINGS BY GENERAL CONTRACTOR, AND ISSUED TO THE ARCHITECT / ENGINEER AT COMPLETION OF PROJECT.
- ALL TEMPORARY EXCAVATIONS FOR THE INSTALLATION OF FOUNDATIONS, UTILITIES, ETC., SHALL BE PROPERLY LAID BACK OR BRACED IN ACCORDANCE WITH CORRECT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REQUIREMENTS.
- INCLUDE MISC. ITEMS PER VERIZON SPECIFICATIONS

APPLICABLE CODES, REGULATIONS AND STANDARDS:

SUBCONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION.

THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.

SUBCONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS:

- AMERICAN CONCRETE INSTITUTE (ACI) 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
- AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), MANUAL OF STEEL CONSTRUCTION, ASD, NINTH EDITION
- TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) 222-F, STRUCTURAL STANDARD FOR STRUCTURAL ANTENNA TOWER AND ANTENNA SUPPORTING STRUCTURES
- INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE) 81, GUIDE FOR MEASURING EARTH RESISTIVITY, GROUND IMPEDANCE, AND EARTH SURFACE POTENTIALS OF A GROUND SYSTEM IEEE 1100 (1999) RECOMMENDED PRACTICE FOR POWERING AND GROUNDING OF ELECTRICAL EQUIPMENT.
- IEEE C62.41, RECOMMENDED PRACTICES ON SURGE VOLTAGES IN LOW VOLTAGE AC POWER CIRCUITS (FOR LOCATION CATEGORY "C3" AND "HIGH SYSTEM EXPOSURE")

TIA 607 COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS TELCORDIA GR-63 NETWORK
EQUIPMENT-BUILDING SYSTEM (NEBS): PHYSICAL PROTECTION
TELCORDIA GR-347 CENTRAL OFFICE POWER WIRING
TELCORDIA GR-1275 GENERAL INSTALLATION REQUIREMENTS
TELCORDIA GR-1503 COAXIAL CABLE CONNECTIONS

ANY AND ALL OTHER LOCAL & STATE LAWS AND REGULATIONS

FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.

ABBREVIATIONS

A.B.	ANCHOR BOLT	IN. (")	INCHES)
ABV.	ABOVE	INT.	INTERIOR
ACCA	ANTENNA CABLE COVER ASSEMBLY	LB.(#)	POUND(S)
ADD'L	ADDITIONAL	L.B.	LAG BOLTS
A.F.F.	ABOVE FINISHED FLOOR	L.F.	LINEAR FEET (FOOT)
A.F.G.	ABOVE FINISHED GRADE	L.	LONGITUDINAL)
ALUM.	ALUMINUM	MAS.	MASONRY
ALT.	ALTERNATE	MAX.	MAXIMUM
ANT.	ANTENNA	M.B.	MACHINE BOLT
APPRX.	APPROXIMATE(LY)	MECH.	MECHANICAL
ARCH.	ARCHITECT(URAL)	MFR.	MANUFACTURER
AWG.	AMERICAN WIRE GAUGE	MIN.	MINIMUM
BLDG.	BUILDING	MISC.	MISCELLANEOUS
BLK.	BLOCK	MTL.	METAL
BLKG.	BLOCKING	(N)	NEW
BM.	BEAM	NO.(#)	NUMBER
B.N.	BOUNDARY NAILING	N.T.S.	NOT TO SCALE
BTCW.	BARE TINNED COPPER WIRE	O.C.	ON CENTER
B.O.F.	BOTTOM OF FOOTING	OPNG.	OPENING
BU	BACK-UP CABINET	P/C	PRECAST CONCRETE
CAB.	CABINET	PCS	PERSONAL COMMUNICATION SERVICES
CANT.	CANTILEVER(ED)	PLY.	PLYWOOD
C.I.P.	CAST IN PLACE	PPC	POWER PROTECTION CABINET
CLG.	CEILING	PRC	PRIMARY RADIO CABINET
CLR.	CLEAR	P.S.F.	POUNDS PER SQUARE FOOT
COL.	COLUMN	P.S.I.	POUNDS PER SQUARE INCH
CONC.	CONCRETE	P.T.	PRESSURE TREATED
CONN.	CONNECTION(OR)	PWR.	POWER (CABINET)
CONST.	CONSTRUCTION	QTY.	QUANTITY
CONT.	CONTINUOUS	RAD.(R)	RADIUS
d	PENNY (NAILS)	REF.	REFERENCE
DBL.	DOUBLE	REINF.	REINFORCEMENT(ING)
DEPT.	DEPARTMENT	REQ'D/	REQUIRED
D.F.	DOUGLAS FIR	RGS.	RIGID GALVANIZED STEEL
DIA.	DIAMETER	SCH.	SCHEDULE
DIAG.	DIAGONAL	SHT.	SHEET
DIM.	DIMENSION	SIM.	SIMILAR
DWG.	DRAWING(S)	SPEC.	SPECIFICATIONS
DWL.	DOWEL(S)	SQ.	SQUARE
E.A.	EACH	S.S.	STAINLESS STEEL
EL.	ELEVATION	STD.	STANDARD
ELEC.	ELECTRICAL	STL.	STEEL
ELEV.	ELEVATOR	STRUC.	STRUCTURAL
EMT.	ELECTRICAL METALLIC TUBING	TEMP.	TEMPORARY
E.N.	EDGE NAIL	THK.	THICK(NESS)
ENG.	ENGINEER	T.N.	TOE NAIL
EQ.	EQUAL	T.O.A.	TOP OF ANTENNA
EXP.	EXPANSION	T.O.C.	TOP OF CURB
EXST.(E)	EXISTING	T.O.F.	TOP OF FOUNDATION
EXT.	EXTERIOR	T.O.P.	TOP OF PLATE (PARAPET)
FAB.	FABRICATION(OR)	T.O.S.	TOP OF STEEL
F.F.	FINISH FLOOR	T.O.W.	TOP OF WALL
F.G.	FINISH GRADE	TYP.	TYPICAL
FIN.	FINISHED)	U.G.	UNDER GROUND
FLR.	FLOOR	U.L.	UNDERWRITERS LABORATORY
FDN.	FOUNDATION	U.N.O.	UNLESS NOTED OTHERWISE
F.O.C.	FACE OF CONCRETE	V.I.F.	VERIFY IN FIELD
F.O.M.	FACE OF MASONRY	W	WIDE (WIDTH)
F.O.S.	FACE OF STUD	w	WITH
F.O.W.	FACE OF WALL	WD.	WOOD
F.S.	FINISH SURFACE	W.P.	WEATHERPROOF
FT. (")	FOOT (FEET)	WT.	WEIGHT
FTG.	FOOTING	C	CENTERLINE
G.	GROWTH (CABINET)	L	PLATE, PROPERTY LINE
GA.	GAUGE		
GI.	GALVANIZE(D)		
G.F.I.	GROUND FAULT CIRCUIT INTERRUPTER		
GLB. (GLU-LAM)	GLUE LAMINATED BEAM		
GPS	GLOBAL POSITIONING SYSTEM		
GRND.	GROUND		
HDR.	HEADER		
HGR.	HANGER		
HT.	HEIGHT		
ICGB.	ISOLATED COPPER GROUND BUS		

SYMBOLS LEGEND

	BLDG. SECTION		GROUT OR PLASTER
	WALL SECTION		(E) BRICK
	DETAIL		(E) MASONRY
	INTERIOR ELEVATION		CONCRETE
	DOOR SYMBOL		EARTH
	WINDOW SYMBOL		GRAVEL
	TILT-UP PANEL MARK		PLYWOOD
	PROPERTY LINE		SAND
	CENTERLINE		PLYWOOD
	ELEVATION DATUM		SAND
	GRID/COLUMN LINE		(E) STEEL
	KEYNOTE, DIMENSION ITEM		MATCH LINE
	KEYNOTE, CONSTRUCTION ITEM		GROUND CONDUCTOR
	WALL TYPE MARK		OVERHEAD SERVICE CONDUCTORS
	ROOM NAME		TELEPHONE CONDUIT
	ROOM NUMBER		POWER CONDUIT
			COAXIAL CABLE
			CHAIN LINK FENCE
			WOOD FENCE
			(P) ANTENNA
			(P) RRU
			(P) DC SURGE SUPPRESSION
			(F) ANTENNA
			(F) RRU
			(E) EQUIPMENT

PREPARED FOR



295 Parkshore Drive
Folsom, California 95630

Vendor:



605 Coolidge Dr. Suite 100
Folsom, CA. 95630

Project Address:

3901 Saddle Road
S. Lake Tahoe, CA 96150

Architect:



borgesarch.com
1478 STONE POINT DRIVE, SUITE 350
ROSEVILLE CA 95661
916 782 7200 TEL
916 773 3037 FAX

PROJECT NO: T-14002-94

LOCATION NO: 445744

DRAWN BY: J.E.S.

CHECKED BY: D.A.G.

TAHOE SEASONS

445744

REV.	DATE	DESCRIPTION
G	06/16/2020	100ZD Power Meter
F	02/10/2020	100% ZD Rev 2
E	05/28/19	100% ZD Rev 1
D	04/12/19	100% ZD Rev 1
C	02/20/19	100% ZD Submittal
B	01/31/19	90% ZD Rev 1
A	11/01/17	90% ZD Submittal

Licensors:

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

Issued For:

06/16/2020
100% ZD SUBMITTAL

SHEET TITLE:

GENERAL NOTES, ABBREV., & NOTES

SHEET NUMBER:

GN-1

DATE OF SURVEY: 10-11-17

SURVEYED BY OR UNDER DIRECTION OF: KENNETH D. GEIL, R.C.E. 14803

LOCATED IN THE COUNTY OF EL DORADO, STATE OF CALIFORNIA

BEARINGS SHOWN ARE BASED UPON MONUMENTS FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY.

ELEVATIONS SHOWN ON THIS PLAN ARE BASED UPON U.S.G.S. N.A.V.D. 88 DATUM. ABOVE MEAN SEA LEVEL UNLESS OTHERWISE NOTED.

N.G.V.D. 1929 CORRECTION: SUBTRACT 4.22' FROM ELEVATIONS SHOWN.

CONTOUR INTERVAL: 1'

ASSESSOR'S PARCEL NUMBER: 028-231-01-200

OWNER(S): TAHOE SEASONS RESORT
PO BOX 16300
S. LAKE TAHOE, CA 96151

Lease Area Description

All that certain lease area being a portion of Parcel "B" of that certain Subdivision Map filed for record at Book "E" of Maps at Page 77, Official Records of El Dorado County, being more particularly described as follows:

EQUIPMENT LEASE AREA:

Commencing at a 3/4" capped iron pipe set at common corner to Lots 5, 6, 41, and 42 as are shown on that certain Subdivision Map filed for record at Book "B" of Maps at Page 72, Official Records of El Dorado County, from which a similar monument bears North 29°56'00" West 570.00 feet; thence from said point of commencement South 53°01'39" East 509.32 feet to a point in storage room of a parking garage of an existing building and the True Point of Beginning; thence from said point of beginning South 14°21'26" East 20.37 feet; thence South 75°38'34" West 8.00 feet; thence North 14°21'26" West 20.37 feet; thence North 75°38'34" East 8.00 feet to the point of beginning.

ANTENNA LEASE AREA NO. 1:

Commencing at a 3/4" capped iron pipe set at common corner to Lots 5, 6, 41, and 42 as are shown on that certain Subdivision Map filed for record at Book "B" of Maps at Page 72, Official Records of El Dorado County, from which a similar monument bears North 29°56'00" West 570.00 feet; thence from said point of commencement South 37°12'07" East 389.81 feet to a point on an existing building and the True Point of Beginning; thence from said point of beginning South 30°55'50" East 3.20 feet; thence North 59°04'10" East 9.33 feet; thence North 30°55'50" West 3.20 feet; thence North 84°47'07" West 5.78 feet; thence South 22°55'28" West 5.78 feet to the point of beginning.

ANTENNA LEASE AREA NO. 2:

Commencing at a 3/4" capped iron pipe set at common corner to Lots 5, 6, 41, and 42 as are shown on that certain Subdivision Map filed for record at Book "B" of Maps at Page 72, Official Records of El Dorado County, from which a similar monument bears North 29°56'00" West 570.00 feet; thence from said point of commencement South 19°12'02" East 479.57 feet to a point on an existing building and the True Point of Beginning; thence from said point of beginning South 42°05'41" West 6.71 feet; thence South 47°54'19" East 17.57 feet; thence North 42°05'41" East 6.71 feet; thence North 47°54'19" West 17.57 feet to the point of beginning.

Together with non-exclusive routes for access & utility purposes three feet in width from and between the above described lease areas as are generally shown hereon and running thence over, across, and through the underlying building and parcel as is necessary to the public right of way.

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

VERIZON WIRELESS

Project Name: TAHOE SEASONS

Project Site Location: 3901 Saddle Road
S. Lake Tahoe, CA 96150
El Dorado County

Date of Observation: 10-11-17

Equipment/Procedure Used to Obtain Coordinates: Trimble Geo-XT post processed with Pathfinder Office software.

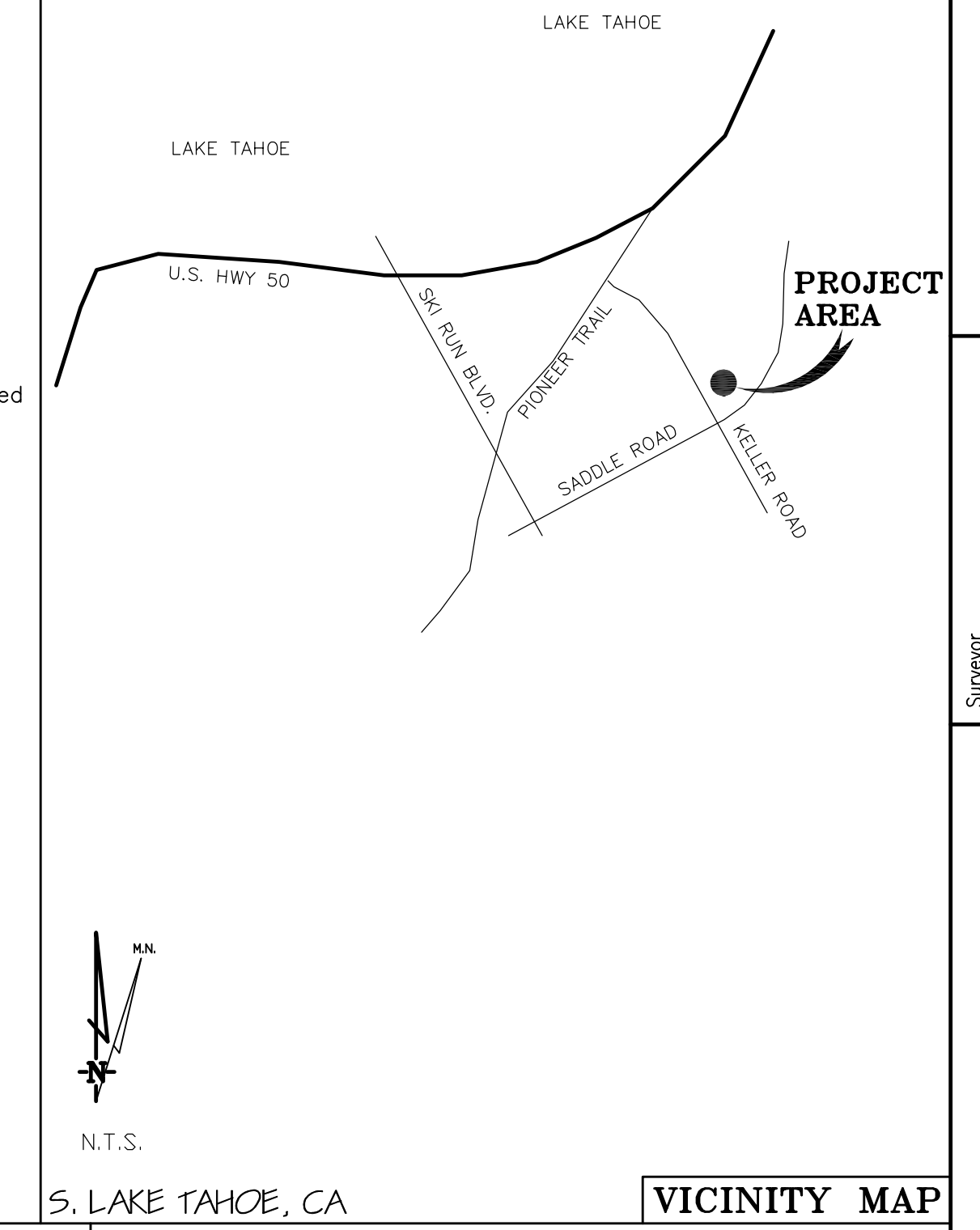
Antenna Location #1
NAD 83 Coordinates NAD 27 Coordinates
Latitude: N 38° 56' 19.47" Latitude: N 38° 56' 19.80"
Longitude: W 119° 56' 18.17" Longitude: W 119° 56' 14.52"

Antenna Location #2
NAD 83 Coordinates NAD 27 Coordinates
Latitude: N 38° 56' 17.96" Latitude: N 38° 56' 18.29"
Longitude: W 119° 56' 19.15" Longitude: W 119° 56' 15.50"

ELEVATION of Ground at Structure (NAVD88): 6653.4' AMSL
STRUCTURE HEIGHT: (Top Chimney Structure) 76.7' AGL
OVERALL HEIGHT: (Top Chimney Pipe) 79.0' AGL

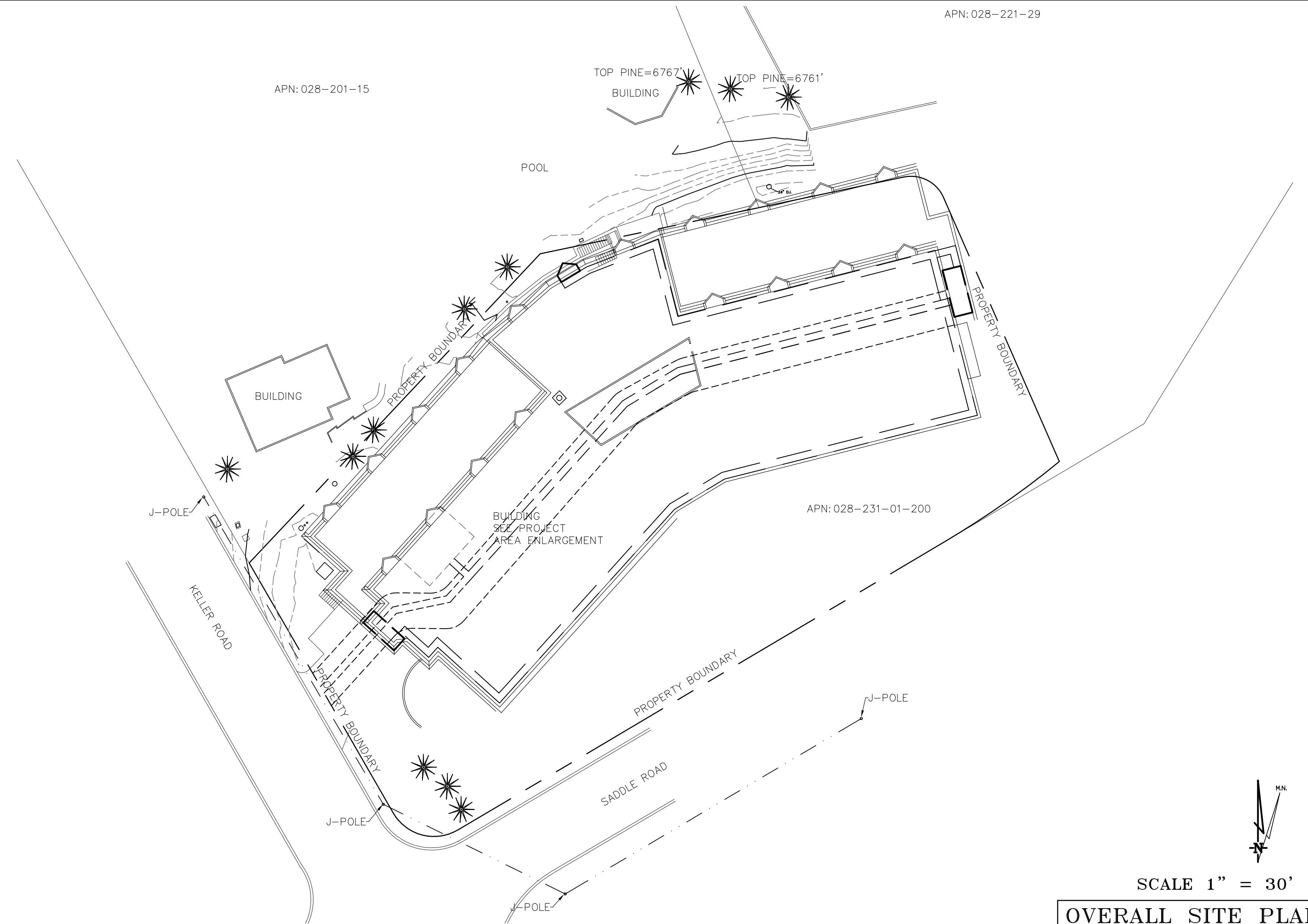
CERTIFICATION: I, the undersigned, do hereby certify elevation listed above is based on a field survey done under my supervision and that the accuracy of those elevations meet or exceed 1-A Standards as defined in the FAA ASAC Information Sheet 91:003, and they are true and accurate to the best of my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

Kenneth D. Geil California R.C.E. 14803



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

BOUNDARY SHOWN IS BASED ON MONUMENTATION FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY LINES AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE MONUMENTATION FOUND DURING THE FIELD SURVEY. NO EASEMENTS WERE RESEARCHED OR PLOTTED. PROPERTY LINES AND LINES OF TITLE WERE NOT INVESTIGATED NOR SURVEYED EXCEPT AS SHOWN ON THIS PLAN. NO PROPERTY MONUMENTS WERE SET.



OVERALL SITE PLAN

DEPT	APPROVED	DATE
ARC		
RE		
RF		
INT		
EE\IN		
OPS		
EE\OUT		

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

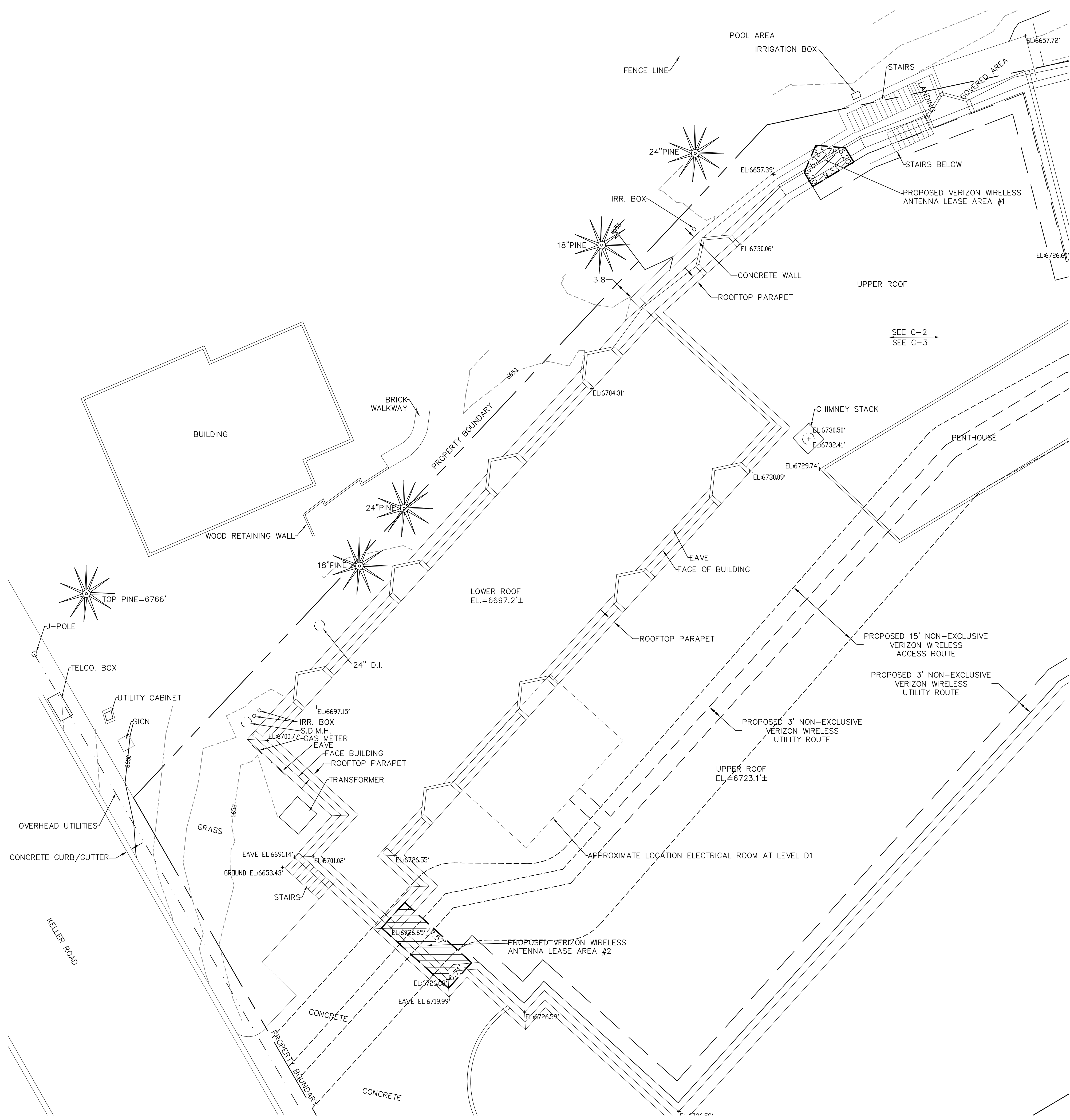


TAHOE SEASONS
3901 SADDLE ROAD
S. LAKE TAHOE, CA 96150
PLOT PLAN AND SITE TOPOGRAPHY

REV	01-23-20	Lease Area Mod.
NR		
REV	01-31-20	Easement Mod.
NR		
REV	02-11-20	Easement Mod.
NR		
REV		
NR		

REV	10-19-17	Drawing Submittal
NR		
REV	11-02-17	Lease Areas Placed
NR		
REV	04-16-19	Redlines
NR		
REV	05-22-19	Redlines
NR		
REV	08-08-19	Title Easements Added
NR		

Sheet
C-1

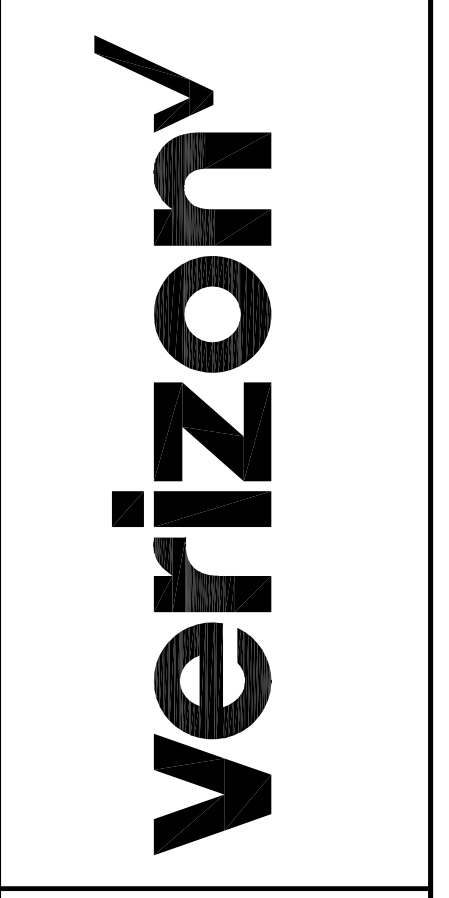


BOUNDARY SHOWN IS BASED ON MONUMENTATION FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY LINES AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE MONUMENTATION FOUND DURING THE FIELD SURVEY. NO EASEMENTS WERE RESEARCHED OR PLOTTED. PROPERTY LINES AND LINES OF TITLE WERE NOT INVESTIGATED NOR SURVEYED EXCEPT AS SHOWN ON THIS PLAN. NO PROPERTY MONUMENTS WERE SET.

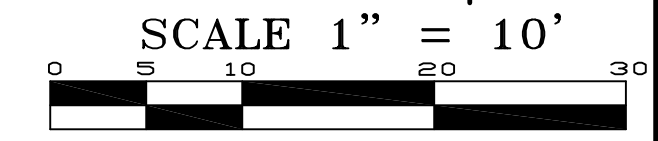
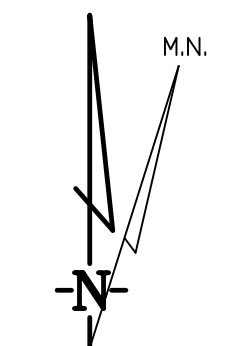
THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF GEIL ENGINEERING AND THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE AND CARRIER FOR WHICH THEY ARE PREPARED. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR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

DEPT	APPROVED	DATE
ARC		
RE		
RF		
INT		
EE\IN		
OPS		
EE\OUT		

Surveyor
GEIL ENGINEERING
 ENGINEERING • SURVEYING • PLANNING
 1226 HIGH STREET
 AUBURN, CALIFORNIA 96905
 Phone: (530) 838-1826
 Fax: (530) 838-1100

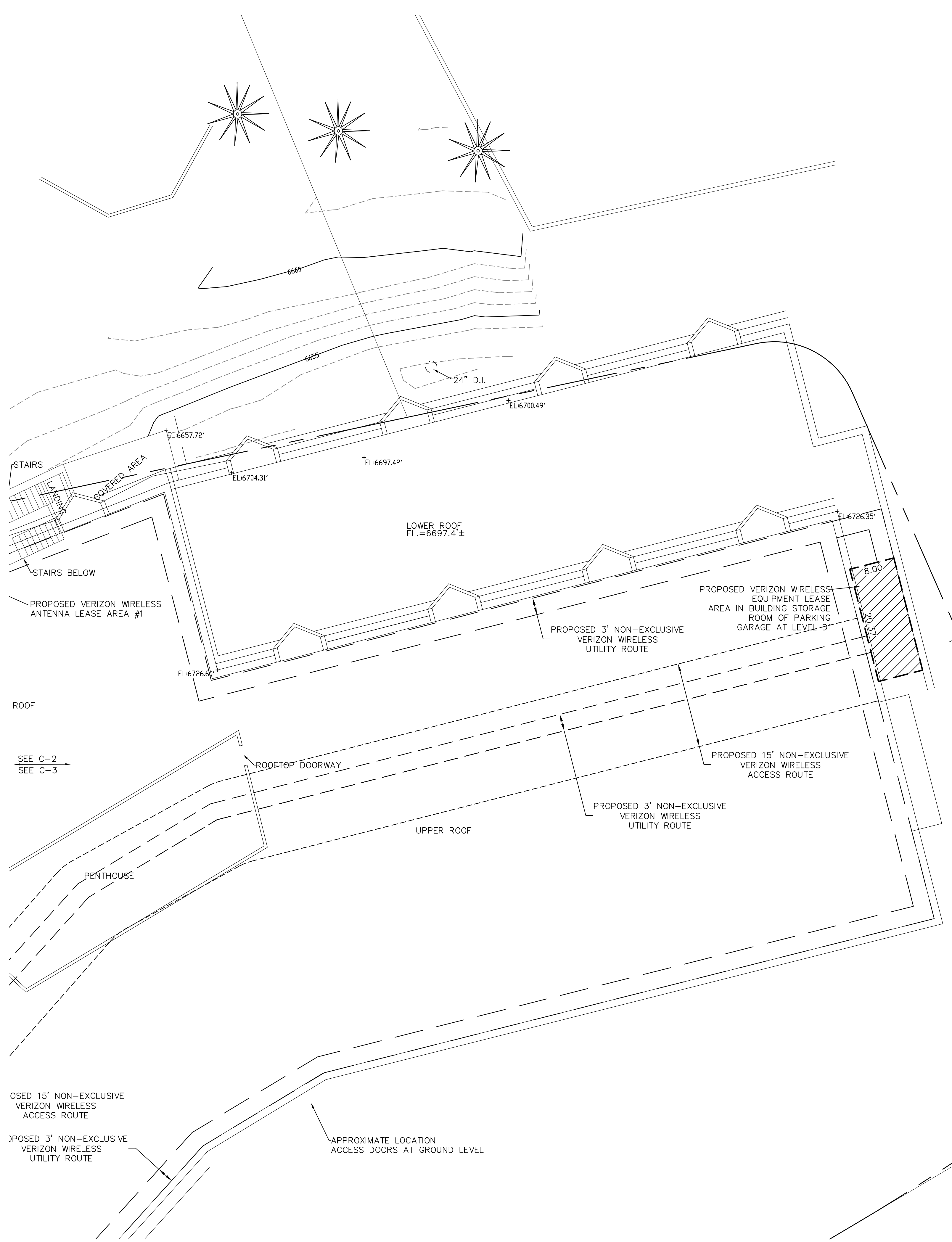


TAHOE SEASONS
 3901 SADDLE ROAD
 S. LAKE TAHOE, CA 96150
PLOT PLAN AND
SITE TOPOGRAPHY



PROJECT AREA ENLARGEMENT

Sheet
C-2

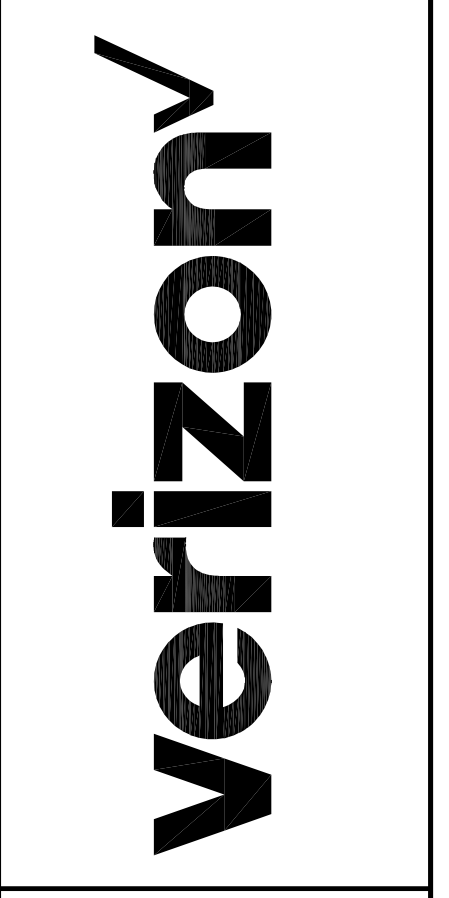


BOUNDARY SHOWN IS BASED ON MONUMENTATION FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY LINES AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE MONUMENTATION FOUND DURING THE FIELD SURVEY. NO EASEMENTS WERE RESEARCHED OR PLOTTED. PROPERTY LINES AND LINES OF TITLE WERE NOT INVESTIGATED NOR SURVEYED EXCEPT AS SHOWN ON THIS PLAN. NO PROPERTY MONUMENTS WERE SET.

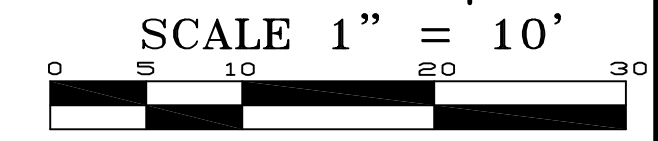
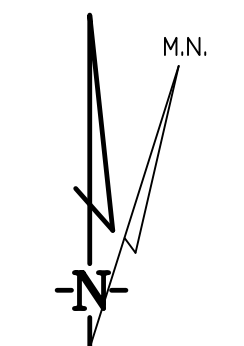
THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF GEIL ENGINEERING AND THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE AND CARRIER FOR WHICH THEY ARE PREPARED. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR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

DEPT	APPROVED	DATE
ARC		
RE		
RF		
INT		
EE\IN		
OPS		
EE\OUT		

Surveyor
GEIL ENGINEERING
 ENGINEERING • SURVEYING • PLANNING
 1226 HIGH STREET
 AUBURN, CALIFORNIA 96905
 Phone: (530) 885-1826
 Fax: (530) 885-1100



TAHOE SEASONS
 3901 SADDLE ROAD
 S. LAKE TAHOE, CA 96150
PLOT PLAN AND
SITE TOPOGRAPHY



PROJECT AREA ENLARGEMENT

Sheet
C-3

THIS IS NOT A SITE SURVEY

ALL PROPERTY BOUNDARIES, ORIENTATION OF TRUE NORTH AND STREET HALF-WIDTHS HAVE BEEN OBTAINED FROM A TAX PARCEL MAP AND EXISTING DRAWINGS AND ARE APPROXIMATE.

- NOTES:
- NO GRADING OR PERMANENT CONSTRUCTION SHALL OCCUR WITHIN DRIP LINES OF TREES THAT ARE TO REMAIN WITHOUT ARBORIST APPROVAL.
 - PRIOR TO CONSTRUCTION, GENERAL CONTRACTOR TO CONTACT DIGALERT TO MARK OUT EXISTING UNDERGROUND UTILITIES. IN THE EVENT OF CONFLICTS, CONTRACTOR TO CONTACT PDC.
 - CABLE ROUTES TO FOLLOW PARAPET WALL INTERIOR AND PAINTED TO MATCH (E) INTERIOR PARAPET, WHERE APPLIES.

PREPARED FOR

verizon

295 Parkshore Drive
Folsom, California 95630

VENDOR:

EPIC
WIRELESS GROUP LLC
Connecting a Wireless World

605 Coolidge Dr., Suite 100
Folsom, CA, 95630

Project Address:

3901 Saddle Road
S. Lake Tahoe, CA 96150

Architect:

Borges
ARCHITECTURAL GROUP

borgesarch.com
1478 STONE POINT DRIVE, SUITE 350
ROSEVILLE CA 95661
916 782 7200 TEL
916 773 3037 FAX

PROJECT NO: T-14002-94
LOCATION NO: 445744
DRAWN BY: J.E.S.
CHECKED BY: D.A.G.

TAHOE SEASONS
445744

REV	DATE	DESCRIPTION
G	06/16/2020	100ZD Power Meter
F	02/10/2020	100% ZD Rev 2
E	05/28/19	100% ZD Rev 1
D	04/12/19	100% ZD Rev 1
C	02/20/19	100% ZD Submittal
B	01/31/19	90% ZD Rev 1
A	11/01/17	90% ZD Submittal

Licensor:

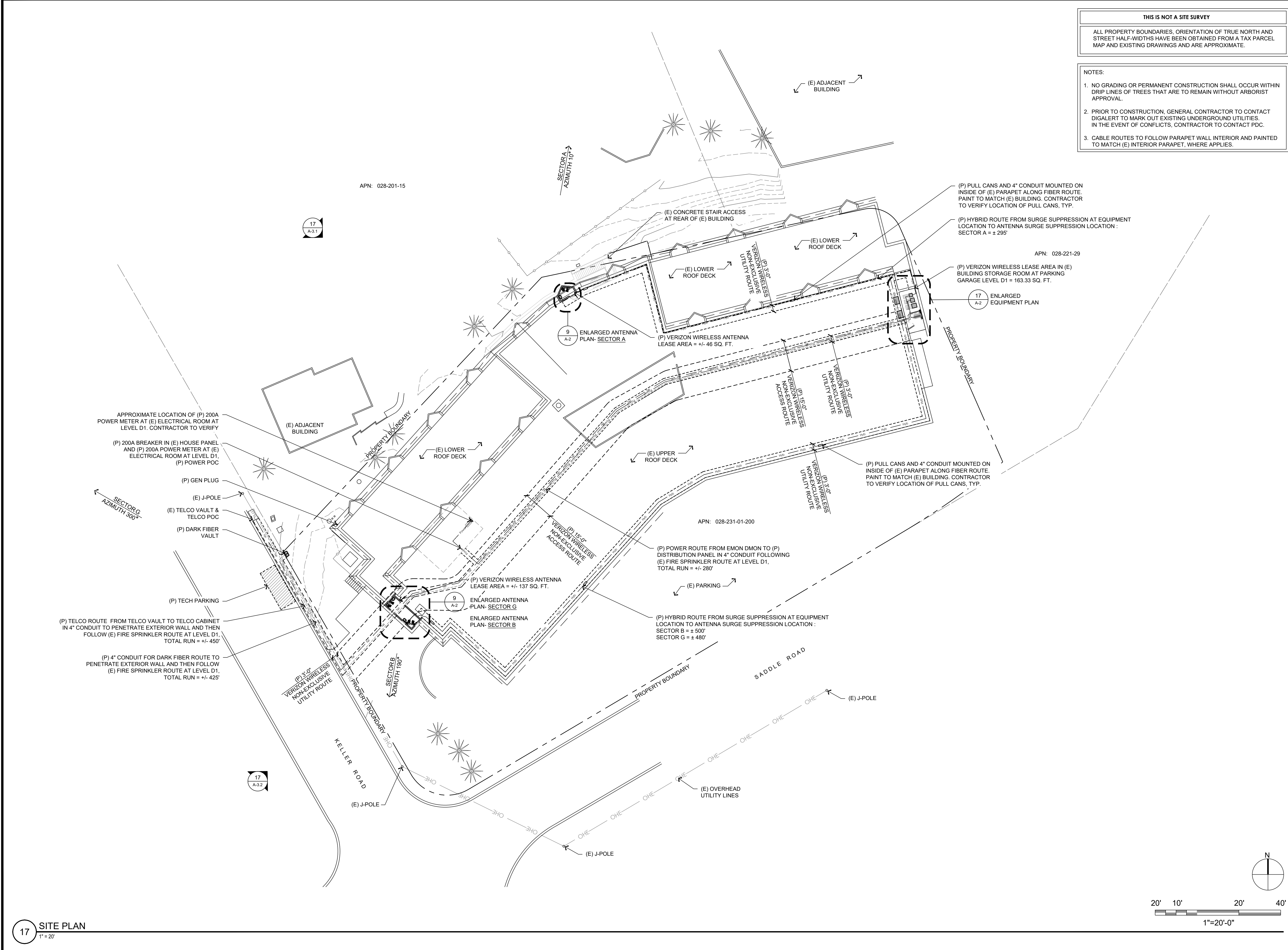
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

Issued For:

06/16/2020
100% ZD SUBMITTAL

SHEET TITLE:
OVERALL SITE PLAN

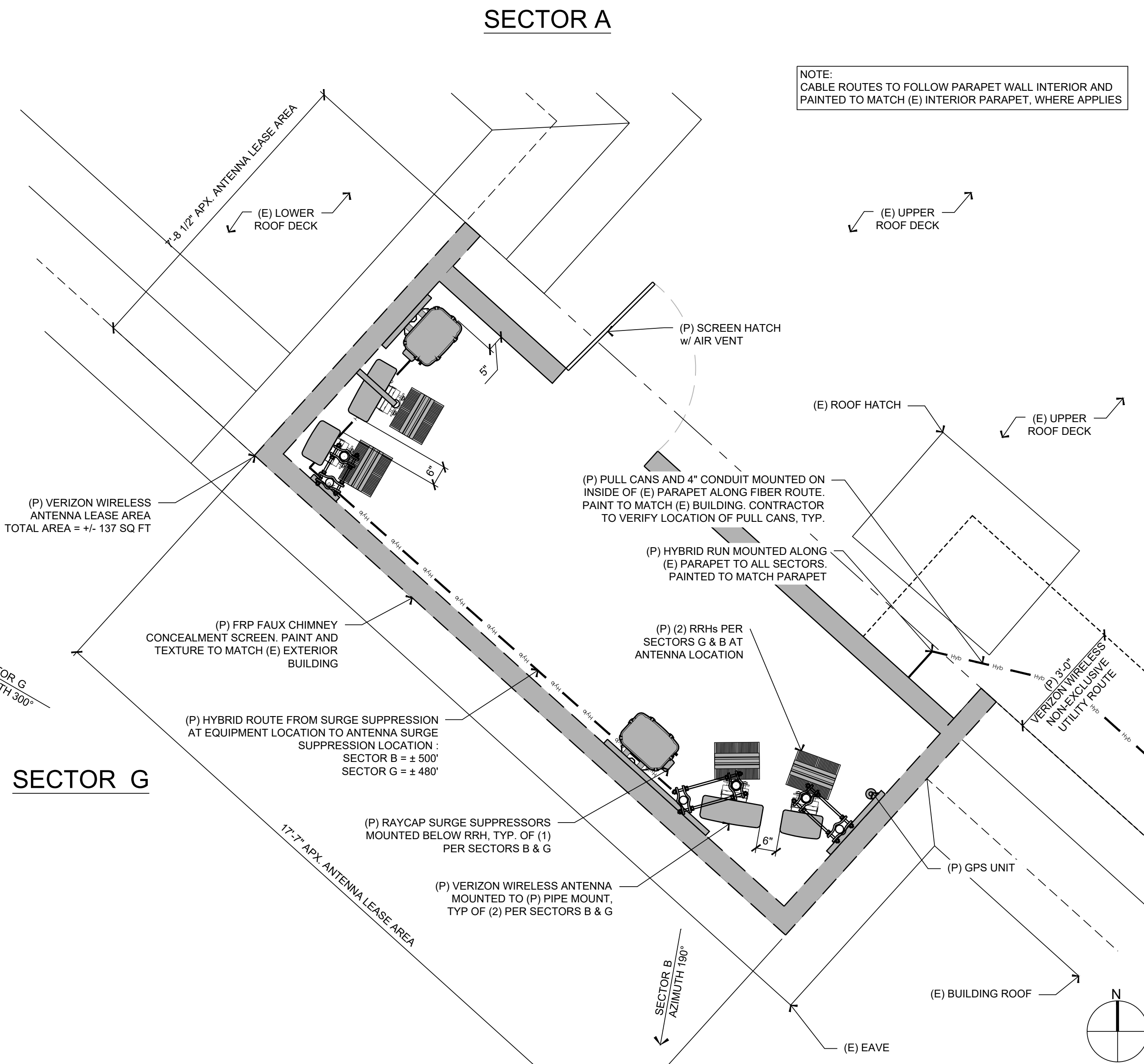
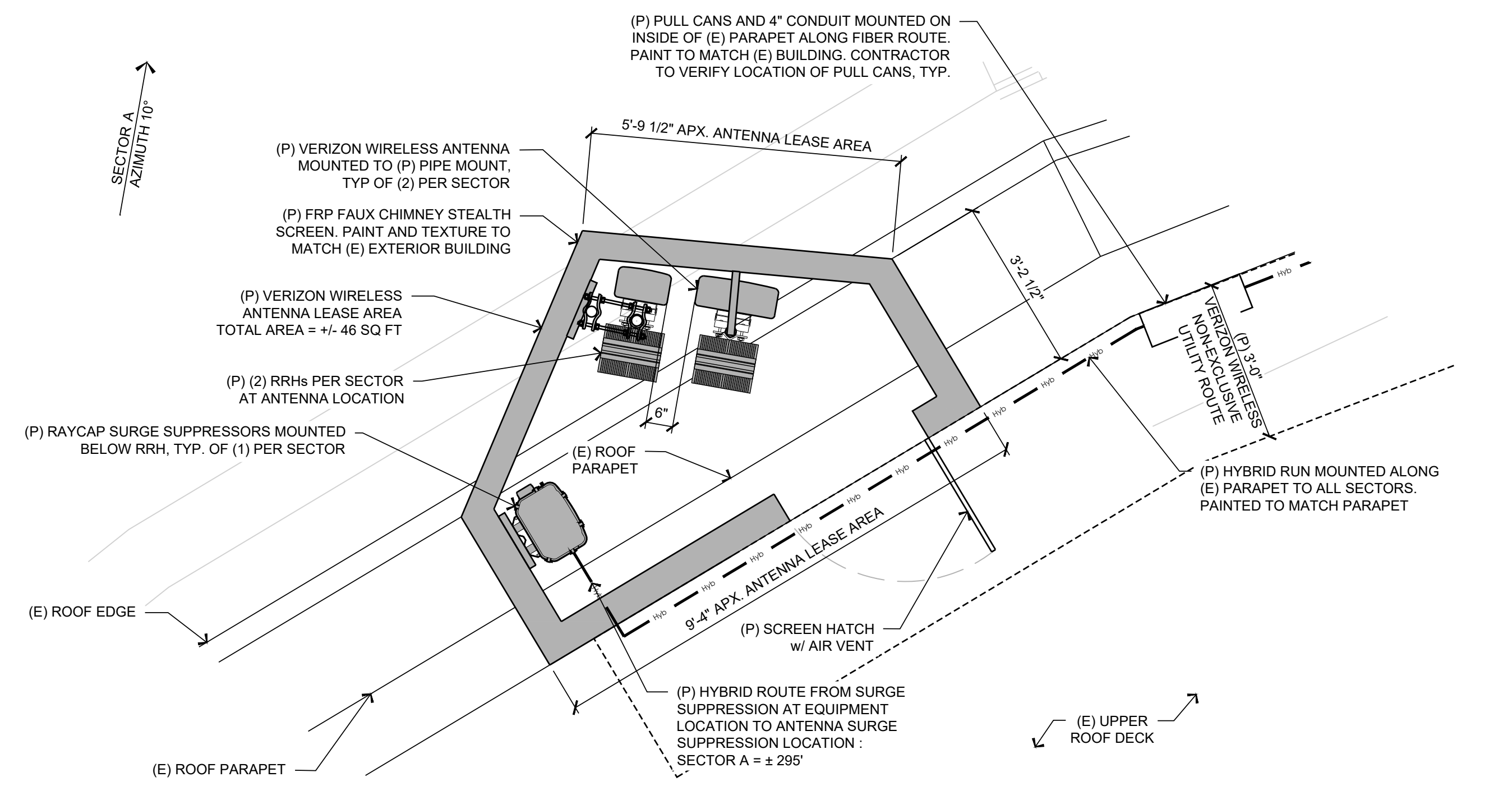
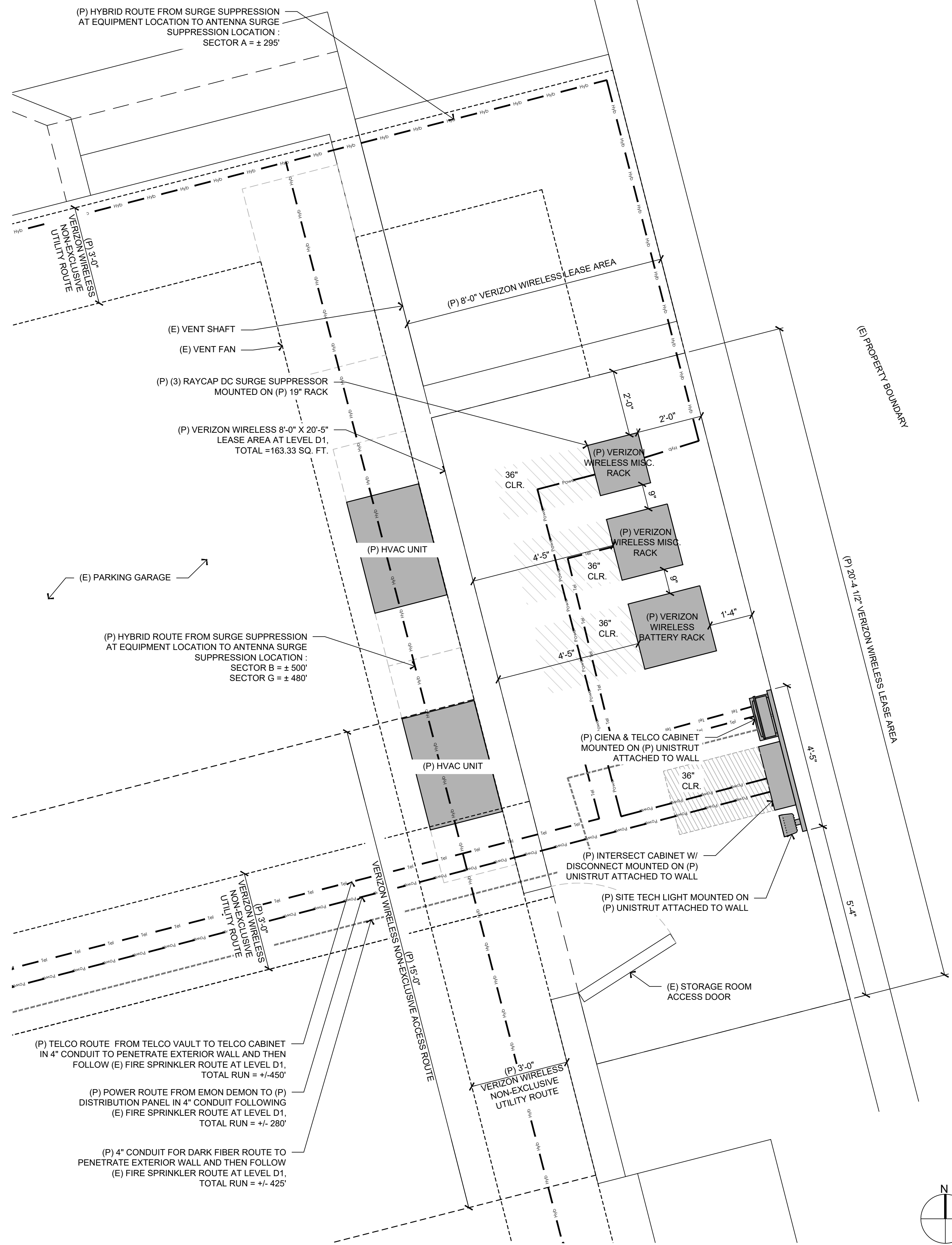
SHEET NUMBER:
A-1



17 SITE PLAN
1" = 20'

14002-94

NOTE:
CONDUIT FOR ALL SECTORS TO ATTACH TO
CONCRETE CEILING AT EQUIPMENT AREA. FOLLOW
VENTILATION SHAFT INTERIOR TO BUILDING
EXTERIOR AND INTO UPPER ROOF SOFFIT



17 ENLARGED EQUIPMENT PLAN
1/2" = 1'-0"

9 ENLARGED ANTENNA PLAN
1/2" = 1'-0"

PREPARED FOR
verizon
295 Parkshore Drive
Folsom, California 95630

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

Project Address:
3901 Saddle Road
S. Lake Tahoe, CA 96150

Architect:
Borges
ARCHITECTURAL GROUP
borgesarch.com
1478 STONE POINT DRIVE, SUITE 350
ROSEVILLE CA 95661
916 782 7200 TEL
916 773 3037 FAX

PROJECT NO: T-14002-94
LOCATION NO: 445744
DRAWN BY: J.E.S.
CHECKED BY: D.A.G.

TAHOE SEASONS
445744

REV	DATE	DESCRIPTION
G	06/16/2020	100ZD Power Meter
F	02/10/2020	100% ZD Rev 2
E	05/28/19	100% ZD Rev 1
D	04/12/19	100% ZD Rev 1
C	02/20/19	100% ZD Submittal
B	01/31/19	90% ZD Rev 1
A	11/01/17	90% ZD Submittal

Licensors:

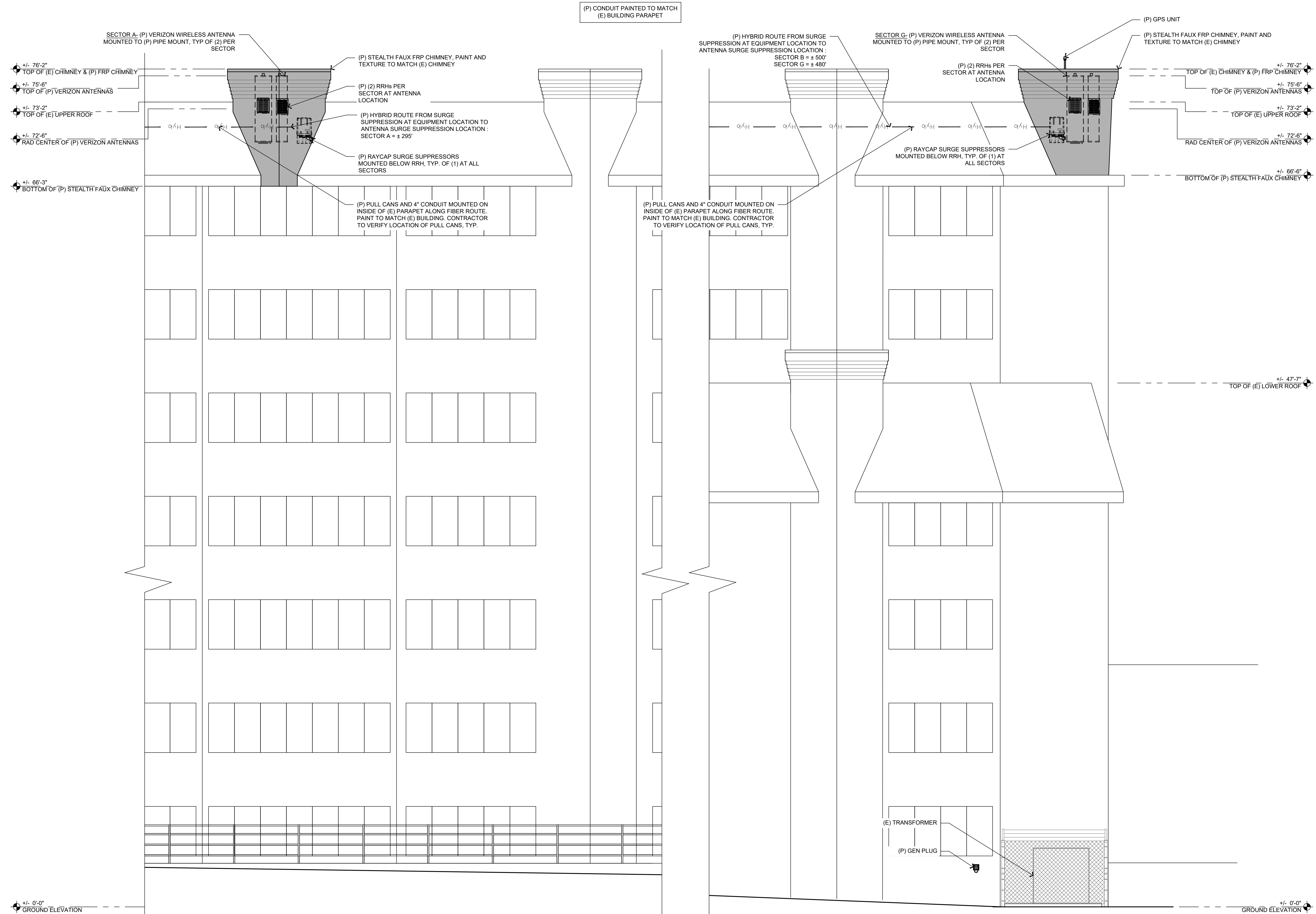
IT IS A VIOLATION OF LAW FOR ANY
PERSON, UNLESS THEY ARE ACTING
UNDER THE DIRECTION OF A LICENSED
PROFESSIONAL ENGINEER, TO ALTER
THIS DOCUMENT.

Issued For:
06/16/2020
100% ZD SUBMITTAL

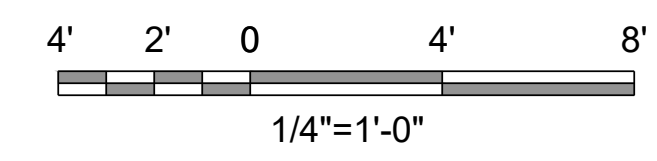
SHEET TITLE:
ENLARGED EQUIPMENT
& ANTENNA PLANS

SHEET NUMBER:
A-2

14002-94



17 PROPOSED NORTHWEST ELEVATION
1/4" = 1'-0"



PREPARED FOR
verizon
295 Parkshore Drive
Folsom, California 95630

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

Project Address:
3901 Saddle Road
S. Lake Tahoe, CA 96150

Architect:
Borges
ARCHITECTURAL GROUP
borgesarch.com
1478 STONE POINT DRIVE, SUITE 350
ROSEVILLE CA 95661
916 782 7200 TEL
916 773 3037 FAX

PROJECT NO: T-14002-94
LOCATION NO: 445744
DRAWN BY: J.E.S.
CHECKED BY: D.A.G.

TAHOE SEASONS
445744

REV	DATE	DESCRIPTION
G	06/16/2020	100ZD Power Meter
F	02/10/2020	100% ZD Rev 2
E	05/28/19	100% ZD Rev 1
D	04/12/19	100% ZD Rev 1
C	02/20/19	100% ZD Submittal
B	01/31/19	90% ZD Rev 1
A	11/01/17	90% ZD Submittal

Licensor:

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

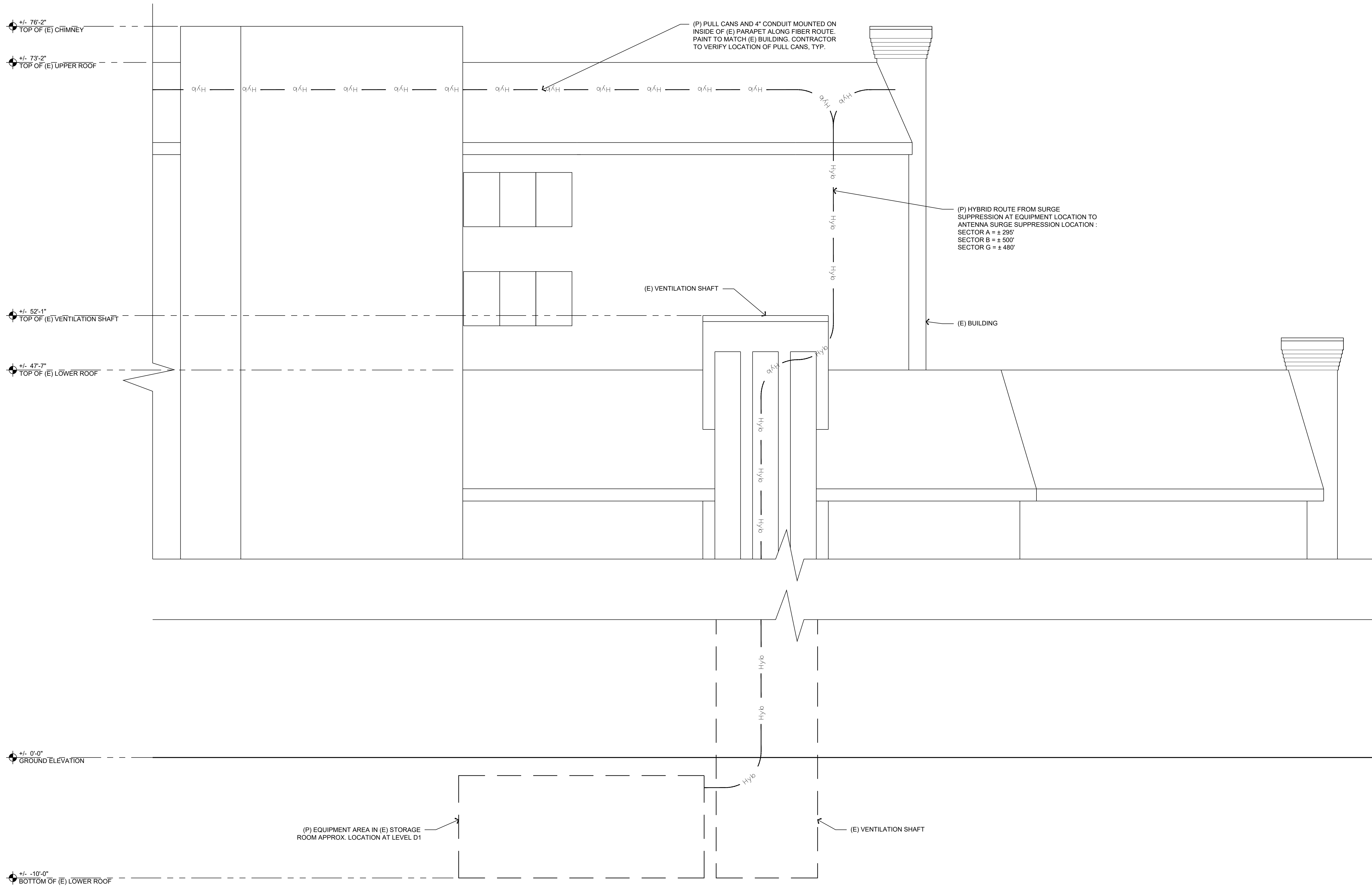
Issued For:
06/16/2020
100% ZD SUBMITTAL

SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A-3.1

14002-94

NOTE:
CONDUIT FOR ALL SECTORS TO ATTACH TO
CONCRETE CEILING AT EQUIPMENT AREA, FOLLOW
VENTILATION SHAFT INTERIOR TO BUILDING
EXTERIOR AND INTO UPPER ROOF SOFFIT



PREPARED FOR
verizon
295 Parkshore Drive
Folsom, California 95630

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

Project Address:
3901 Saddle Road
S. Lake Tahoe, CA 96150

Architect:
Borges
ARCHITECTURAL GROUP
borgesarch.com
1478 STONE POINT DRIVE, SUITE 350
ROSEVILLE CA 95661
916 782 7200 TEL
916 773 3037 FAX

PROJECT NO: T-14002-94
LOCATION NO: 445744
DRAWN BY: J.E.S.
CHECKED BY: D.A.G.

TAHOE SEASONS
445744

REV	DATE	DESCRIPTION
G	06/16/2020	100ZD Power Meter
F	02/10/2020	100% ZD Rev 2
E	05/28/19	100% ZD Rev 1
D	04/12/19	100% ZD Rev 1
C	02/20/19	100% ZD Submittal
B	01/31/19	90% ZD Rev 1
A	11/01/17	90% ZD Submittal

Licenser:

IT IS A VIOLATION OF LAW FOR ANY
PERSON, UNLESS THEY ARE ACTING
UNDER THE DIRECTION OF A LICENSED
PROFESSIONAL ENGINEER, TO ALTER
THIS DOCUMENT.

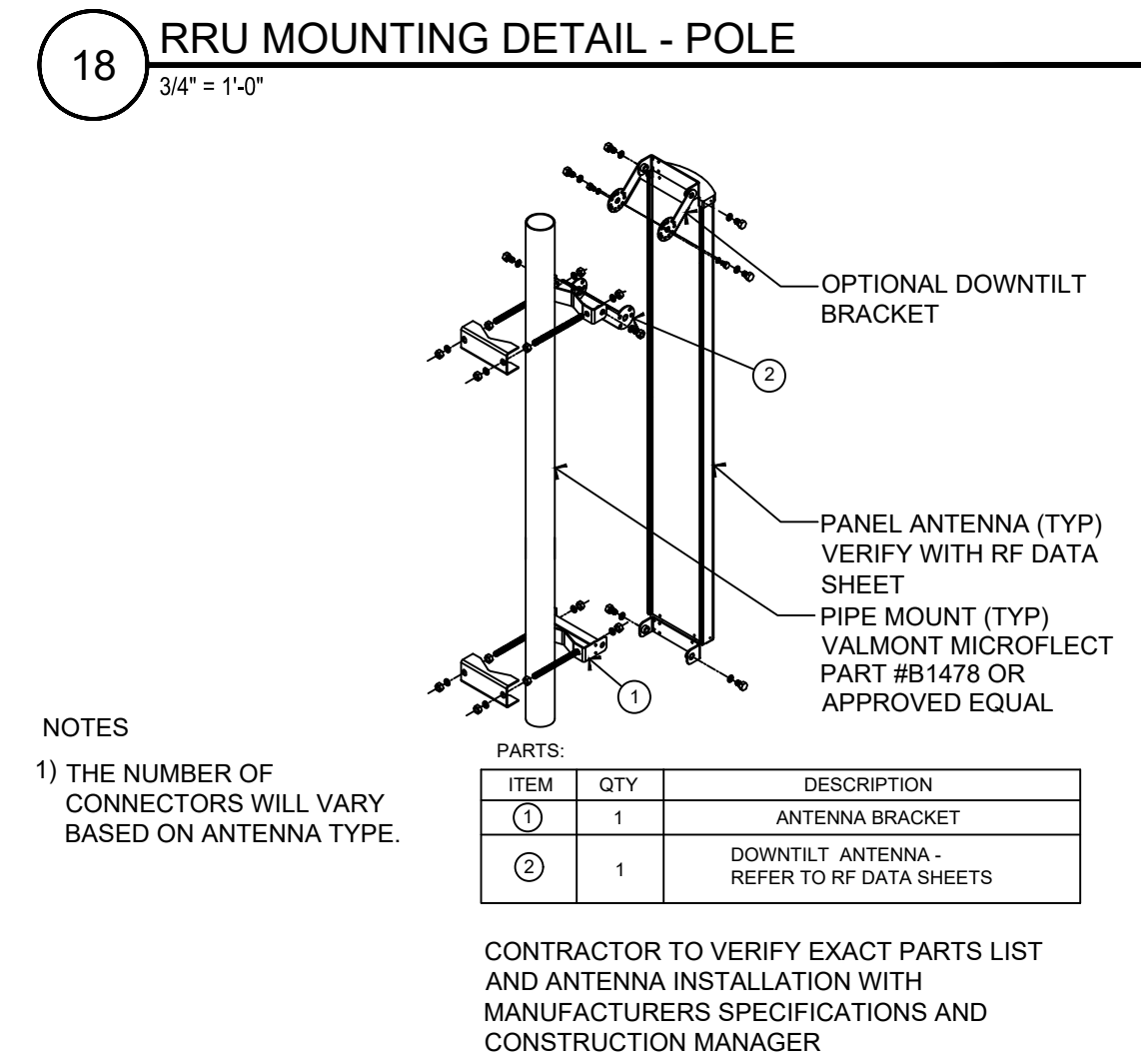
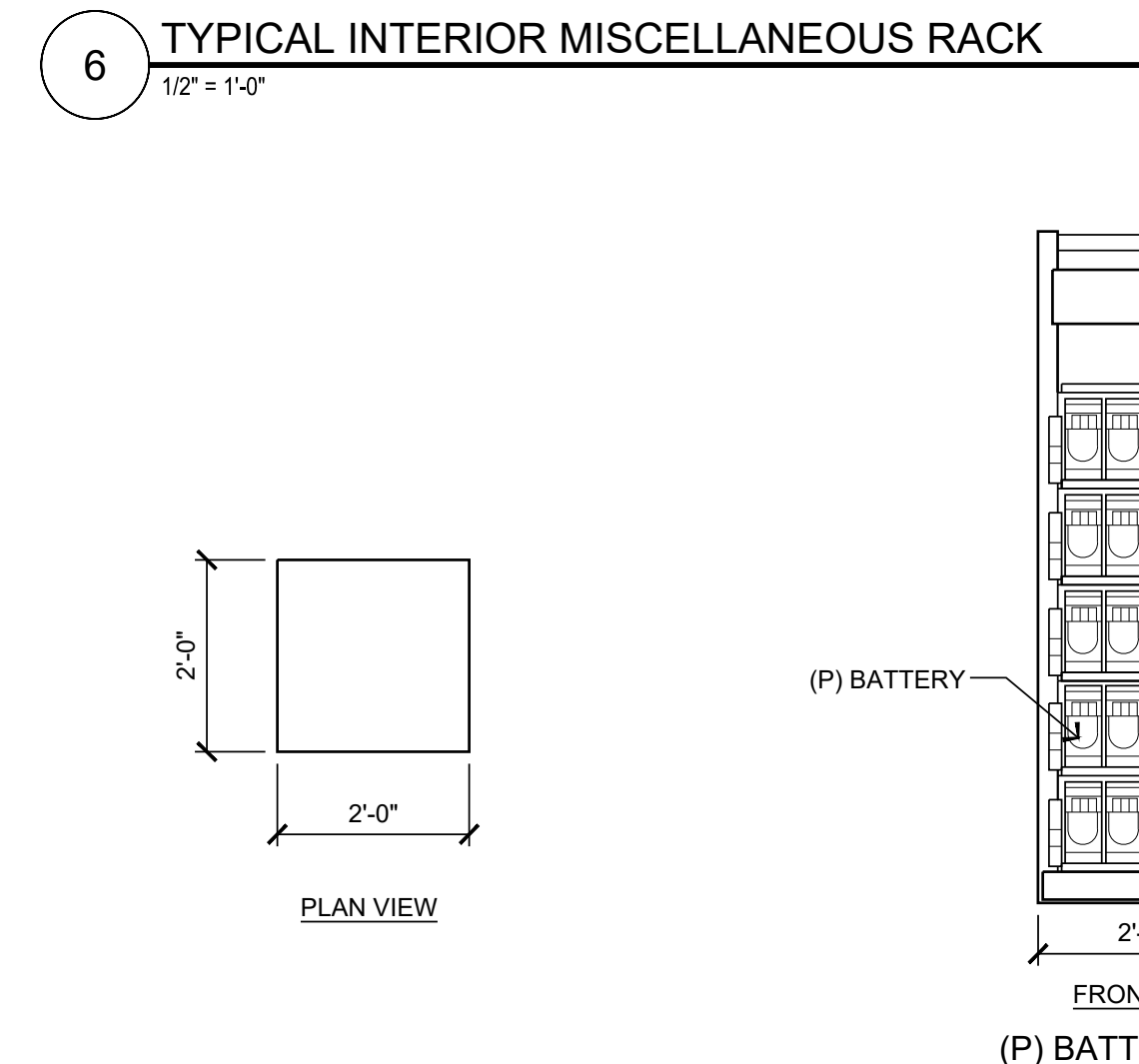
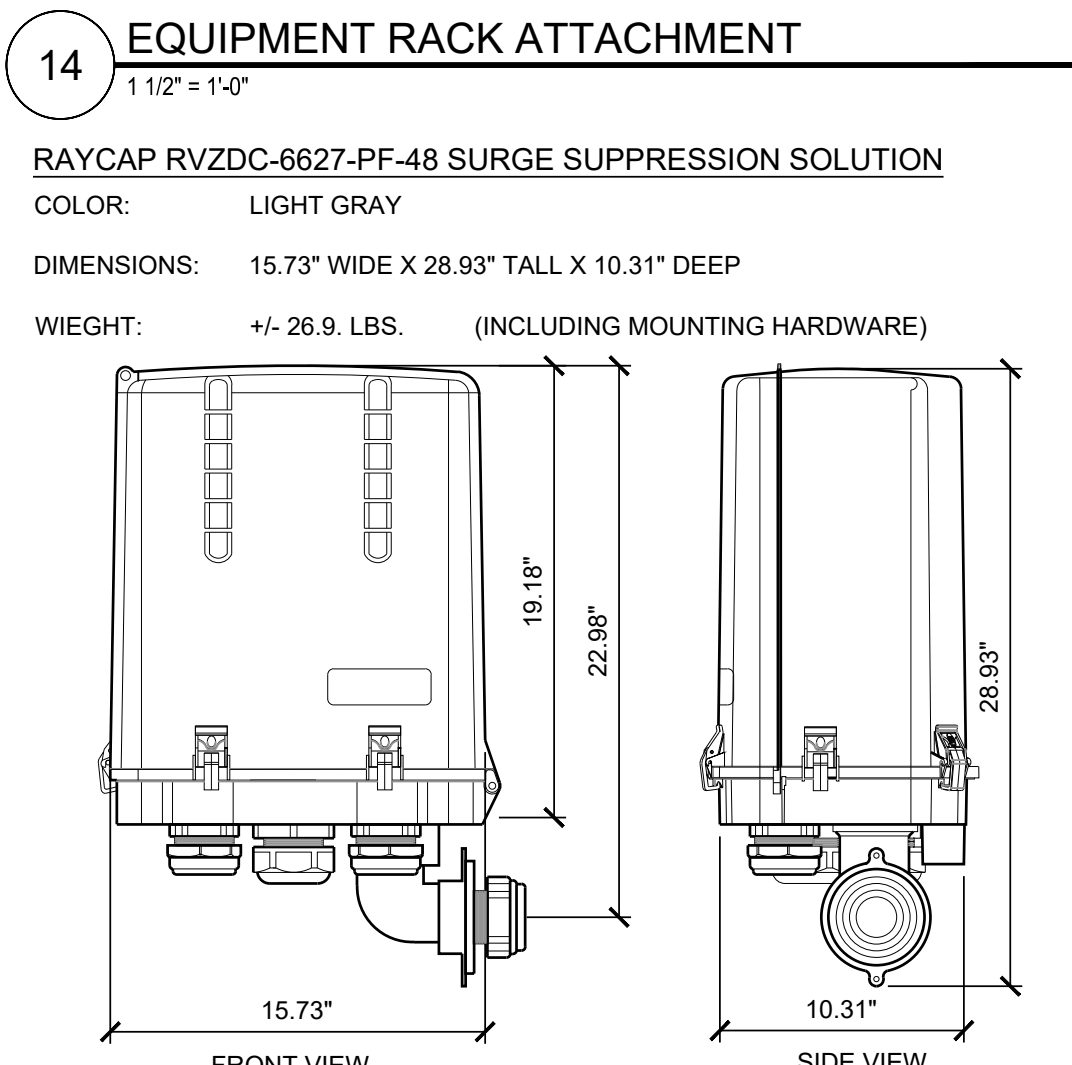
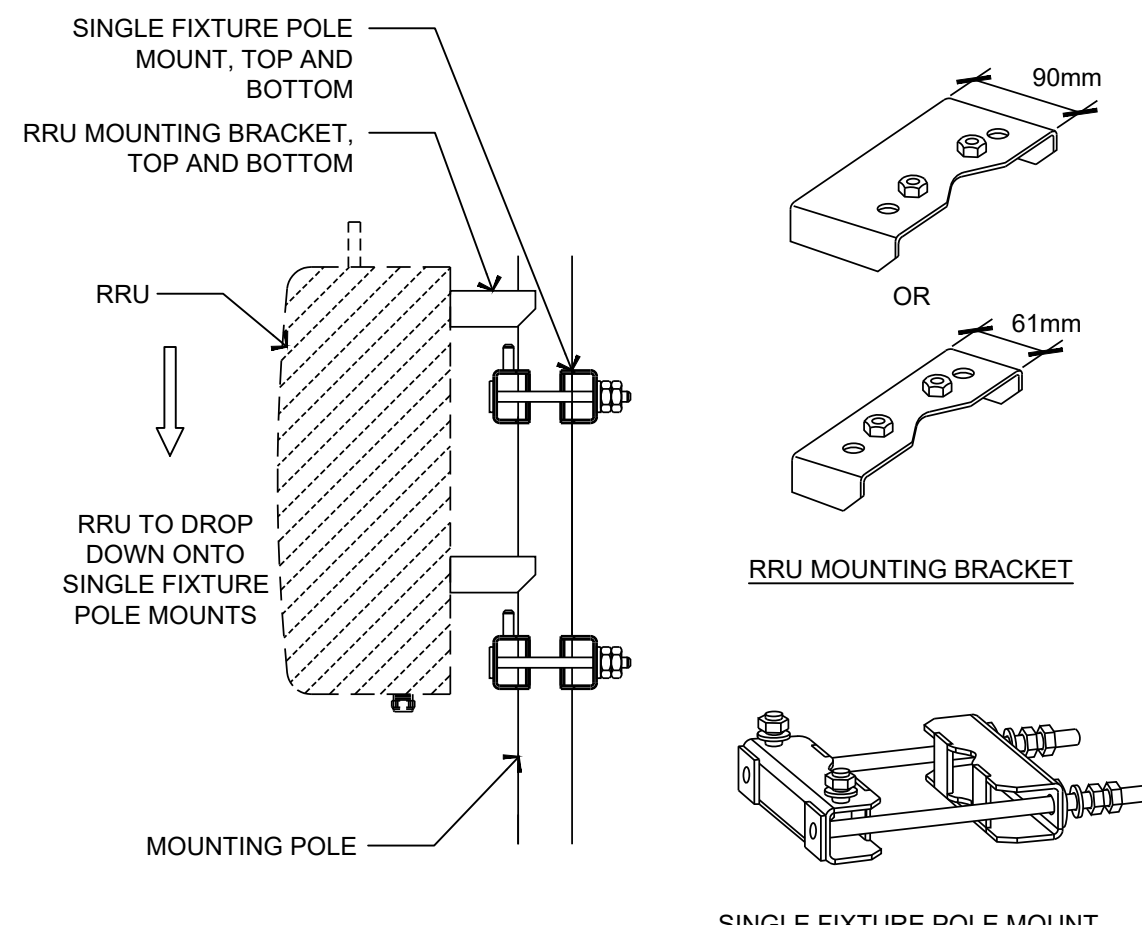
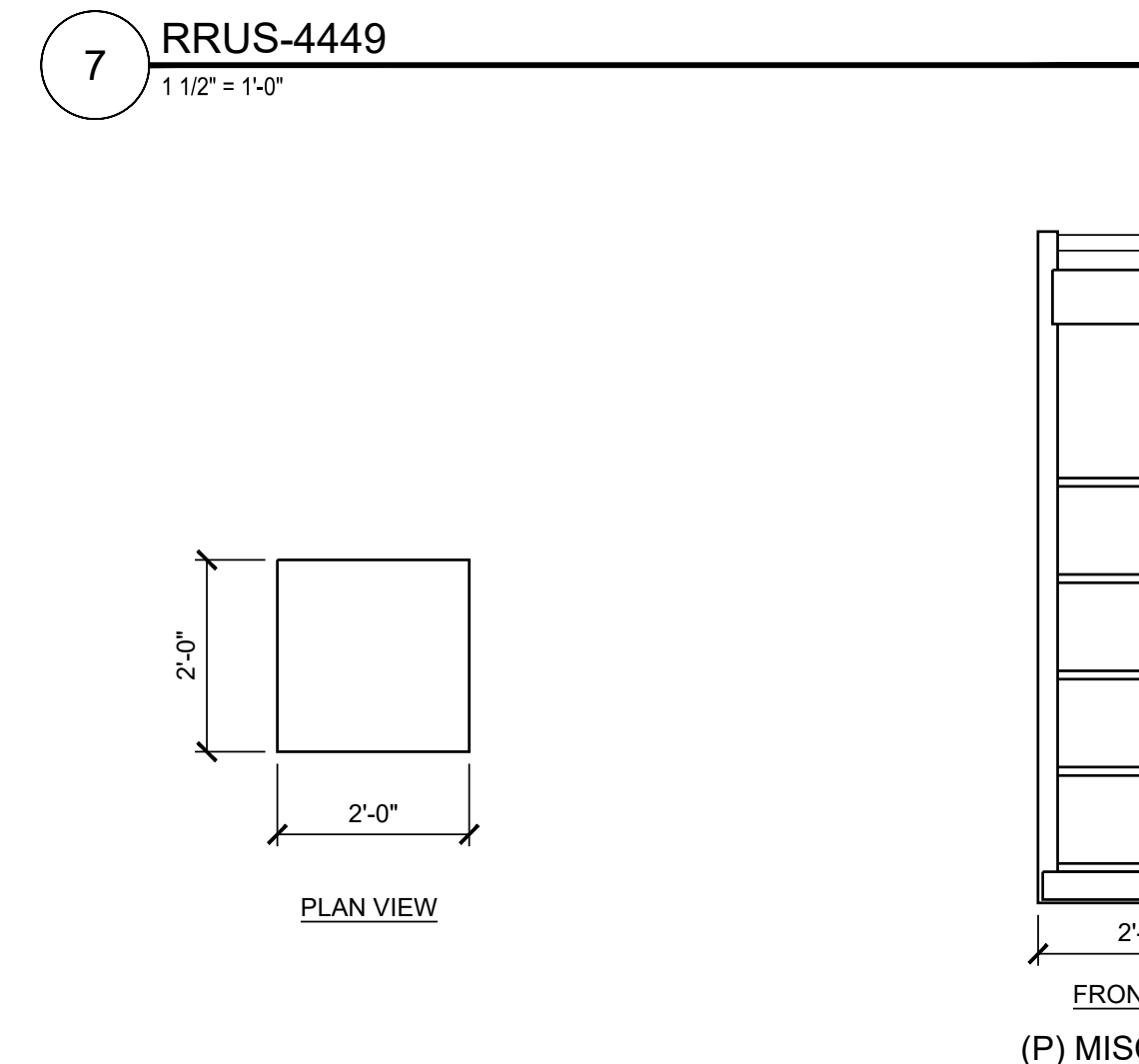
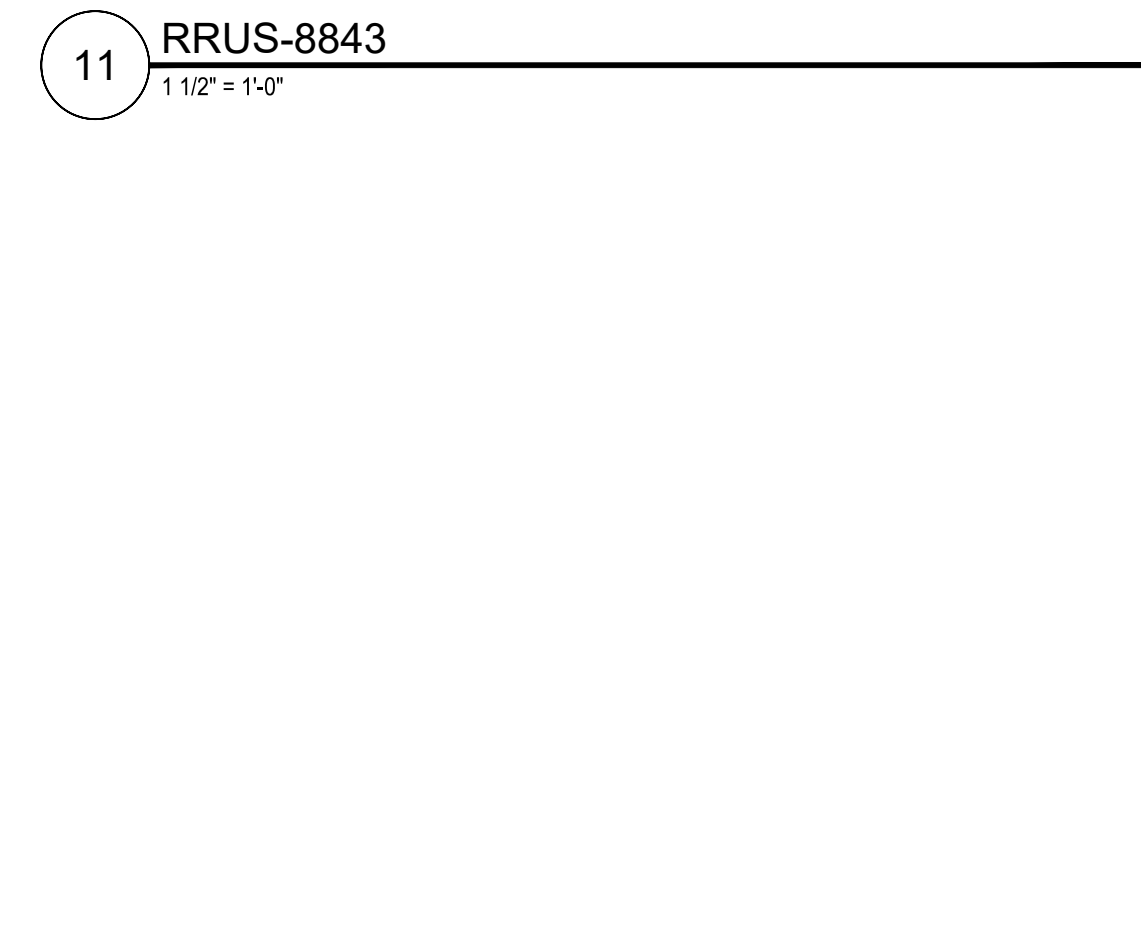
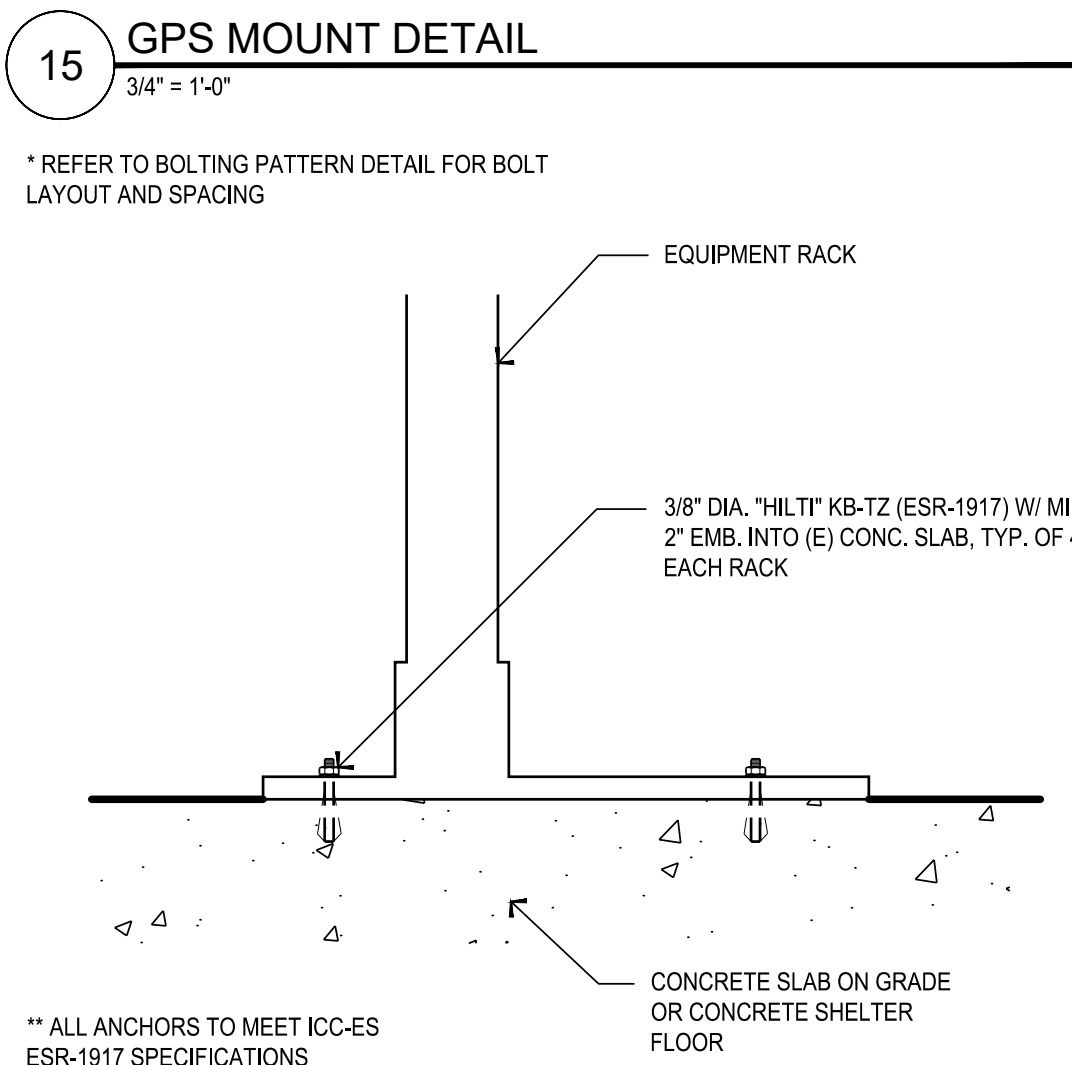
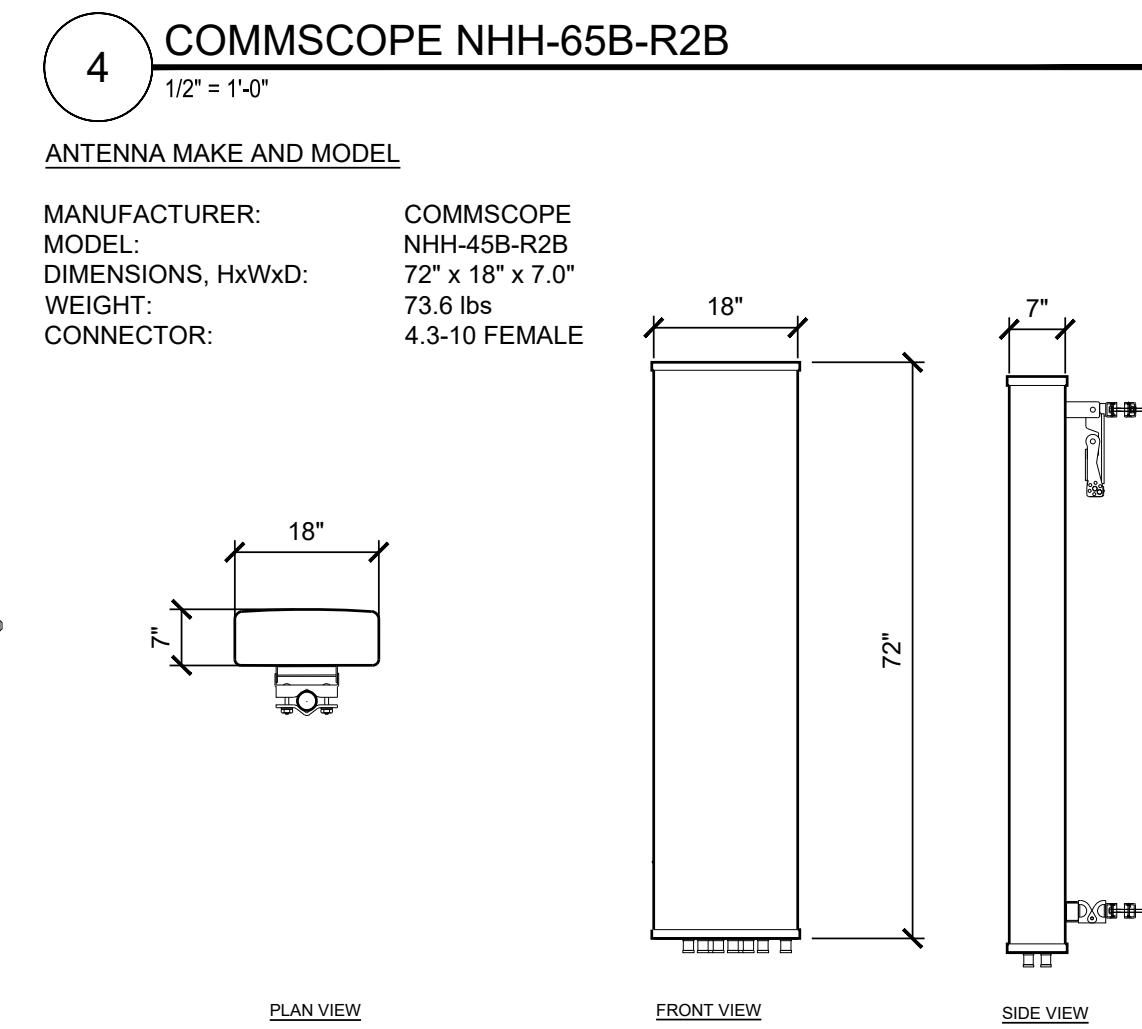
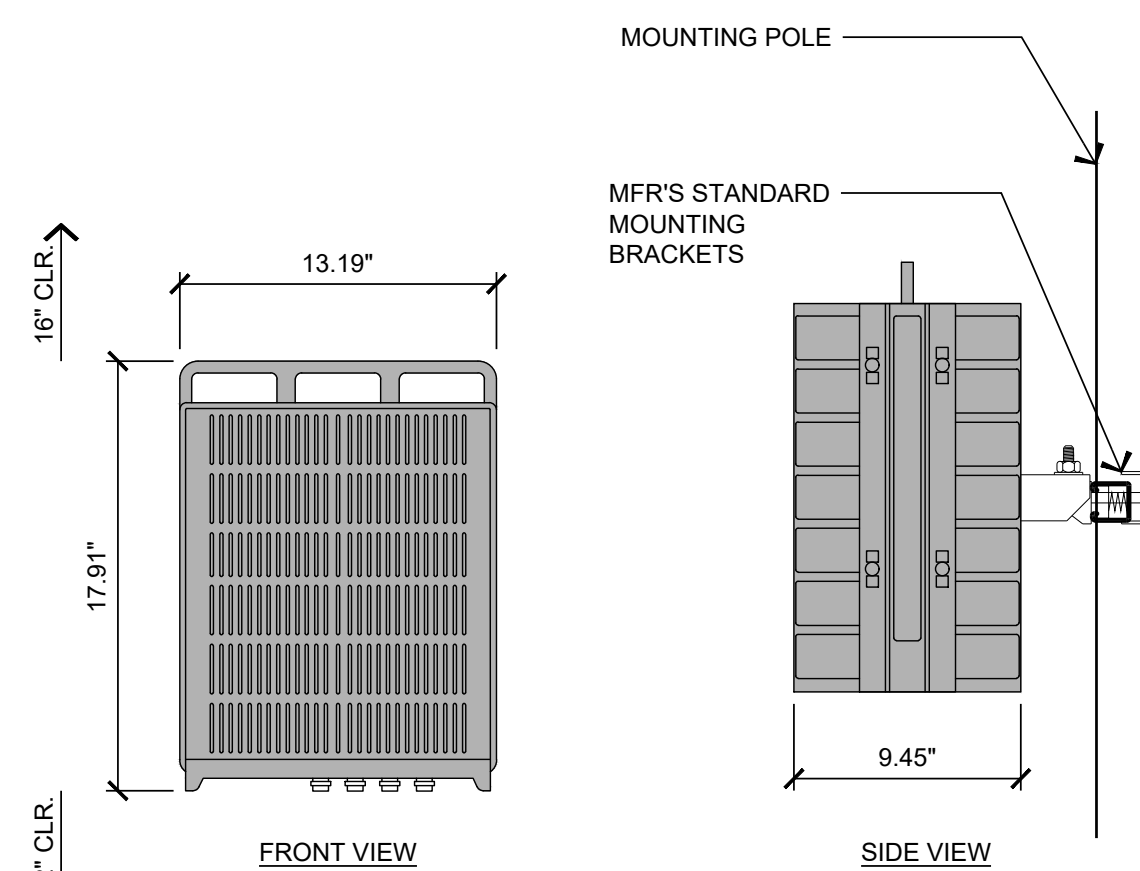
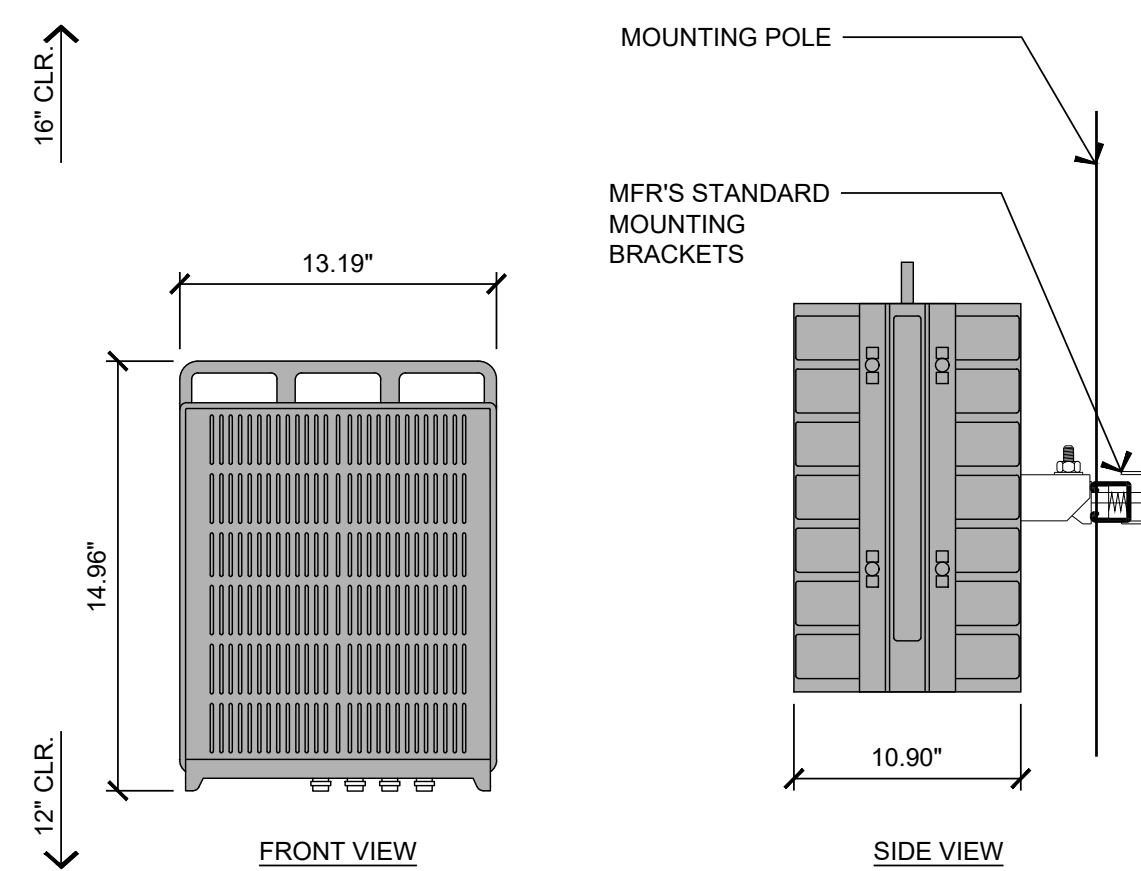
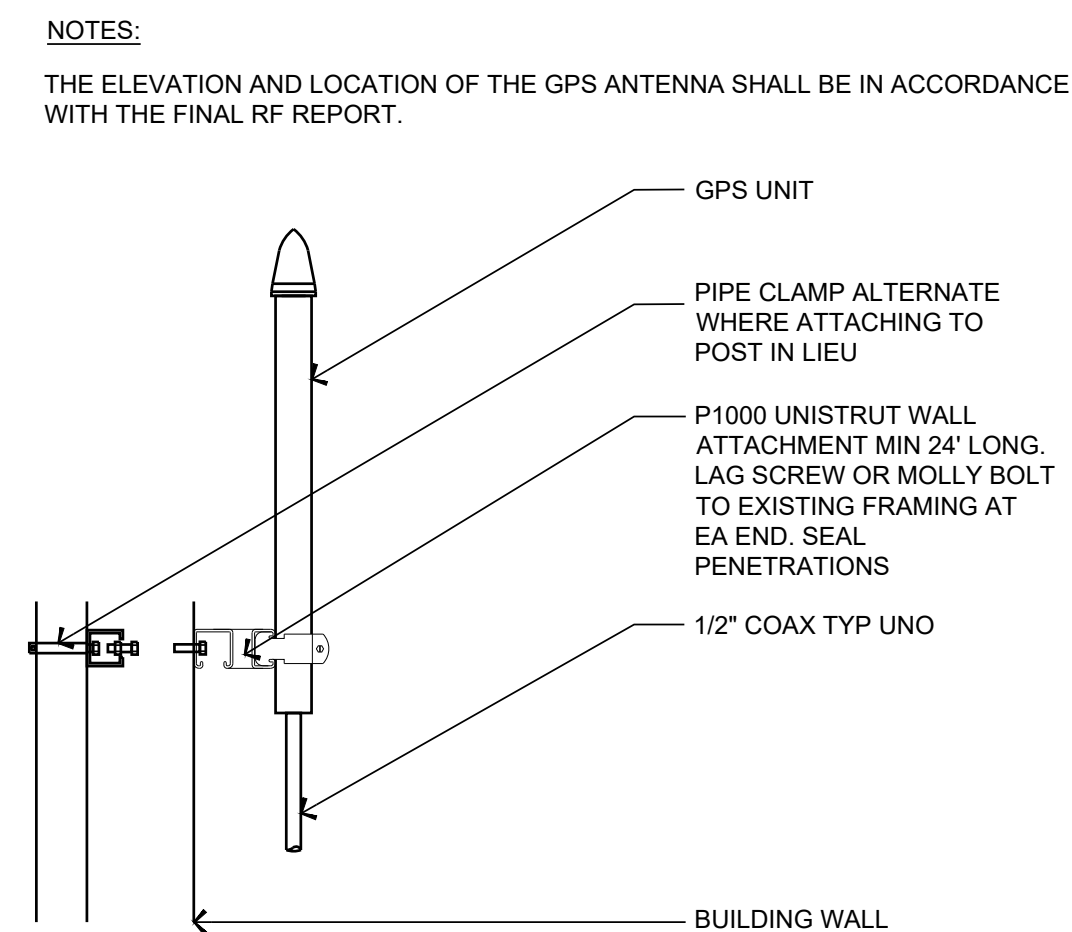
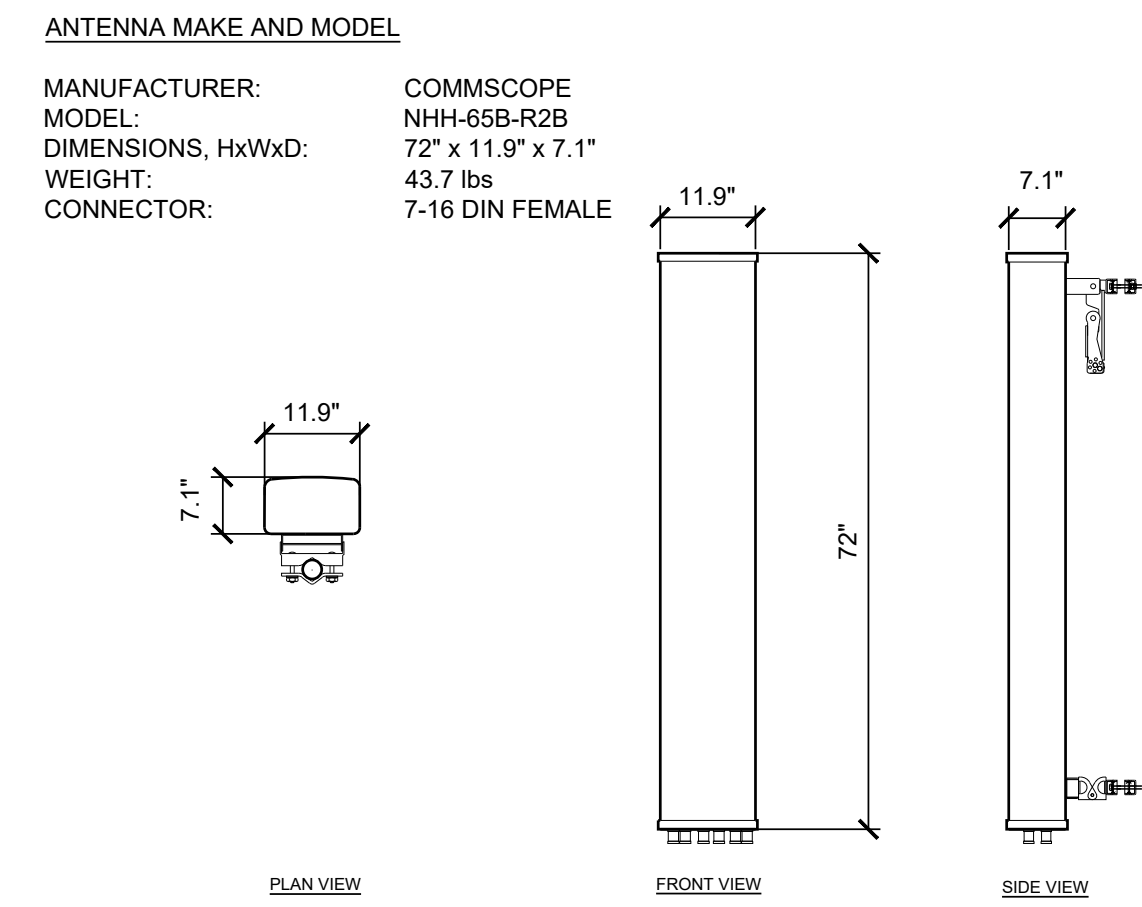
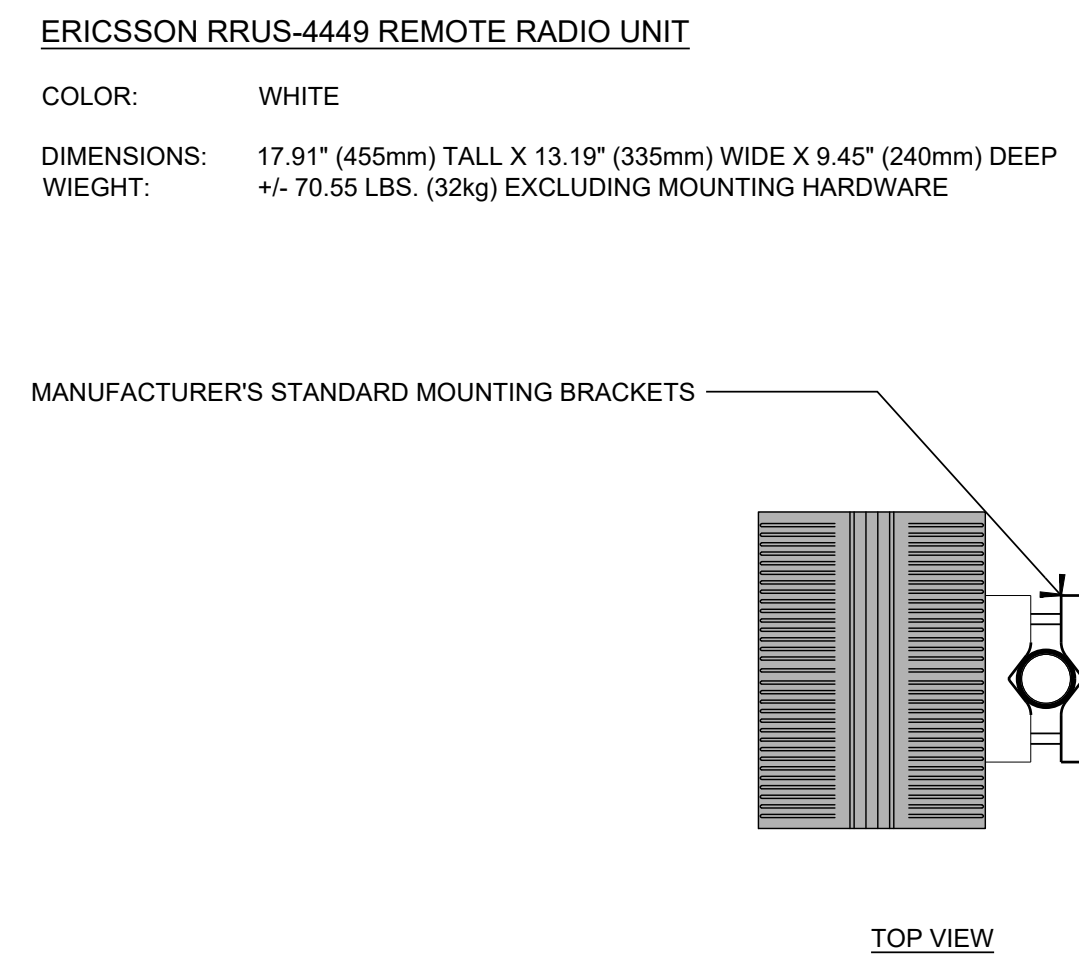
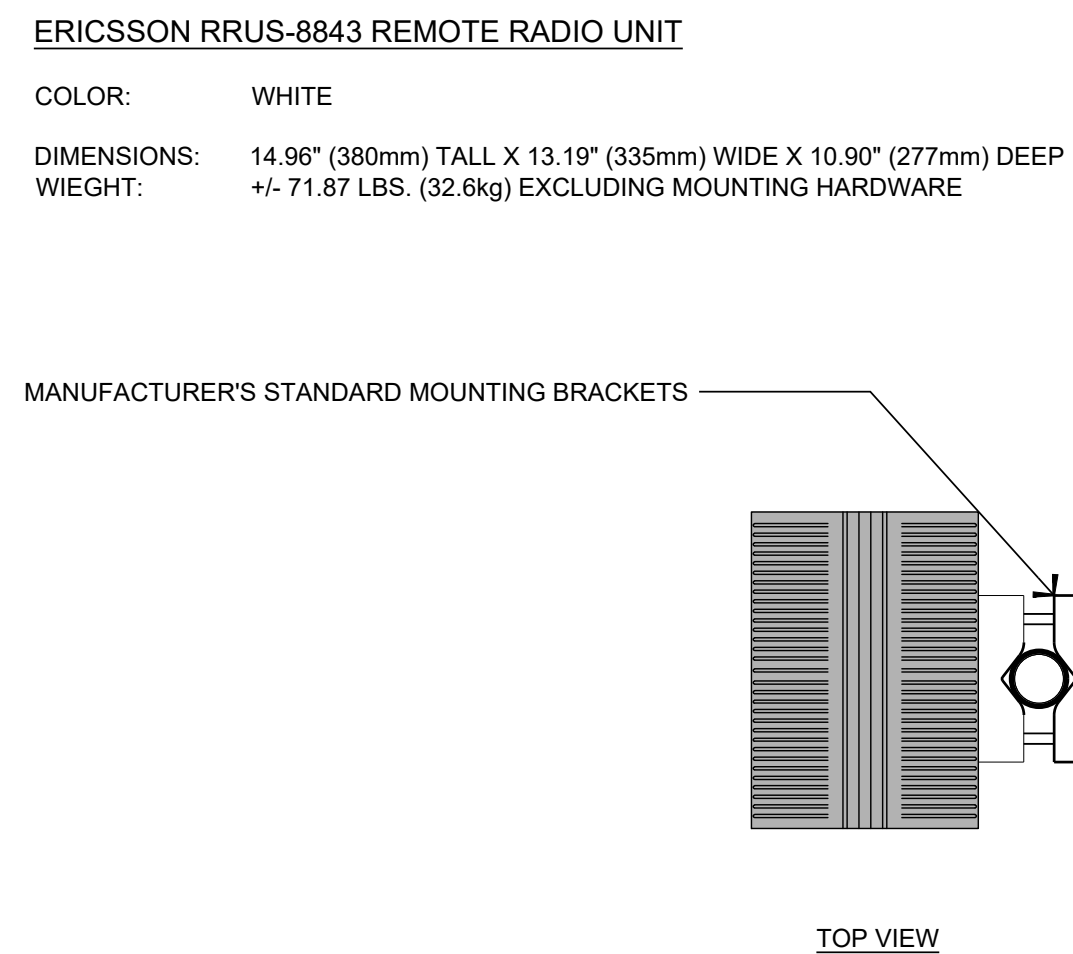
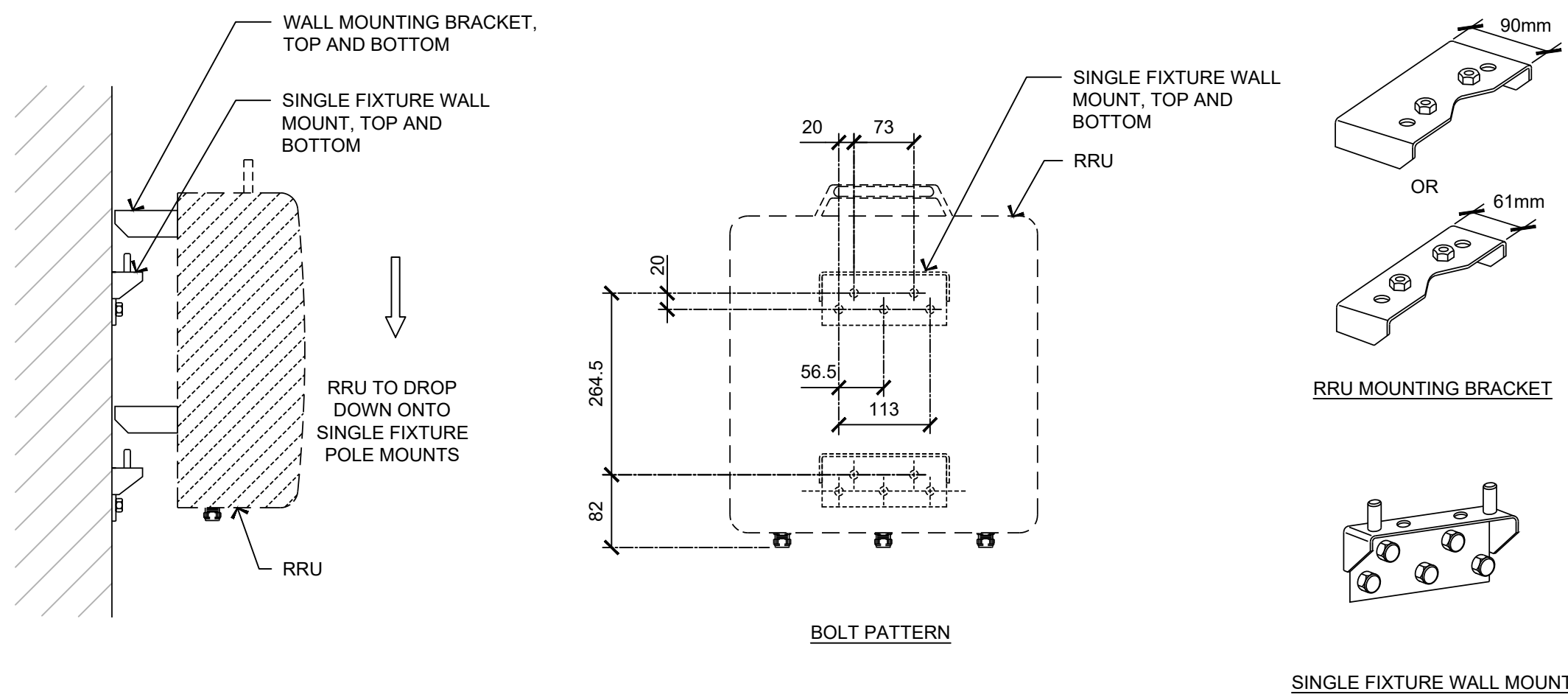
Issued For:
06/16/2020
100% ZD SUBMITTAL
100% ZD Submittal

SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A-3.3

File Name: 20210415_14002-94_Elevations.dwg
 Date: 04/15/2021 11:13:13 AM
 User: jesus.escobedo
 Plot Date: 06/16/2020 11:13:13 AM
 Plot File Name: 20210415_14002-94_Elevations.dwg
 Plot Date: 06/16/2020 11:13:13 AM
 User: jesus.escobedo

14002-94



PREPARED FOR
verizon
295 Parkshore Drive
Folsom, California 95630

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

Project Address:
3901 Saddle Road
S. Lake Tahoe, CA 96150

Architect:
Borges
ARCHITECTURAL GROUP
borgesarch.com
1478 STONE POINT DRIVE, SUITE 350
ROSEVILLE CA 95661
916 782 7200 TEL
916 773 3037 FAX

PROJECT NO: T-14002-94
LOCATION NO: 445744
DRAWN BY: J.E.S.
CHECKED BY: D.A.G.

TAHOE SEASONS
445744

REV	DATE	DESCRIPTION
G	06/16/2020	100ZD Power Meter
F	02/10/2020	100% ZD Rev 2
E	05/28/19	100% ZD Rev 1
D	04/12/19	100% ZD Rev 1
C	02/20/19	100% ZD Submittal
B	01/31/19	90% ZD Rev 1
A	11/01/17	90% ZD Submittal

Licensor:

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

Issued For:
06/16/2020
100% ZD SUBMITTAL

SHEET TITLE:
CONSTRUCTION DETAILS

SHEET NUMBER:
A-4

Plot Date: 6/16/2020 11:13:34 AM File Name: T:\2014\T-14002-94 - Epic Wireless V2\DWG\T-14002-94_Tahoe Seasons\Tahoe Seasons\Shelby\A4_Construction_Details.dwg Plotted By: James Escobedo

14002-94

Existing



Proposed



Proposed
Verizon Installation

view from Saddle Road looking northeast at site

Existing



Proposed



Proposed Verizon Installation

view from Keller Road looking southeast at site

Existing



Proposed



view from Saddle Road looking southwest at site

Existing



Proposed



view from Bonita Road looking south at site

Attachment C
Alternatives Analysis



Alternatives Analysis

Tahoe Seasons

3901 Saddle Road, South Lake Tahoe



October 13, 2020

Summary of Site Evaluations
Conducted by Verizon Wireless

TABLE OF CONTENTS

I.	Executive Summary	3
II.	Significant Gap.....	3
III.	Methodology	3
	<i>Code in Effect at Application Filing</i>	<i>3</i>
	<i>New Wireless Ordinance.....</i>	<i>4</i>
	<i>TRPA Regulations</i>	<i>6</i>
	<i>Coverage Map Explanation</i>	<i>6</i>
IV.	Analysis	7
	<i>Collocation Review.....</i>	<i>8</i>
	1. Heavenly DAS	9
	<i>Rooftops.....</i>	<i>11</i>
	2. Proposed Facility – Tahoe Seasons Resort	11
	<i>Recreation Plan Area Designation.....</i>	<i>14</i>
	3. USFS Parcel 028-021-004	14
	4. USFS Parcel 030-370-012	16
	5. USFS Parcel 030-370-015	18
	6. USFS Parcel 881-093-019	20
	7. STPUD Parcel.....	22
	8. Heavenly Parcel 030-390-013.....	24
	9. Heavenly Parcel 030-390-042.....	25
	<i>Low-Density Residential Land Use Designation</i>	<i>26</i>
	10. Water Tank Parcel.....	26
	<i>El Dorado County</i>	<i>28</i>
	11. Heavenly California Base Lodge	28
V.	Conclusion	29

Map of Alternatives – Preferred Locations

Map of Alternatives – TRPA Land Capability Districts

I. Executive Summary

Verizon Wireless must fill a significant gap in service in the east Heavenly Valley area of South Lake Tahoe. Based on the review of 11 alternatives set forth in the following analysis, Verizon Wireless believes that placing a concealed facility on a hotel rooftop (the “Proposed Facility”) constitutes the least intrusive feasible alternative to serve the identified gap in network service based on the values expressed in the South Lake Tahoe City Code (the “Code”).

Verizon Wireless concurs that City staff and the Planning Commission properly evaluated the Proposed Facility under the code in effect at the time of application. This Alternatives Analysis is prepared in response to appellant’s principal argument and to confirm that the Proposed Facility qualifies as the least intrusive means to fill the identified significant gap, whether evaluated under prior or new code requirements. Further, this Alternatives Analysis is prepared to assist the City Council in affirming the conclusions of staff and the Planning Commission.

II. Significant Gap

There is a significant gap in Verizon Wireless network service in the east Heavenly Valley area of South Lake Tahoe that will not be remedied by recently-approved facilities in the vicinity. Reliable AWS LTE in-building and in-vehicle service coverage will be lacking in the area, which includes residences and visitor accommodations. Additionally, there will be a lack of strong dominant signal from Verizon Wireless facilities, and there has been a significant increase in demand on network capacity in the area. (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”). 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, slope, terrain and other critical factors such as a willing landlord in completing its site analysis.

Code in Effect at Application Filing

Verizon Wireless filed its application on August 1, 2019, well before the City Council approved an ordinance adding new wireless facility regulations to the City Code. As recommended by staff, the Planning Commission approved the Proposed Facility under the code in effect on the application date. Under the City Code, findings for a special use permit include that a proposed use is necessary or desirable for the parcel, and not injurious to the neighborhood. Code § 6.55.620(B).

New Wireless Ordinance

On May 12, 2020, the City Council approved Ordinance 2020-1143 adding Chapter 6.75 to the City Code regarding wireless facilities on private property, effective June 11, 2020 (the “New Ordinance”). In addition to the prior code requirements in effect on the application date, the Proposed Facility satisfies the New Ordinance requirements.

Under the New Ordinance, a design review permit is required for facilities in preferred locations not needing a special exemption. All other facilities require a use permit. New Ordinance § 6.75.040. The New Ordinance references the long-established use permit findings of Code Section 6.55.620(B) described above, under which the Planning Commission approved the Proposed Facility. New Ordinance § 6.75.080(A)(5).

The New Ordinance establishes several sets of location standards. These are described as follows.

Preferred locations. The New Ordinance includes a ranked list of seven preferred locations. New Ordinance § 6.75.090(B). The only option in the gap area is:

5. Parcels in plan areas with a land use designation as Recreation or Conservation.

The next-closest preferred location is Option 4 (Tourist Core Area Plan–Tourist Center Mixed-Use Corridor), which is 0.7 miles northwest beyond the gap area, as discussed below.

Discouraged locations. The most discouraged locations are those within 200 feet of schools, structures approved for residential use, and certain listed/eligible historic resources. Less discouraged are parcels with General Plan land use designations of low- or high-density residential. New Ordinance § 6.75.090(C).

If in both a “preferred location” and a “discouraged location,” a facility cannot be considered a preferred location. New Ordinance § 6.75.090(A). One permit finding requires that to site in discouraged locations, an applicant must show that no preferred location or support structure is technically feasible and potentially available. Code § 6.75.080(A)(1).

When an applicant must consider alternatives, the following General Plan land use designation and support structure preferences apply. New Ordinance § 6.75.090(A).

Land use designation preferences. Within a specific area plan, community plan, or plan area, an applicant must propose facilities in the most-preferred General Plan land use designation whenever feasible and available. New Ordinance § 6.75.090(D). Those are, in order:

1. Special District
2. Recreation (R)
3. Conservation (C)

4. Town Center (TC)
5. Tourist Center (TS-C)
6. Neighborhood Center (NC)
7. High-Density Residential (HDR)
8. Low-Density Residential (LDR)

Unless siting in the most-preferred land use designation, an applicant must explain why no more-preferred designation is feasible and available.

Support structure preferences. The City may consider whether a more-preferred support structure is feasible and available. New Ordinance § 6.75.090(E). Those are, in order:

1. Collocation
2. Rooftop
3. Building facade
4. New/replacement pole in the right-of-way
5. New freestanding pole in the right-of-way
6. New freestanding structure outside the right-of-way

Design standards. Facilities must be concealed to the maximum extent feasible, to mimic or blend with the underlying structure and surrounding environment and uses. New Ordinance § 6.75.100(A). Building-mounted facilities in particular must be completely concealed and architecturally integrated, with no visible impact from ground-level public views. This may include new appurtenances that mimic the original architecture and proportions, such as chimneys, to match existing architecture in proportion and style. New Ordinance §§ 6.75.100(P)(1), (2).

Wireless carriers often design new tower facilities as monopines in forested areas. For monopines, the New Ordinance imposes certain design standards such as a tapered appearance and bark cladding. New Ordinance § 6.75.100(O)(3). New facilities may not exceed 10 feet above the average height of mature trees in the vicinity, or the maximum height allowed by the Tahoe Regional Planning Agency (“TRPA”) code, whichever more restrictive. New Ordinance § 6.75.100(B).

TRPA Regulations

The Proposed Facility will require a separate permit issued by TRPA. The Proposed Facility is in TRPA Plan Area 085 (Lakeview Heights), and adjacent to Plan Area 087 (Heavenly Valley). According to these plan area statements, transmission and receiving facilities are allowed with a special use permit.

To preserve undisturbed areas and maintain a compact urban footprint, TRPA has designated land capability classes (districts) to determine the allowed new land coverage in certain areas. The alternative parcels reviewed in this analysis are within Land Capability Districts 1A and 2, with a small portion in District 4, as shown on the map at the end of this analysis based on TRPA GIS data:

- 1A Not suited for development, steep mountainous land, shallow soils
- 2 Erosion hazard or very steep slopes
- 4 Suited for forestry and low-density housing

Land Capability Classifications of the Lake Tahoe Basin, Bailey, R. G., 1974.




TRPA generally prohibits new land coverage or permanent disturbance in Land Capability Districts 1-3. There is an exception for public service facilities such as transmission and receiving facilities, but one criterion for an exception is that “There is no reasonable alternative, including relocation, that avoids or reduces the extent of encroachment” in Districts 1-3. TRPA Code § 30.5.1(C).

Coverage Map Explanation

Coverage maps are provided to illustrate why certain alternatives cannot serve the Significant Gap. Coverage maps depict the anticipated level of signal, and therefore the projected LTE coverage provided by a wireless facility at a given location. In the South Lake Tahoe area, the majority of Verizon Wireless’s LTE service is provided using high-band AWS and PCS frequency spectrum. The coverage maps have been prepared using the AWS (2100 MHz) frequency band. The AWS and PCS (1900 MHz) bands use similar frequencies and have similar propagation characteristics.

Referenced signal receive power (RSRP) is a measurement of signal level in decibels (dBm), which is a negative number that decreases due to distance and other factors.

The AWS LTE RSRP coverage thresholds are:

	In-building \geq -85 dBm. Green depicts good coverage that meets or exceeds thresholds for reliable network coverage in homes and vehicles.
	In-vehicle \geq -95 dBm. Yellow depicts reliable in-vehicle coverage only.
	Outdoor \geq -105 dBm. Gray depicts reliable outdoor service only.

Unshaded areas do not receive reliable service levels.

IV. Analysis

When Verizon Wireless searched for a new facility to serve the Significant Gap, it readily identified the Tahoe Seasons Resort because it is the tallest structure within the gap area in the City, and would allow for full concealment of antennas to match the building's architecture. As confirmed by the Planning Commission, it meets the Code standards in effect at the time of application, notably the use permit findings.

While the City did not request that Verizon Wireless reevaluate the Proposed Facility under the New Ordinance, it does comply with the new requirements, described as follows.

Though the Proposed Facility is in a discouraged location (within 200 feet of approved residential structures), there are no preferred locations nearby that are feasible. The only preferred location type in the gap area is Option 5 (parcels in plan areas with a land use designation as Recreation or Conservation). Plan Area 087 (Heavenly Valley), to the south and east of the Proposed Facility, has a land use classification of Recreation. The portion of Plan Area 087 within the City limits consists of seven parcels. (Those parcels also have a City General Plan land use designation of recreation.) As described below, none of those seven parcels is a feasible alternative.

The next-closest preferred location, Option 4 (Tourist Core Area Plan – Tourist Center Mixed-Use Corridor), is beyond the gap area, extending only to parcels near the intersection of Ski Run Boulevard and Pioneer Way. That is 0.7 miles northwest of the Proposed Facility, beyond the coverage gap identified for the Tahoe Seasons facility.

Because Verizon Wireless must review alternatives, the General Plan land use designation preferences and support structure preferences are a factor for approval, according to the New Ordinance.

Within the subject Plan Area 085 (Lakeview Heights), the Proposed Facility is in the most-preferred land use designation of Special District, favored over the recreation designation for this purpose. Beyond this Special District, all parcels in Plan Area 085 within the gap area have a land use designation of LDR-Low Density Residential, the least-favored land use designation.

Because collocation is infeasible, as explained below, the Proposed Facility also is on the most-preferred feasible support structure option, a rooftop.

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 towers within the gap area.

The closest existing tower location identified is beyond the gap area. This is at the top of the Heavenly Gunbarrel Express lift, 0.9 miles southeast of the Proposed Facility and 1,670 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.

Similarly, Verizon Wireless's recently-approved Ski Run Boulevard tower facility 0.6 miles west will serve a different coverage objective.

The only wireless carrier facility identified in the gap area will be the recently-approved distributed antenna system ("DAS") hub on a structure at the Heavenly development, evaluated below.

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

1. Heavenly DAS

Address: 3860 Saddle Road

Elevation: 6,675 Feet

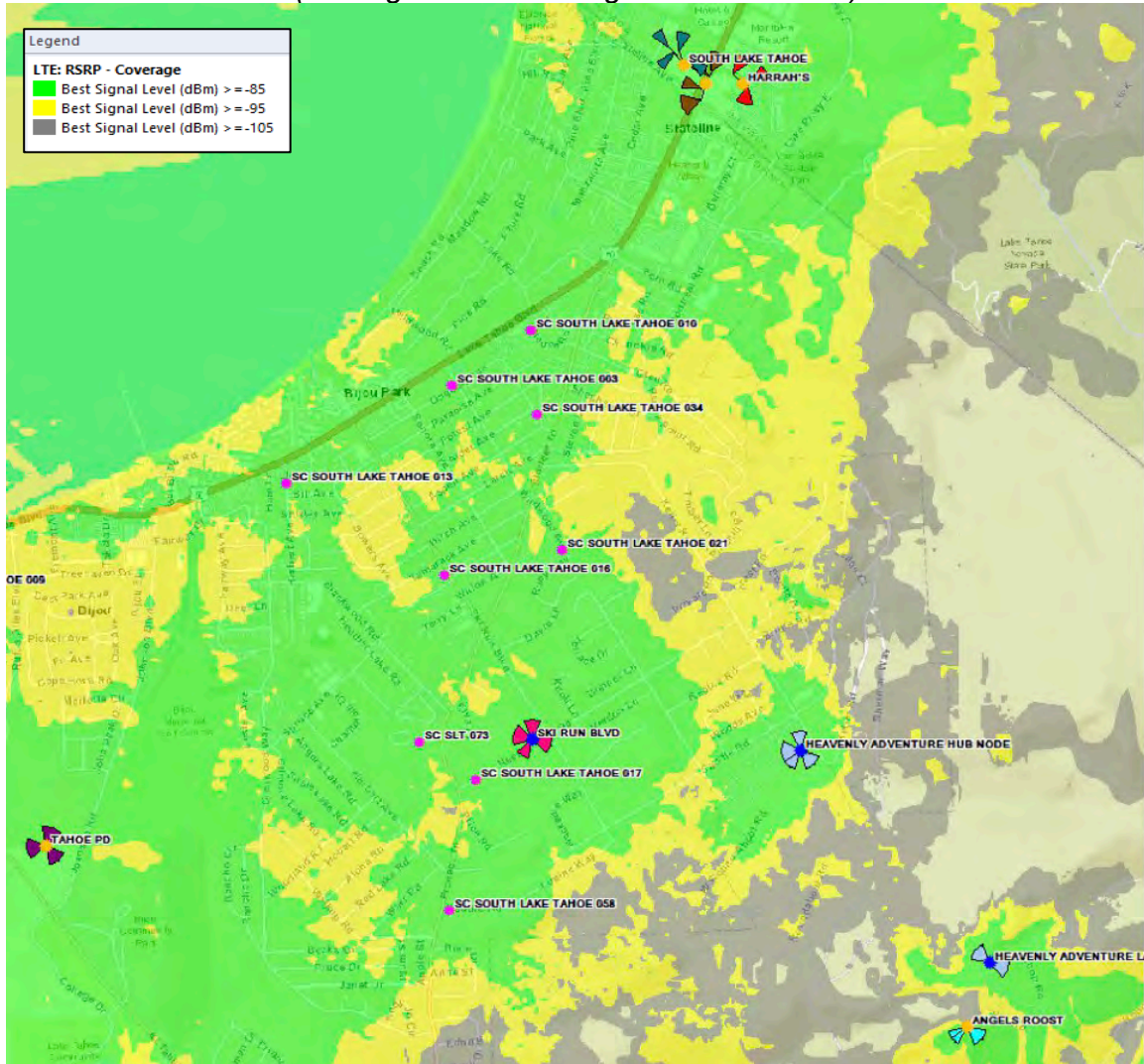


Verizon Wireless's soon will activate its recently-approved DAS hub antennas at the bottom of the Heavenly World Cup ski lift, 600 feet south of the Proposed Facility with a similar ground elevation. However, the low-power DAS antennas will be 45 feet lower in overall elevation than the rooftop antennas on the Tahoe Seasons Resort building.

The DAS hub is intended to provide additional network capacity to serve the numerous visitors at the Heavenly lodge, parking lot and lower slope only, with antenna sectors facing west, southwest and southeast. When Heavenly is busy during winter recreation season, the DAS hub must devote its resources to these visitors and workers. High demand would shrink the DAS hub's coverage area so it can concentrate on serving numerous users at Heavenly, while the Proposed Facility would continue to provide broad coverage to the greater area.

Verizon Wireless engineers considered collocation of another antenna at the DAS hub facing a different direction, north, but determined that a modified DAS hub cannot serve the Significant Gap principally due to low height and the demand described above. As shown in the following coverage map, there would be less coverage in the gap area than from the Proposed Facility, with in-building service lacking around much of Bonita Road, and spotty in-vehicle coverage to the north. This not a feasible alternative to the Proposed Facility.

Coverage of Collocation at Heavenly DAS Hub – 27.6 Foot Antenna Centerline
 (Adding a North-Facing Antenna Sector)



Rooftops

As noted, Verizon Wireless first looked for tall existing structures in the gap area that can support a new wireless

facility, readily identifying the following seven-story non-residential building, optimally located at the center of the gap.

2. Proposed Facility – Tahoe Seasons Resort

Address: 3901 Saddle Road

Elevation: 6,675 Feet



The Proposed Facility has been thoughtfully designed to minimize any impact to the adjacent community. Verizon Wireless proposes to conceal six panel antennas on the roof of a seven-story hotel building. Two antennas will be placed on the north edge of the roof, and four on the west edge, along with small remote radio units and a surge suppressor at each location. The antennas and network gear will be fully concealed within new faux chimneys textured and painted gray to match the existing hotel architecture, including complementary trim. The new faux chimneys will match the height of existing chimneys on the roof, at 76 feet 2 inches. Associated network gear will be concealed within a garage-level storage room inside the building. Cable and conduit connecting the antennas and network equipment will be concealed behind parapets or within the building.

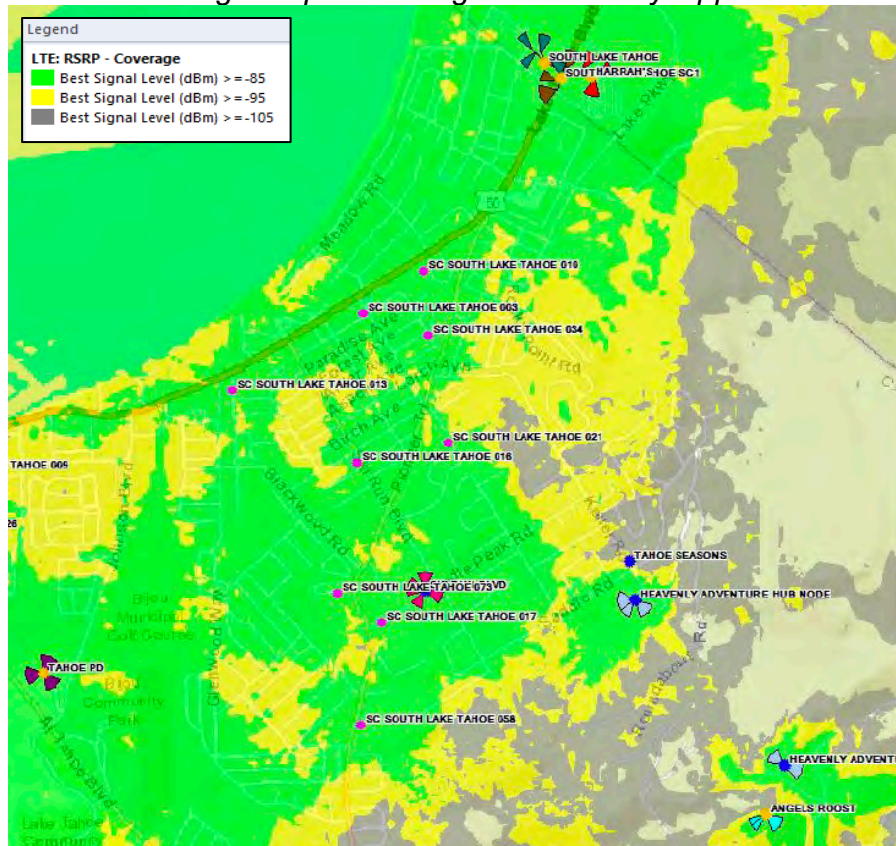
According to the New Ordinance, this location is within the most-preferred General Plan land use designation of Special District. It also satisfies the support structure preferences,

because collocation is infeasible, and rooftops are the second-most-preferred structure option.

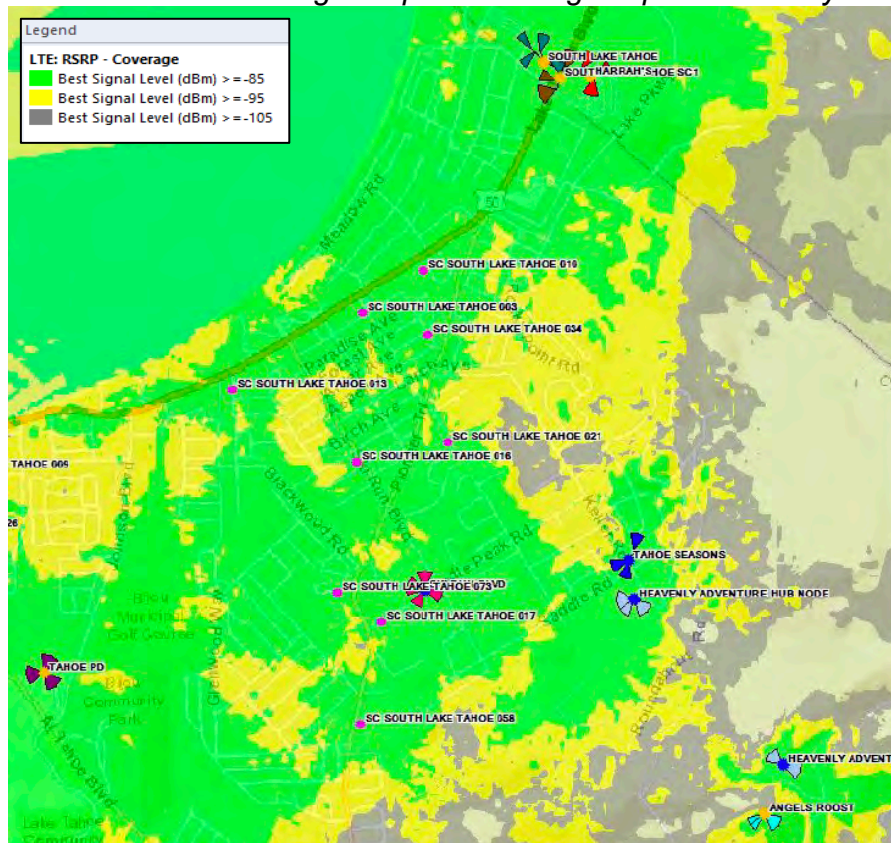
The Proposed Facility is in a discouraged location under the New Ordinance because it is located within 200 feet of residences. However, discouraging wireless facilities based on proximity to residences is clearly a proxy regulation based on concern over radio frequency emissions, particularly for a facility that poses little land use impact, and preempted by the Telecommunications Act. 47 U.S.C. § 332(c)(7)(B)(iv).

With antennas elevated to a centerline of 72 feet 6 inches at this optimal location, the Proposed Facility will provide new reliable Verizon Wireless LTE service to the Significant Gap. As shown in the following coverage maps, the Proposed Facility will provide new reliable in-building and in-vehicle coverage to the east Heavenly Valley area. It also will provide strong, new dominant signal and add network capacity to relieve the existing network that is experiencing high demand. 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.

AWS LTE Coverage Map – Existing and Recently-Approved Facilities



AWS LTE Coverage Map – Including Proposed Facility



Recreation Plan Area Designation

While the Proposed Facility is on the most-preferred feasible structure, a rooftop, it is in a discouraged location according to the New Ordinance. However, the nearby preferred locations are infeasible and/or more intrusive. These consist of seven parcels within the City limits in Plan Area 087 (Heavenly Valley), which has a recreation designation. Four of the parcels are owned by the United States Forest Service (“USFS”), one by South Tahoe Public Utilities District (“STPUD”) and two by Heavenly.

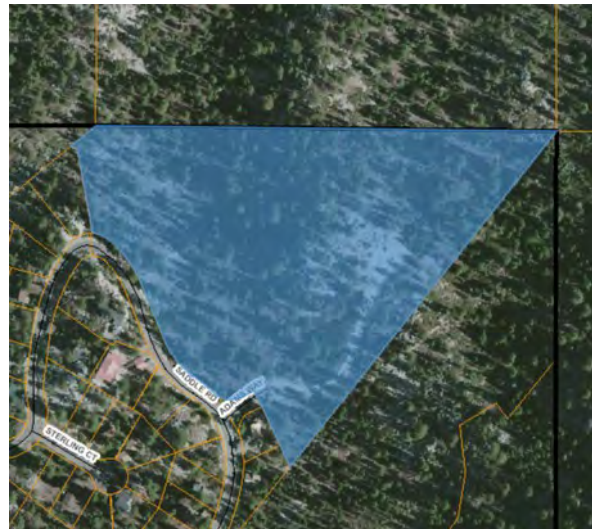
For Alternatives 3-7, Verizon Wireless prepared coverage maps using a centerline of 90 feet, based on the New Ordinance limit to 10 feet over mature trees nearby, and an estimate of average tree heights.

3. USFS Parcel 028-021-004

Address: Adams Way
Elevation: 6,660-6,910 Feet

Verizon Wireless reviewed this 16.3-acre parcel 0.5 miles northeast of the Proposed Facility and up to 235 feet greater in elevation. Of the four USFS parcels, only this parcel has an access road, Adams Way.

A new tower facility at this location would pose more visual impact than the Proposed Facility concealed on a building rooftop. A new tower on private property is the least-preferred support structure option according to the New Ordinance, whereas a rooftop facility is the most-preferred feasible option.



This undeveloped parcel is within TRPA Land Capability District 1A, where new land coverage or disturbance is prohibited, unless there is no reasonable alternative that avoids or reduces encroachment in Districts 1-3. Because the Proposed Facility avoids any ground impacts, this USFS parcel would not qualify for an exception to TRPA’s prohibition.

This location is beyond the northern fringe of the gap. Verizon Wireless engineers determined that a facility at the end of this access road cannot serve the Significant Gap due to distance and intervening topography. As shown in the following coverage map, in-building and in-vehicle coverage would not reach the gap around the Proposed Facility, including areas around Bonita Road and Keller Road. This is neither a feasible nor less intrusive alternative to the Proposed Facility.

4. USFS Parcel 030-370-012

Address: N/A

Elevation: 6,840-6,990 Feet

Verizon Wireless reviewed this 13.7-acre parcel 0.4 miles northeast of the Proposed Facility and up to 315 feet greater in elevation. The northern end of this parcel is somewhat near Adams Way on the adjacent parcel, Alternative 2, but a new access road would be required to reach this parcel. A wireless facility tower foundation, equipment area, new access road and new fiber/electric utility lines would require grading and removal of trees, posing substantial environmental impacts, if feasible at all.

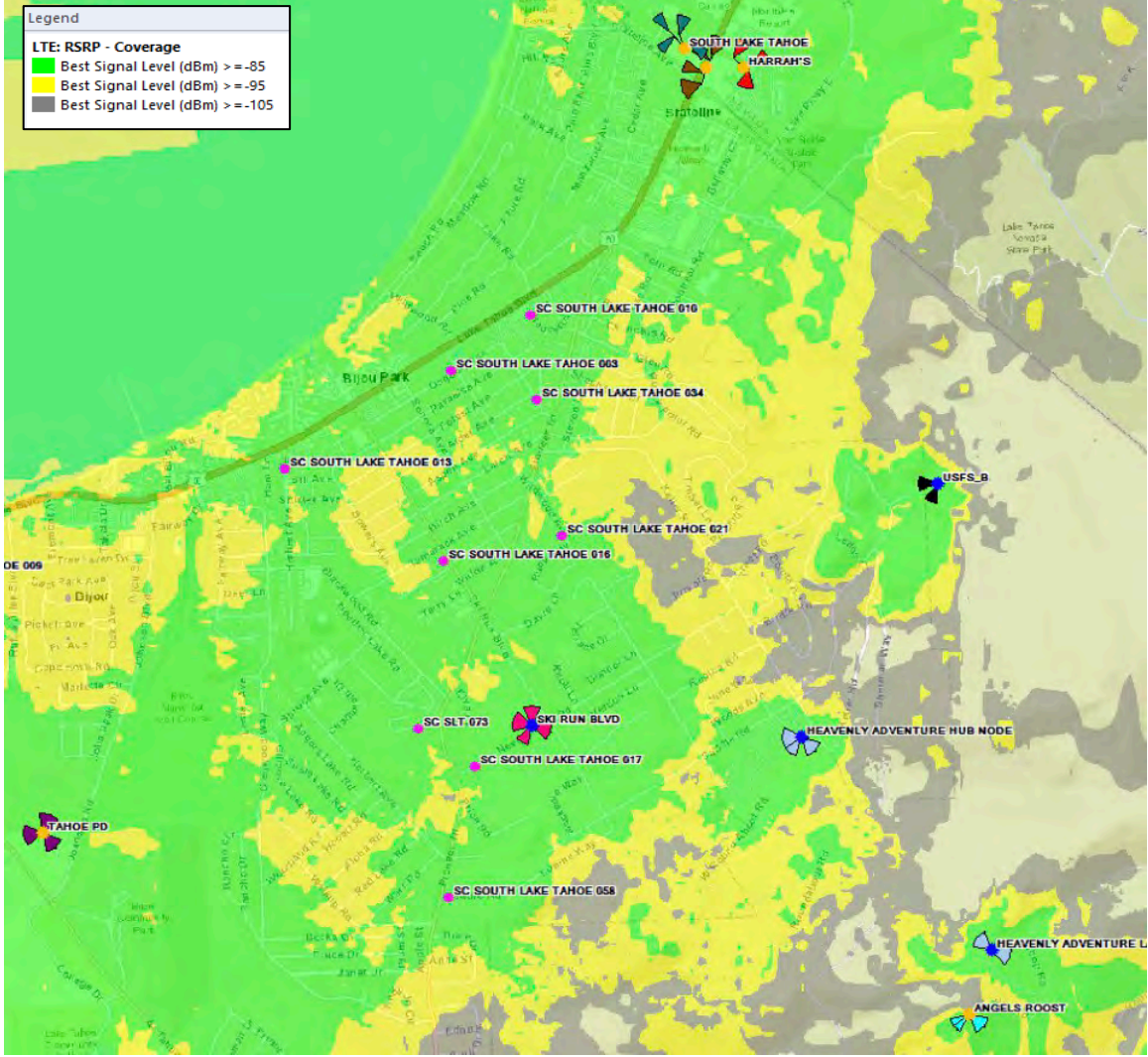


A new tower facility at this location would pose more visual impact than the Proposed Facility concealed on a building rooftop. A new tower on private property is the least-preferred support structure option according to the New Ordinance, whereas a rooftop facility is the most-preferred feasible option.

This undeveloped parcel is within TRPA Land Capability District 1A, where new land coverage or disturbance is prohibited, unless there is no reasonable alternative that avoids or reduces encroachment in Districts 1-3. Because the Proposed Facility avoids any ground impacts, this USFS parcel would not qualify for an exception to TRPA's prohibition.

This location is beyond the northern fringe of the gap. Verizon Wireless engineers determined that a facility on the northern end of this parcel cannot serve the Significant Gap due to distance and intervening topography. As shown in the following coverage map, in-building and in-vehicle coverage would not reach the gap around the Proposed Facility, including areas around Bonita Road and Keller Road. This is neither a feasible nor less intrusive alternative to the Proposed Facility.

Coverage of Facility at USFS Parcel 030-370-012 – 90 Foot Antenna Centerline



5. USFS Parcel 030-370-015

Address: N/A

Elevation: 6,990-7,840 Feet

Verizon Wireless reviewed this 42.8-acre parcel 0.4 miles east of the Proposed Facility and up to 1,165 feet greater in elevation. There are no roads on this parcel, and a new, long access road would be required to reach the nearest roadway, Sherman Road. On this steeply-sloped parcel, a wireless facility tower foundation, equipment area, new access road and new fiber/electric utility lines would require grading and removal of trees, posing substantial environmental impacts, if feasible at all.

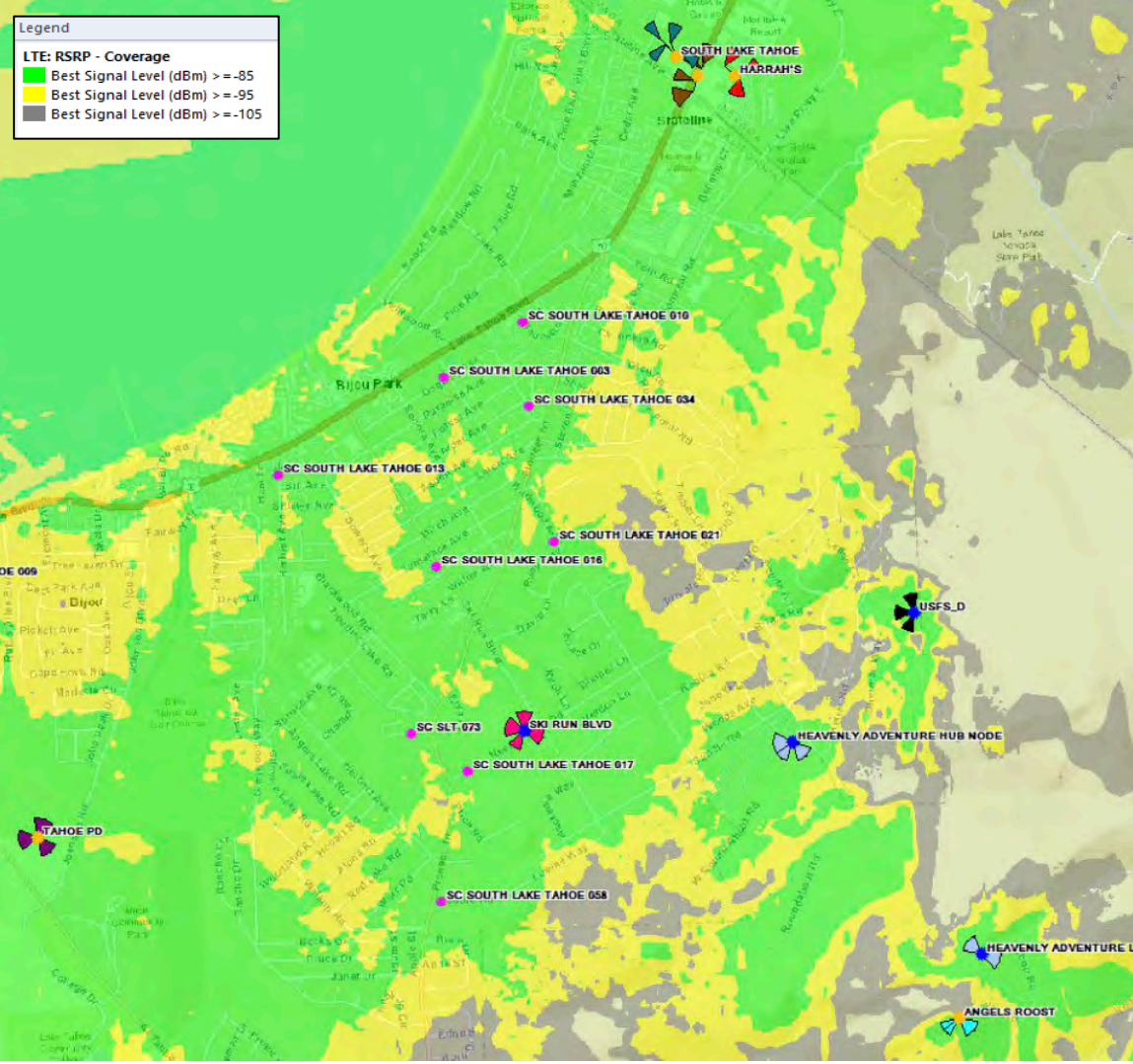
A new tower facility at this location would pose more visual impact than the Proposed Facility concealed on a building rooftop. A new tower on private property is the least-preferred support structure option according to the New Ordinance, whereas a rooftop facility is the most-preferred feasible option.

This undeveloped parcel is within TRPA Land Capability District 1A, where new land coverage or disturbance is prohibited, unless there is no reasonable alternative that avoids or reduces encroachment in Districts 1-3. Because the Proposed Facility avoids any ground impacts, this USFS parcel would not qualify for an exception to TRPA's prohibition.

This location is beyond the eastern fringe of the gap. Verizon Wireless engineers determined that a facility partway up the slope near the center of this parcel cannot serve the Significant Gap due to distance and intervening topography. As shown in the following coverage map, there would be in-building coverage in only part of the northern area of the gap around Bonita Road, but not around the Proposed Facility or Keller Road. In-vehicle coverage would be spotty in the area. This is neither a feasible nor less intrusive alternative to the Proposed Facility.



Coverage of Facility at USFS Parcel 030-370-015 – 90 Foot Antenna Centerline



6. USFS Parcel 881-093-019

Address: N/A

Elevation: 7,055-7,860 Feet

Verizon Wireless reviewed this 37-acre parcel 0.3 miles east of the Proposed Facility and up to 1,185 feet greater in elevation. There are no roads on this parcel, and a new, long access road would be required to reach the nearest roadway, Sherman Road. On this steeply-sloped parcel, a wireless facility tower foundation, equipment area, new access road and new fiber/electric utility lines would require grading and removal of trees, posing substantial environmental impacts, if feasible at all.

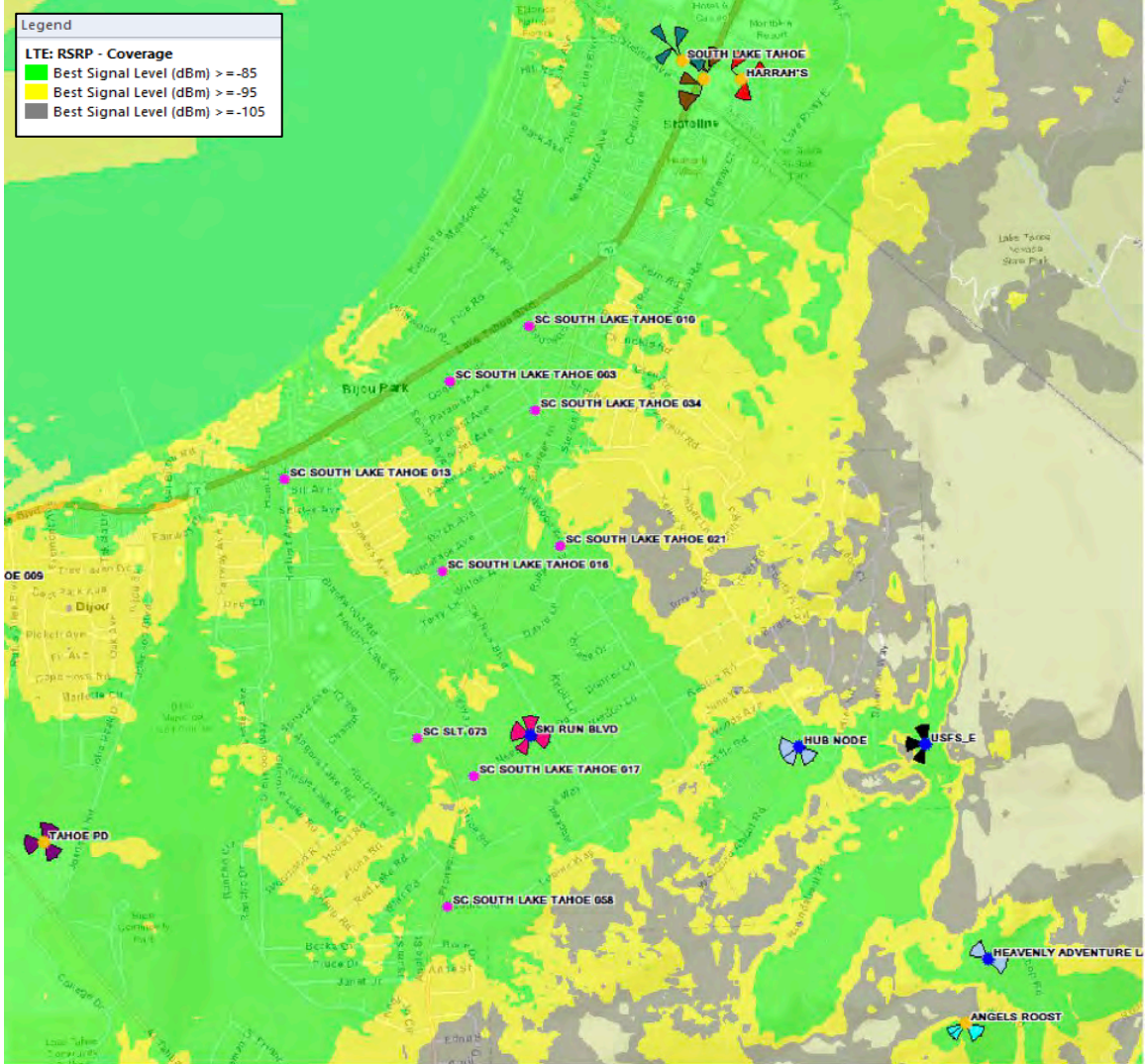


A new tower facility at this location would pose more visual impact than the Proposed Facility concealed on a building rooftop. A new tower on private property is the least-preferred support structure option according to the New Ordinance, whereas a rooftop facility is the most-preferred feasible option.

This undeveloped parcel is within TRPA Land Capability District 1A, where new land coverage or disturbance is prohibited, unless there is no reasonable alternative that avoids or reduces encroachment in Districts 1-3. Because the Proposed Facility avoids any ground impacts, this USFS parcel would not qualify for an exception to TRPA's prohibition.

This location is beyond the eastern fringe of the gap. Verizon Wireless engineers determined that a facility partway up the slope near the center of this parcel cannot serve the Significant Gap due to distance and intervening topography. As shown in the following coverage map, in-building coverage would not reach the gap around the Proposed Facility, including areas around Bonita Road and Keller Road. In-vehicle coverage would be lacking in the area north and east of the Proposed Facility. This is neither a feasible nor less intrusive alternative to the Proposed Facility.

Coverage of Facility at USFS Parcel 881-093-019 – 90 Foot Antenna Centerline

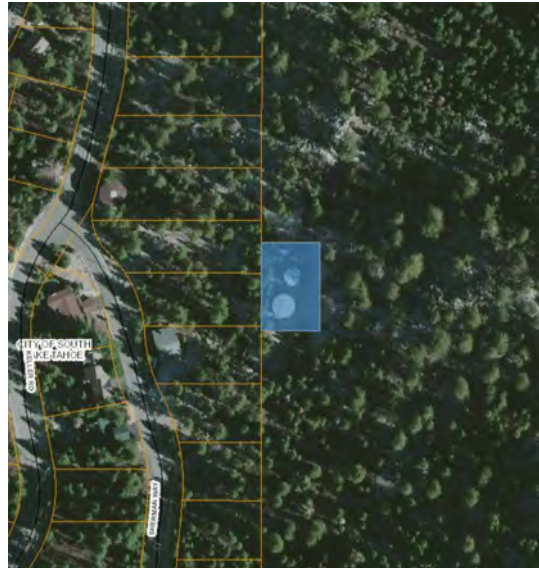


7. STPUD Parcel

Address: Sherman Way
Elevation: 7,050 Feet

Verizon Wireless reviewed this small, 0.3-acre parcel 0.3 miles northeast of the Proposed Facility and 375 feet greater in elevation. Already supporting two water tanks, there is very little room on this parcel for a new wireless facility tower foundation and equipment area.

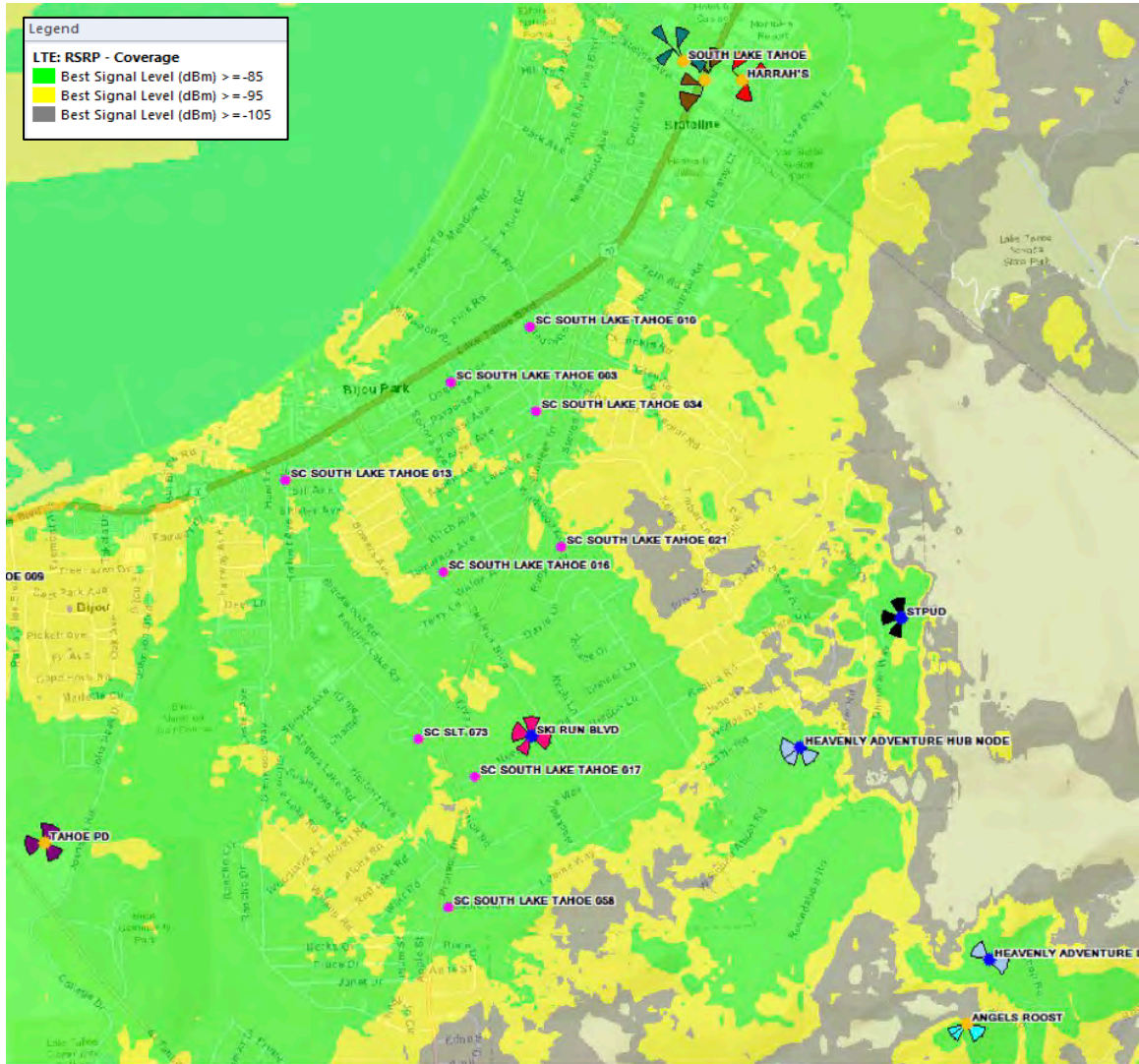
A new tower facility at this location would pose more visual impact than the Proposed Facility concealed on a building rooftop. A new tower on private property is the least-preferred support structure option according to the New Ordinance, whereas a rooftop facility is the most-preferred feasible option.



This location is beyond the eastern fringe of the gap. Verizon Wireless engineers determined that a tower facility at this location cannot serve the Significant Gap due to distance and intervening topography. As shown in the following coverage map, there would be in-building coverage in only part of the northern area of the gap around Bonita Road, but not around the Proposed Facility or Keller Road. In-vehicle coverage would be spotty in the area. A facility mounted to the water tanks would have much less coverage. This is neither a feasible nor less intrusive alternative to the Proposed Facility.



Coverage of Facility at STPUD Parcel, Sherman Way
90 Foot Antenna Centerline



8. Heavenly Parcel 030-390-013

Address: 1528 Wildwood Avenue
Elevation: 6,590-6,680 Feet

Verizon Wireless reviewed this 5-acre parcel 0.3 miles southwest of the Proposed Facility with a similar maximum elevation. Located due west of the Heavenly parking lot, the parcel is undeveloped, and a new access road would be required to reach Wildwood Way to the east. The parcel is occupied by a small hill rising approximately 90 feet.



On this sloped parcel, a wireless facility tower foundation, equipment area, new access road and new fiber/electric utility lines would require grading and removal of trees, posing substantial environmental impacts, if feasible at all.

Most of this undeveloped parcel is within TRPA Land Capability District 2, where new land coverage or disturbance is prohibited, unless there is no reasonable alternative that avoids or reduces encroachment in Districts 1-3. Because the Proposed Facility avoids any ground impacts, the District 2 area would not qualify for an exception to TRPA's prohibition. A small area in the northern corner is in District 4, immediately adjacent to a resort.

A new tower facility at this location would pose more visual impact than the Proposed Facility concealed on a building rooftop. A new tower on private property is the least-preferred support structure option according to the New Ordinance, whereas a rooftop facility is the most-preferred feasible option. This is not a less intrusive alternative to the Proposed Facility.



9. Heavenly Parcel 030-390-042

Address: N/A

Elevation: 6,625-6,690 Feet

Verizon Wireless reviewed this 5-acre parcel 0.3 miles southwest of the Proposed Facility with a similar maximum elevation. Located due southwest of the Heavenly parking lot, there is a short dirt access road reaching the east end of the parcel, which slopes gradually up to the east corner.

On this generally undeveloped parcel, a wireless facility tower foundation, equipment area and new road could require grading tree removal, posing environmental impacts.



This parcel is within TRPA Land Capability District 2, where new land coverage or disturbance is prohibited, unless there is no reasonable alternative that avoids or reduces encroachment in Districts 1-3. Because the Proposed Facility avoids any ground impacts, this parcel would not qualify for an exception to TRPA's prohibition.

A new tower facility at this location would pose more visual impact than the Proposed Facility concealed on a building rooftop. A new tower on private property is the least-preferred support structure option according to the New Ordinance, whereas a rooftop facility is the most-preferred feasible option. This is not a less intrusive alternative to the Proposed Facility.



Low-Density Residential Land Use Designation

Verizon Wireless also reviewed the following parcel with a water tank where antennas could possibly be mounted on the roof or façade, which are the second and third support structure preferences under the New Ordinance, or on a tower.

10. Water Tank Parcel

Address: 1581 Ski Run Boulevard

Elevation: 6,790 Feet

Verizon Wireless reviewed placement of antennas on or near the water tank on this parcel owned by Heavenly, 0.5 miles southwest of the Proposed Facility and approximately 115 feet greater in elevation.

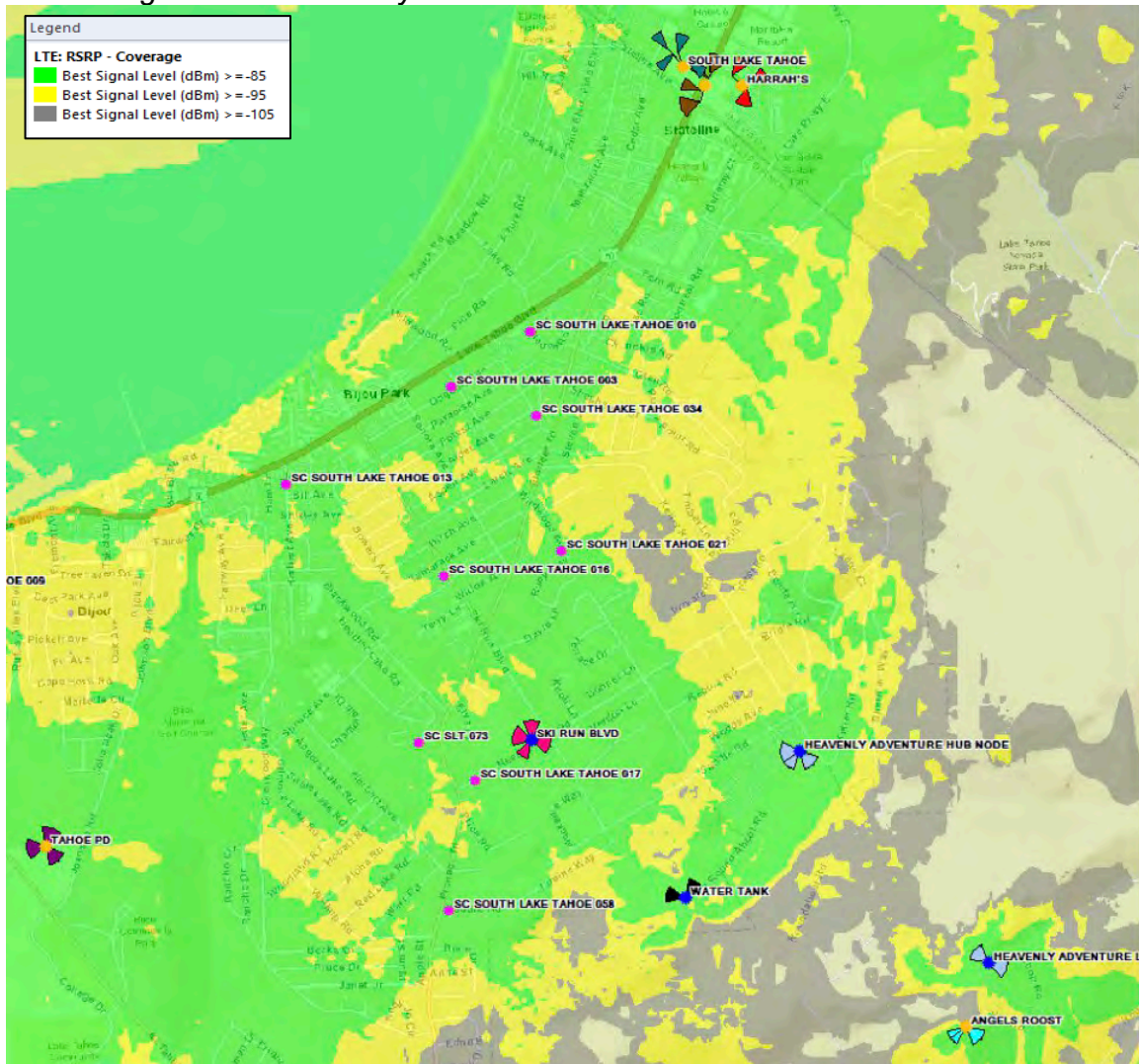
This parcel is in a discouraged location, the LDR-low density residential land use designation according to the General Plan. LDR also is the least-preferred land use designation, whereas the Proposed Facility is in a Special District designation, the most-preferred option.



This parcel is within TRPA land capability Districts 1A and 2, where new land coverage or disturbance is prohibited, unless there is no reasonable alternative that avoids or reduces encroachment in Districts 1-3. Because the Proposed Facility avoids any ground impacts, additional land coverage on this parcel would not qualify for an exception to TRPA's prohibition.

This location is beyond the western fringe of the gap. Verizon Wireless engineers determined that a tower facility next to the water tank cannot serve the Significant Gap due to distance. As shown in the following coverage map, there would be less coverage in the gap area, with in-building service lacking around much of Bonita Road and north of the Proposed Facility. A facility mounted to the water tank, at approximately 30 feet, would have much less coverage. This not a feasible alternative to the Proposed Facility.

Coverage of Tower Facility next to Water Tank – 90 Foot Antenna Centerline



El Dorado County

Verizon Wireless also evaluated placement of a new facility in El Dorado County jurisdiction, due south of the Proposed Facility, on property that encompasses the Heavenly California Base Lodge development.

11. Heavenly California Base Lodge

Address: 3860 Saddle Road

Elevation: 6,650 Feet



Verizon Wireless considered placement of a facility at the Heavenly base lodge 0.25 miles southwest of the Proposed Facility and 25 feet lower in elevation. The El Dorado County Code requires applicants to take reasonable measures to site antennas on existing structures, such as rooftops, before applying for new towers. El Dorado County Code § 130.40.130(A)(1)(a).

Verizon Wireless engineers determined that a facility at the base lodge with a 50-foot antenna centerline could achieve coverage comparable to the Proposed Facility. This would require an overall height of 55 feet to conceal the top of antennas. To reach 55 feet, a facility atop the two-story building would need to be approximately 30 feet tall. Such a tall structure would be obtrusive and block views of the mountain beyond. This also would contradict the County's requirement that all facilities be "disguised to blend with the surrounding area" and the "prevalent architecture, natural features or vegetation of the site." County Code § 130.40.130(D)(1). In contrast, the Proposed Facility height matches the existing chimneys on the Tahoe Seasons resort building.

Verizon Wireless also considered placement of a new 55-foot tower facility in an out-of-the-way area southwest of the lodge building, with a few trees nearby. However, this also would pose visual impacts compared to the Proposed Facility, and is less favored than a facility on an existing structure. This is also a factor that TRPA would consider when reviewing an application. This is not a less intrusive alternative to the Proposed Facility.

V. Conclusion

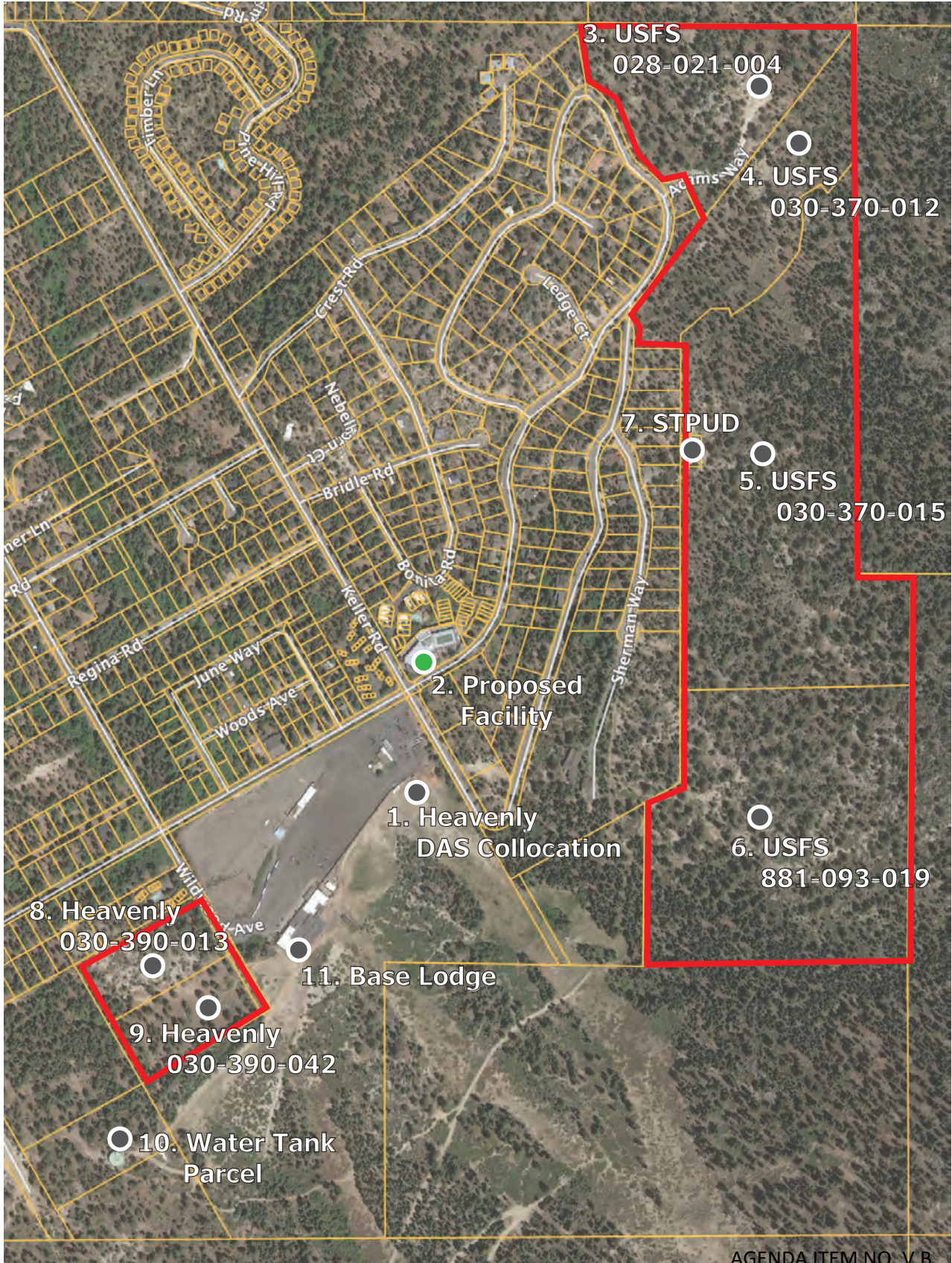
Verizon Wireless has reviewed 11 alternative locations to fill the Significant Gap in service in the east Heavenly Valley area of South Lake Tahoe. Based upon the values expressed in the code in effect at application filing as well as the New Ordinance, the Proposed Facility clearly constitutes the least intrusive feasible location for Verizon Wireless's facility.



Tahoe Seasons Facility
City of South Lake Tahoe
Map of Alternatives



Parcels in Preferred Location under
New Ordinance (Recreation Designation)





Tahoe Seasons Facility
City of South Lake Tahoe
Map of Alternatives

TRPA Land Capability Districts

- 1A
- 2
- 4

