TAHOE REGIONAL PLANNING AGENCY

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MEMORANDUM

Date: February 16, 2017

To: TRPA Hearings Officer

From: TRPA Staff

Subject: Complete Wireless Monopine Project; 811 US Highway 50, Douglas County, NV; Assessor's Parcel No: 1318-03-000-001, TRPA File No: ERSP2015-0778

Proposed Action: Hearings Officer review and approval of the proposed project to construct a 120-foot tall monopine, with accompanying equipment, adjacent to existing Douglas County water tank.

Staff Recommendation: In order to approve the proposed project, the Hearings Officer must make the following motions, based on this staff summary and evidence in the record:

1. Motion to approve the required findings (Attachment A), including a finding of no significant effect; and
2. A motion to approve the proposed project subject to the special conditions contained in the draft permit (Attachment B).

Background: Verizon Wireless is proposing to construct a new cellular tower along US Highway 50, just north of Zephyr Cove. The project's location is a 124-acre parcel owned by the United States Forest Service. The project is proposed on the south-west corner of the property, where there is currently a Douglas County water tank. This portion of the site is served by a paved access road, which will be slightly expanded near the cellular tower to accommodate an emergency vehicle turnaround.

Verizon is proposing to construct a 120-foot monopine in this location. The heights of the existing trees along the proposed parcel are in excess of 100 feet tall, and some nearby trees are of a similar height. In order for Verizon's antennas to appropriately cover their target areas along Hwy 50, the antennas must sit higher than the existing tree lines to perform at optimal levels.

Verizon considered colocation opportunities in this proposed target area, but no such opportunities exist that will provide the gap in service in this area. The only existing structure on the parcel is the Douglas County water tank, which is much shorter than Verizon's proposed facility. In order to provide the coverage objectives needed in this remote area, a height in excess of 100 feet is required and, because there no existing towers in the area, Verizon proposes building a monopine tree at the proposed location.

The monopine itself will have a 7.5 foot diameter footing, and the shaft will continue beneath the ground level to a maximum depth of 37' 6" below ground surface (bgs). An excavation depth of 38 feet bgs was approved via a soils-hydrologic report submitted to TRPA (TRPA File #LCAP2016-0395).

The proposed project also includes the construction of a 10-foot by 10-foot equipment shelter, the installation of a generator, and a transformer, which will be surrounded by a small retaining wall. The tower itself will be surrounded by 6-foot tall chain link fence.

The entire 124-acre parcel has been verified as a combination of Land Capability Class 1a, 2, 4 and 6 (TRPA file #LCAP2013-0256). The project includes an increase in coverage of 3,393 square feet, 3,382 of which will be located in land capability class 1a. The coverage can be accommodated with the appropriate base allowable coverage of the parcel, and is necessary to meet Public Health and Safety requirements. The majority of the proposed increase in coverage (3,024 square feet) is to accommodate a paved turnaround for the Tahoe Douglas Fire Protection District. This specific location was chosen because the area is already disturbed, and there is existing paved access to the site.

Issues/Concerns: The proposed use (transmission and receiving facilities) is identified as a special use in Plan Area Statement 060 - Genoa Peak, and therefore requires Hearings Officer review in accordance with Section 2.2.2 of the TRPA Code of Ordinances.

Regional Plan Compliance: The proposed project complies with all requirements of the TRPA Goals and Policies, Plan Area Statements, and Code of Ordinances, including all required findings in Chapters 4 and 21 of the TRPA Code of Ordinances (See Attachment A and C for details).

Environmental Documentation: TRPA staff completed the "Project Review Conformance Checklist and Article V(g) Findings" and an Initial Environmental Checklist 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. A copy of the completed checklists will be made available at the Hearings Officer hearing and at TRPA.

Contact Information: If you have any questions, please contact Bridget Cornell vie email at bcornell@trpa.org, or via telephone at (775) 589-5218,

Attachments:

A. Required Findings/Rational
B. Draft Permit
C. Regional Plan Compliance Analysis
D. Site Plans

Attachment A

Required Findings/Rationale

Required Findings/Rationale

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.

    All evidence in the file and public record demonstrates that the proposed project will not have an adverse impact on the Land Use, Transportation, Conservation, Recreation, Public Service and Facilities, or Implementation subelements of the Regional Plan.

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

    The basis for this finding is provided on the checklists entitled "TRPA Initial Environmental Checklist" and "Project Review Conformance Checklist and Article V(g) Findings," in accordance with Chapter 6, Subsection 6.3.B of the TRPA Code of Ordinances. All responses contained on said checklists indicate compliance with the environmental threshold carrying capacities. A copy of the completed checklists will be made available at the Hearings Officer public hearing and at TRPA.

    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.

    (Refer to paragraph b., above.)

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.

    Although the proposed project is a new use on the subject parcel, there is an existing water tower immediately adjacent to the proposed location for the monopine. The new monopine cellular tower is scaled to be the minimum height above the surrounding tree canopy to provide Verizon Wireless with their desired cellular coverage area. The cellular tower will be disguised as a pine tree so that it will visually blend with the existing trees on the parcel and those in the surrounding area. The proposed location of the wireless facility will not appreciably change the physical environment of the site or its surroundings.

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 project as conditioned in the draft permit will not cause adverse impacts to health, safety and general welfare of the region. The new 'monopine' cellular tower will be located away from existing development to reduce any disturbance to persons and property in the neighborhood. The applicant's leased area will be fenced to reduce the potential for injury. As conditioned in the draft permit the project shall comply with applicable TRPA thresholds including BMP installation for the project, restoration of unverified land coverage, CNEL compliance for the Plan Area relating to the stand-by generator and air conditioning units, and air quality standard compliance for the stand-by generator.

c. The project, to which the use pertains, will not change the character of the neighborhood 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 proposed project as conditioned will not change the character of the neighborhood as the 'monopine' has been designed to blend with the existing environment. The project site is located in a Plan Area in which public service transmission and receiving facilities are a special use. The addition of a transmission and receiving use on the parcel will not detrimentally affect or alter the purpose of the applicable planning statement.

3. Chapter 20- Land Coverage Findings: This project is proposing new land coverage in land capability district 1a. This is permissible if the following findings can be made:

a. The project is necessary for public health, safety or environmental protection.

There is a gap in coverage in this particular area for Verizon Wireless. An analysis was completed to determine location standards to address this gap in coverage. The proposed location meets all standards, and was chosen because it is an area that is already partially disturbed, and would therefore cause the least amount of impacts.

b. There is no reasonable alternative, including relocation, that avoids or reduces the extent of encroachment in Land Capability Districts 1a, 1c, 2 or 3.

Refer to paragraph b, above. This location was chosen on the parcel because it is in an area that is already partially disturbed. This location will cause the least impacts on the parcel.

c. The impacts of the coverage and disturbance are fully mitigated in the manner prescribed by paragraph 30.5.1.B.5.

The proposed coverage will be fully mitigated according to the requirements of the TRPA Code of Ordinances. All best management practices will be installed, and the applicant will pay a water quality mitigation fee for all new coverage created. Proposed coverage will be within the limits of the base allowable coverage on the parcel.

4. Chapter 22 – Additional Height Findings: The maximum height specified in Section 22.5 may be increased for communications towers, antennas, utility poles, special features of public safety facilities, ski lift towers, and other similar projects, excluding buildings and signs, up to the minimum height necessary to feasibly implement such projects. Additional height may be approved under the provisions of this section if TRPA makes findings (4) and (7) as set forth in Section 22.7.

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

   The function of the structure does require a greater maximum height than otherwise provided for in the chapter.

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

   The additional height is the minimum necessary for the antennae to transmit and receive signals through the surrounding tree clusters. The additional height is required to make the structure functional. Due to the height of the surrounding trees in the vicinity, the proposed height is required so that a signal can be successfully transmitted. The new pole will be disguised as a pine tree, with additional height above the proposed antennas so that the tree will mimic the shape of a natural pine tree. All materials will be approved by TRPA prior to installation.

5. Chapter 33 – Excavations: Excavations in excess of five feet in depth can be permitted by TRPA if certain findings can be made.

   a. A soils/hydrologic report prepared by a qualified professional, which proposed content and methodology has been reviewed and approved in advance by TRPA, demonstrates that no interference or interception of groundwater will occur as a result of the excavation.

The applicant submitted a soils/hydrologic application to TRPA (TRPA File #LCAP2016-0395). A depth of 38 feet below ground surface (bgs) was approved by TRPA. Project proposal includes an excavation of 37' 6".

b. The excavation is designed such that no damage occurs to mature trees, except where tree removal is allowed pursuant to subsection 33.6.5: Tree Removal, including root systems and hydrologic conditions of the soil. To ensure the protection of vegetation necessary for screening, a special vegetation protection report shall be prepared by a qualified professional identifying measures necessary to ensure damage will not occur as a result of the excavation.

   The proposed excavation will be for the width of the shaft of the monopine only, which is 7'6" across. Due to the narrow width of the excavated area, it is not intended to cause damage to nearby trees. There is one 8" pine in the immediate vicinity, and that is proposed for removal as a part of the project. If it is determined that there is a risk to other nearby trees, TRPA will require a special vegetation protection report prior to commencement of excavation.

c. Excavated material is disposed of pursuant to subsection 33.3.4: Disposal of Materials, and the project area's natural topography is maintained pursuant to subparagraph 36.5.1.A. If groundwater interception or interference will occur as demonstrated by a soils/hydrologic report prepared by a qualified professional, then the excavation can be made as an exception pursuant to subparagraph 33.3.6.A.2, provided measures are included in the project to maintain groundwater flows to avoid adverse impacts to SEZ vegetation and to prevent any ground water or subsurface water flow from leaving the project area as surface flow.

   All excavated material will be disposed of pursuant to subsection 33.3.4. A disposal location shall be approved by TRPA prior to commencement of excavation. A soils/hydrologic report has been prepared, and approved by TRPA. The report did not show interception of groundwater within the proposed excavation depth. Proposed project is not within an stream environment zone (SEZ).

Attachment B

Draft Permit

DRAFT PERMIT

PROJECT DESCRIPTION: Linear Public Service (Cellular Monopine Tower) APN 1318-03-000-001

PERMITTEE(S): Complete Wireless (under lease to the United States Forest Service) FILE# ERSP2015-0778

COUNTY/LOCATION: Douglas County / 811 Highway 50

Having made the findings required by Agency ordinances and rules, the TRPA Hearings Officer approved the project on February 23, 2017, subject to the standard conditions of approval attached hereto (Attachment Q) and the special conditions found in this permit.

This permit shall expire on February 23, 2020, without further notice unless the construction has commenced prior to this date and diligently pursued thereafter. Commencement of construction consists of pouring concrete for a foundation and does not include grading, installation of utilities or landscaping. Diligent pursuit is defined as completion of the project within the approved construction schedule. The expiration date shall not be extended unless the project is determined by TRPA to be the subject of legal action which delayed or rendered impossible the diligent pursuit of the permit.

NO TREE REMOVAL, CONSTRUCTION OR GRADING SHALL COMMENCE UNTIL:

(1) TRPA RECEIVES A COPY OF THIS PERMIT UPON WHICH THE PERMITTEE(S) HAS ACKNOWLEDGED RECEIPT OF THE PERMIT AND ACCEPTANCE OF THE CONTENTS OF THE PERMIT;
(2) ALL PRE-CONSTRUCTION CONDITIONS OF APPROVAL ARE SATISFIED AS EVIDENCED BY TRPA'S ACKNOWLEDGEMENT OF THIS PERMIT;
(3) THE PERMITTEE OBTAINS A COUNTY BUILDING PERMIT. TRPA'S ACKNOWLEDGEMENT IS NECESSARY TO OBTAIN A COUNTY BUILDING PERMIT. THE COUNTY PERMIT AND THE TRPA PERMIT ARE INDEPENDENT OF EACH OTHER AND MAY HAVE DIFFERENT EXPIRATION DATES AND RULES REGARDING EXTENSIONS; AND
(4) A TRPA PRE-GRADING INSPECTION HAS BEEN CONDUCTED WITH THE PROPERTY OWNER AND/OR THE CONTRACTOR.

TRPA Executive Director/Designee Date

PERMITTEE'S ACCEPTANCE: I have read the permit and the conditions of approval and understand and accept them. I also understand that I am responsible for compliance with all the conditions of the permit and am responsible for my agents' and employees' compliance with the permit conditions. I also understand that if the property is sold, I remain liable for the permit conditions until or unless the new owner acknowledges the transfer of the permit and notifies TRPA in writing of such acceptance. I also understand that certain mitigation fees associated with this permit are non-refundable once paid to TRPA. I understand that it is my sole responsibility to obtain any and all required approvals from any other state, local or federal agencies that may have jurisdiction over this project whether or not they are listed in this permit.

Signature of Permittee(s) Date

PERMIT CONTINUED ON NEXT PAGE

APN 1318-03-000-001
FILE NO. ERSP2015-0778

Security Posted (1): Amount $ 5,000.00 Type: _____ Paid _____ Receipt No. _____

Security Administrative Fee (2): Amount $_____ Paid _____ Receipt No. _____

Water Quality Mitigation Fee (3): Amount $ 6,310.98 Paid _____ Receipt No. _____

Air Quality Mitigation Fee (4): Amount $ 72.40 Paid _____ Receipt No. _____

Notes:

(1) See Special Condition 3.F, below.
(2) $152 if a cash security is posted; or $135 if a non-cash security is posted.
(3) See Special Condition 3.D., below.
(4) See Special Condition 3.E., below.

Required plans determined to be in conformance with approval: Date: _____

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

_____ _____

TRPA Executive Director/Designee Date

SPECIAL CONDITIONS

1. This permit authorizes the construction of a 120-foot tall 'monopine' cellular communications tower with four antennae, an equipment shelter, 30kw backup generator, and supporting equipment adjacent to an existing Douglas County water tank, located at 811 US Highway 50, Zephyr Cove, Nevada. The project is proposed on a portion of a 124-acre parcel owned by the United States Forest Service (USFS). The USFS has authorized the project on the property. The proposed location was chosen because there is an existing Douglas County water tank in the area, including a paved road accessing the site. In addition to the tower and accompanying equipment, an additional 3,024 square feet of pavement is proposed which will provide a paved turn-around area for the project area, as required by the Tahoe Douglas Fire Protection District. Total increase in coverage will be 3,393 square feet. Proposal includes an excavation depth of 37'6" below ground surface (bgs), which has been approved via TRPA File #LCAP2016-0395. Project includes the removal of seven pine trees, ranging in size from 8" to 24" diameter at breast height (dbh). Two of the trees proposed for removal are 24" dbh. All antennae shall be painted dark green earthtone colors and shall be concealed within the 'monopine' branches to maintain a natural tree like appearance. The 'monopine' pole shall emulate the appearance of the surrounding trees in color, trunk detail, density of branches and pine needle detail also using natural subdued earthtone colors. The new structure and all associated external equipment

shall be painted with natural subdued earthtone colors consistent with Appendix G of the TRPA Design Review Guidelines. The 2,500 square foot lease area shall be enclosed with a 6-foot tall fence.

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

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

   A. Page A 1.1 (Overall Site Plan) shall be revised to reflect the following:

      (1) Please show construction staging area that will be used during construction.

      (2) A note in upper right corner states "Proposed Tahoe Douglas Fire Protection District AC paved access road turnaround," and references "Detail 1-A2.2." Page A2.2 does not show this detail. Please update with correct reference.

      (3) Data shown in "TRPA Land Capability Information" does not correspond with full "Land Coverage Calculations" table. Please reconcile so that information is accurate and consistent.

      (4) Table shown below "TRPA Land Capability Information" is misleading. This may be in reference to the leasable area, but it is not specified. Please clarify what these numbers represent, and confirm that they are consistent with what is accurately reflected in full "Land Coverage Calculations" table.

      (5) In the "Land Coverage Calculations" table, please add a section at the bottom showing what remains of the base allowable coverage after construction of the project. Data shall be shown categorized by the appropriate land capability district.

   B. All materials proposed for use shall be submitted to TRPA for approval. Approval from TRPA shall be granted prior to use on project.

   C. Please provide TRPA with a copy of the agreement between the applicant and the US Forest Service, authorizing the proposed project on the property, and allowing for the proposed coverage to be accounted for with the base allowable coverage associated with the property.

   D. A water quality mitigation fee of $6,310.98 shall be paid to TRPA. This fee is based on the creation of 3,393 square feet of land coverage at a rate of $1.86/Sq ft.

   E. An air quality mitigation fee of $72.40 shall be paid to TRPA. This fee is based on the generation of two (2) new two daily vehicle trips ends (DVTE) as a result of this project, at a rate of $36.20 per DVTE.

   F. The security for this project shall be $5,000. 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 for calculation of the required security administration fee.

G. The permittee shall submit three final site plans to TRPA.

4. Any unused material not utilized as backfill shall be removed from the site to a location acceptable to TRPA.

5. The permittee shall submit a projected construction schedule to TRPA prior to or at the TRPA pre-grade inspection. Said schedule shall include completion dates for each item of construction, as well as temporary BMP installation.

6. By acceptance of this permit, the permittee acknowledges that the special conditions of approval outlined in the TRPA approval for the associated Soils/Hydrologic Report (TRPA File #LCAP2016-0395 apply to this permit.

7. All BMP details and specifications shall be consistent with the TRPA Handbook of Best Management Practices. All of the 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.

8. 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.

9. Temporary and permanent BMPs may be field fit by the Environmental Compliance Inspector where appropriate.

10. All Best Management Practices shall be maintained in perpetuity to ensure effectiveness which may require BMPs to be periodically reinstalled or replaced.

11. 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.

12. 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.

13. To the maximum extent allowable by law, the Permittee agrees to indemnify, defend, and hold harmless TRPA, its Governing Board, its Planning Commission, its agents, and its employees (collectively, TRPA) from and against any and all suits, losses, damages, injuries, liabilities, and claims by any person (a) for any injury (including death) or damage to person or property or (b) to set aside, attack, void, modify, amend, or annul any actions of TRPA. The foregoing indemnity obligation applies, without limitation, to any and all suits, losses, damages, injuries, liabilities, and claims by any person from any cause whatsoever arising out of or in connection with either directly or indirectly, and in whole or in part (1) the processing, conditioning, issuance, or implementation of this permit; (2) any failure to comply with all applicable laws and regulations; or (3) the design, installation, or operation of any improvements, regardless of whether the actions or omissions are alleged to be caused by TRPA or Permittee.

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

END OF PERMIT

Attachment C

Regional Plan Compliance Analysis

Regional Plan Compliance Analysis

A. Plan Area Statement/Community Plan: The project is located within the Genoa Peak Plan Area 060. Transmission and Receiving Facilities are identified as permissible as a special use. The Special Use findings can be found in Attachment A. Agency staff has reviewed the Plan Area and has determined that the project, as conditioned in the attached permit, is consistent with the Plan Area.

B. Land Coverage: The project is proposed on a 124-acre parcel owned by the United States Forest Service. The most recent project approved on the site was a change to the existing Douglas County water tower that is adjacent to the proposed location for the water tower (TRPA File #20030146STD; no change to coverage occurred with that approval). Proposed coverage is within the base allowable coverage on the property.

1) Project Area: The proposed project will include a 2,500 square-foot "leasable area," on a total parcel size of 124 acres (5,397,532 square feet).

2) Allowable Coverage: Parcel is made up of four land capability districts, and has a total base allowable coverage of 312,608 square feet. Allowable coverage in land capability district 1a (where most of the new proposed coverage will be) is 39,539 square feet. Below is a summary of total base allowable coverage on the parcel:

Base Allowable Coverage by Land Capability District (square feet):

Class 1a:	39,539
Class 2:	4,008
Class 4:	87,547
Class 6:	181,514
Total:	312,608

3) Existing Coverage (square feet):

AC Pavement:	10,539
Pull Box:	2
Retaining Wall:	31
Tank:	3,637
Total:	14,209

4) Proposed Coverage (square feet):

AC pavement:	13,563
Pull Boxes:	13
Retaining Wall	45
Tank:	3,637
Bollards:	1
Monopine Footing:	44

Air Conditioner Units:	32
Concrete Slab:	112
Equipment Shelter:	100
Metal Platform/Steps:	55
Total:	17,602

Improvements proposed with this project will result in an increase in coverage of 3,393 square feet, which is within the base allowable for land capability district 1a on this parcel. The additional coverage will be mitigated by payment of a water quality mitigation fee.

C. Height: TRPA limits height of structures other than buildings to a maximum height of 26 feet unless specific findings can be made. These findings for additional height can be found in Attachment A of this staff summary.

The additional height is needed for the antenna to receive and send cell signals. The proposed height is slightly higher than the heights of trees immediately adjacent to the tower, and similar to the heights of trees in surrounding the area. The monopine includes an additional 11 feet of height above the actual antennas, which will be made up of artificial tree branches, so that the monopine will mimic the appearance of the surrounding trees. All materials used will be approved by TRPA prior to installation to assure that the project blends with the natural surroundings.

Attachment D

Site Plans

ZD DRAWING SIGN-OFF

DATE: TIME: % CWC-PLEASE RETURN BY:

	SIGNATURE	DATE
COMPLETE Wireless Consulting, Inc.		
SITE ACQUISITION:		
PLANNING:		
CONSTRUCTION:		
MANAGEMENT:		

	SIGNATURE	DATE
verizon		
CONSTRUCTION:		
REAL ESTATE:		
RF ENGINEER:		
EQUIPMENT ENGINEER:		
MW ENG./TRANSPORT:		

OTHER (IF APPLICABLE)

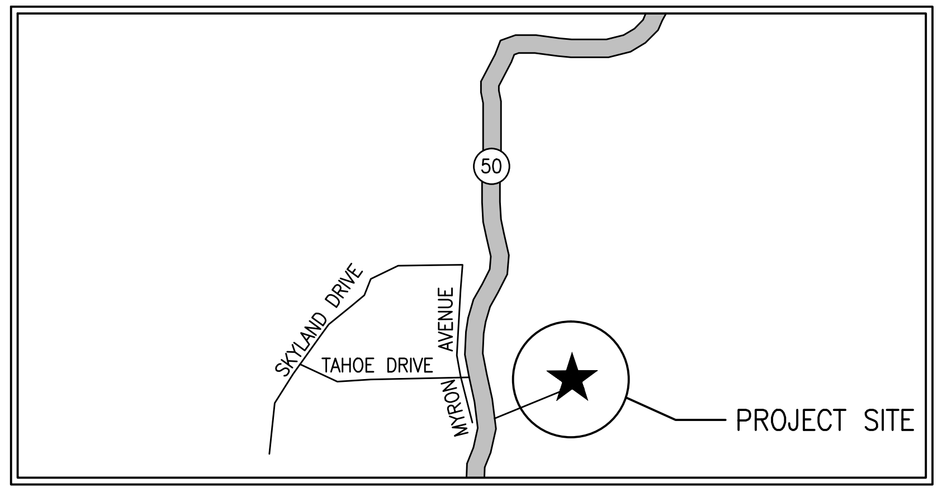
SIGNATURE	DATE

verizon

295 Parkshore Drive, Folsom, CA 95630

LINCOLN CREEK

811 HIGHWAY 50
GLENBROOK, NV 89413
APN: 1318-03-000-0001
LOCATION #: 173760



GLENBROOK, NV

LOCATION PLAN

PROJECT DIRECTORY

APPLICANT:
VERIZON WIRELESS
295 PARKSHORE DRIVE
FOLSOM, CA 95630

LANDLORD:
U.S. FOREST SERVICE
35 COLLEGE DRIVE
SOUTH LAKE TAHOE, CA 96150
530-543-2774

ENGINEER:
O'CONNOR FREEMAN & ASSOC.
225 30TH STREET, SUITE 201
SACRAMENTO, CA 95816
916-441-5721 PH
916-441-5697 FX

CONSTRUCTION MANAGER:
SERJIO CABRERA
COMPLETE WIRELESS CONSULTING, INC.
2009 V STREET
SACRAMENTO, CA 95818
916-217-9219
scabrera@completewireless.net

PROJECT SUMMARY

ASSESSOR'S PARCEL NUMBER:	1318-03-000-0001
JURISDICTION:	DOUGLAS COUNTY
OCCUPANCY:	S-2 (UNMANNED TELECOMMUNICATIONS FACILITY) U (TOWER)
TYPE OF CONSTRUCTION:	V-B
ZONING:	M (MANAGED RESOURCE)

CODE COMPLIANCE

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

1. 2012 INTERNATIONAL BUILDING CODE (IBC)
2. 2012 INTERNATIONAL RESIDENTIAL CODE (IRC)
3. 2012 UNIFORM PLUMBING CODE (UPC)
4. 2012 UNIFORM MECHANICAL CODE (UMC)
5. 2011 NATIONAL ELECTRIC CODE (NEC)
6. 2009 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
7. 2012 INTERNATIONAL FIRE CODE (IFC)
8. 2012 INTERNATIONAL URBAN WILDLIFE INTERFACE FIRE CODE FOR THE LAKE TAHOE AREA
9. LOCAL AMENDMENTS PER DOUGLAS COUNTY (www.douglascountynv.gov)

ACCESSIBILITY REQUIREMENTS:
THIS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH THE 2012 INTERNATIONAL BUILDING CODE.

PROJECT DESCRIPTION

PROPOSED VERIZON WIRELESS UNMANNED TELECOMMUNICATIONS FACILITY WITHIN A NEW CROWN CASTLE MULTI CARRIER COMPOUND INCLUDING:

- A 50'-0"x50'-0" CROWN CASTLE CHAIN LINK FENCED LEASE AREA.
- UNDERGROUND POWER & TELCO TO SITE.
- A PROPOSED 10'-0"x10'-0" VERIZON WIRELESS EQUIPMENT SHELTER.
- A PROPOSED 120'-0" TALL CROWN CASTLE MONOPINE.
- PROPOSED VERIZON WIRELESS UL2200 CERTIFIED 48KW STANDBY DIESEL GENERATOR AND UL 142 CERTIFIED 210 GALLON FUEL TANK ON A NEW 6'-0"x13'-0" CONCRETE SLAB.
- (2) PROPOSED VERIZON WIRELESS ANTENNA SECTORS W/ (2) PROPOSED & (2) FUTURE ANTENNAS PER SECTOR.
- (12) RUNS OF 1 5/8" COAXIAL CABLES.

PROJECT MILESTONES

02/04/2013	90% ZONING DOCUMENTS
07/10/2013	100% ZONING DOCUMENTS
01/12/2015	100% ZONING DOCUMENTS REV1
02/11/2015	100% ZONING DOCUMENTS REV2
06/02/2015	100% ZONING DOCUMENTS REV3
07/15/2015	100% ZONING DOCUMENTS REV4
09/23/2015	100% ZONING DOCUMENTS REV5
02/02/2016	100% ZONING DOCUMENTS REV6
02/24/2016	100% ZONING DOCUMENTS REV7
09/15/2016	100% ZONING DOCUMENTS REV8
10/28/2016	100% ZONING DOCUMENTS REV9
01/26/2017	100% ZONING DOCUMENTS REV10
XX/XX/XXXX	90% CONSTRUCTION DOCUMENTS
XX/XX/XXXX	100% CONSTRUCTION DOCUMENTS

DIRECTIONS

FROM VERIZON OFFICE @ 295 PARKSHORE DR., FOLSOM, CA 95630:

1. HEAD NORTHEAST ON PARKSHORE DR TOWARD COOLIDGE DR
2. MAKE A U-TURN AT COOLIDGE DR
3. TURN LEFT ONTO FOLSOM BLVD
4. MERGE ONTO US-50 E/LINCOLN HWY VIA THE RAMP TO S LAKE TAHOE
5. TURN RIGHT ONTO US-50 E/LAKE TAHOE BLVD/LINCOLN HWY

CONTINUE TO FOLLOW US-50 E/LINCOLN HWY
ENTERING NEVADA
DESTINATION WILL BE ON THE RIGHT

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DRAWINGS PROVIDED BY CELL TREES INC.

21.	MP-1	TOWER DRAWINGS
22.	MP-2	TOWER DRAWINGS

O'Connor Freeman & Associates
Structural Engineering Services
225 30th Street, Suite 201, Sacramento, CA 95816
Phone: (916) 441-5721 Fax: (916) 441-5697

verizon

LINCOLN CREEK
811 HIGHWAY 50
GLENBROOK, NV 89413

SHEET TITLE: TITLE SHEET, LOCATION PLAN, PROJECT DATA

Not valid unless signed in ink by licensee.

Revisions:
1 --
2 --
3 --
4 --
5 --

File: 162.643_T11.dwg
Drawn By: KRT
Checked By: TST
Scale: AS NOTED
Date: 01/26/2017

Job No. 162.643

T1.1

AGENDA ITEM NO. V.A.

DATE OF SURVEY: 01-30-13

SURVEYED BY OR UNDER DIRECTION OF: KENNETH D. GEIL, PLS 13385

LOCATED IN DOUGLAS COUNTY, STATE OF NEVADA

CONTRACTOR IS RESPONSIBLE TO VERIFY LEASE AREA PRIOR TO CONSTRUCTION.

ALL ELEVATIONS ARE A.M.S.L. UNLESS OTHERWISE NOTED.

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. 1988 DATUM.

N.G.V.D. 29 CORRECTION: SUBTRACT 4.05' TO ELEVATIONS SHOWN.

CONTOUR INTERVAL: 1'

ASSESSOR'S PARCEL NUMBER: 1318-03-000-0001

CURRENT ZONING: M

OWNER(S): U.S. FOREST SERVICE
35 COLLEGE DRIVE
SOUTH LAKE TAHOE, CA 96150

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

VERIZON WIRELESS
PCS Equipment A.S.A.C. Survey Form

Project Name: Lincoln Creek

Project Site Location: 811 Hwy 50
Glenbrook, NV 89413
Douglas County

Date of Observation: 01-30-13

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

Type of Antenna Mount: Proposed Monopine

NAD 83 Coordinates	NAD 27 Coordinates
Latitude: N 39° 01' 18.53"	Latitude: N 39° 01' 18.86"
Longitude: W 119° 56' 35.00"	Longitude: W 119° 56' 31.35"

ELEVATION of Ground (NAVD88): 6462' AMSL

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

Kenneth D. Geil Nevada PLS 13385

Lease Area Description

All that certain lease area being a portion of the NE 1/4 of Section 3, Township 13 North, Range 18 East, M.D.B. & M., being located in the County of Douglas, State of Nevada, being more particularly described as follows:

Commencing at a NDOT brass cap monument being set for STA 271+72.95 (39.20' at 90°) from which a similar monument set for STA 266+78.50 (38.58' at 90°) bears South 14°44'52" West 502.66 feet; thence from said point of commencement North 53°14'21" East 909.08 feet to the True Point of Beginning; thence from said point of beginning North 59°15'00" East 50.00 feet; thence North 30°45'00" West 50.00 feet; thence South 59°15'00" West 50.00 feet; thence South 30°45'00" East 50.00 feet to the point of beginning.

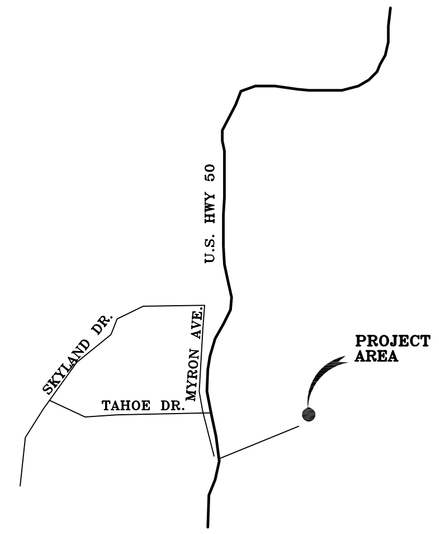
Together with a non-exclusive easement for access purposes twenty feet in width the centerline of which runs from the above described lease area to the centerline of the existing access roadway and thence over and across said roadway to the public right of way more commonly known as U.S. Hwy 50, and as necessary for fire department required hammerhead turnaround.

Also together with a non-exclusive easement for utility purposes six feet in width the centerline of which is descried as follows: beginning at a point which bears South 59°15'00" West 29.92 feet from the most Northerly corner of the above described lease area and running thence North 39°37'43" West 25.74 feet; thence South 64°48'28" West 28.57 feet to a point hereafter defined as Point "A"; thence continuing South 64°48'28" West 17.30 feet; thence South 59°28'49" West 212.79 feet; thence South 56°02'43" West 69.19 feet; thence South 60°37'48" West 121.14 feet; thence South 65°16'54" West 305.21 feet more or less to a point lying 3.00 feet easterly of the East right of way for U.S. Highway 50; thence South 07°40'00" West 70.04 feet parallel to and 3.00 feet easterly of said East right of way.

Also together with a non-exclusive easement for utility purposes six feet in width the centerline of which is descried as follows: beginning at Point "A" as previously defined and running thence South 30°45'00" East 35.68 feet; thence North 59°15'00" East 3.68 feet; thence North 33°38'16" East 9.59 feet more or less to the above described lease area.

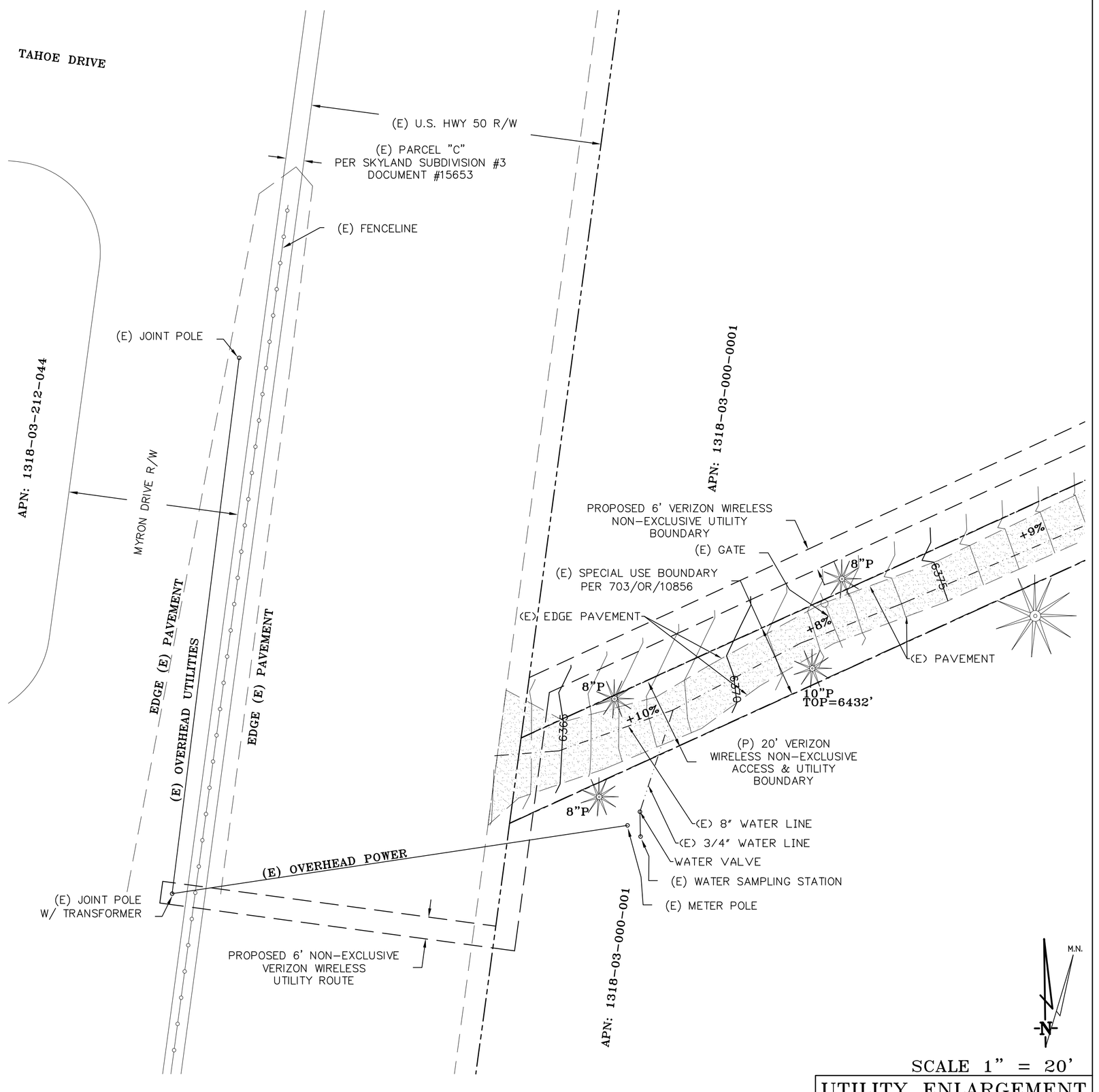
THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF GEIL ENGINEERING AND THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE AND CARRIER FOR WHICH THEY ARE PREPARED. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR 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. PROPERTY LINES AND LINES OF TITLE WERE NOT INVESTIGATED NOR SURVEYED EXCEPT AS SHOWN ON THIS PLAN. NO PROPERTY MONUMENTS WERE SET.



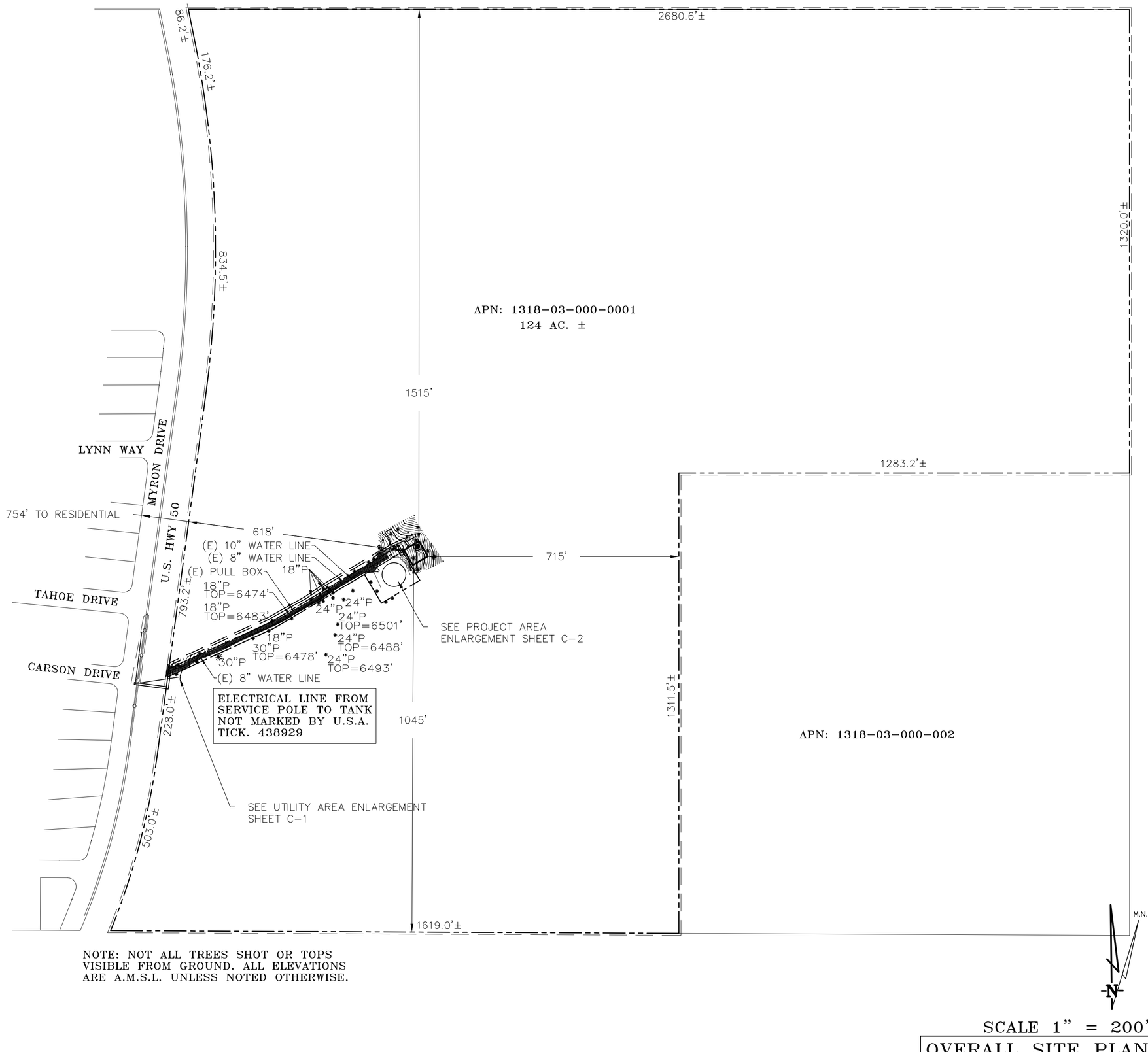
GLENBROOK, NV

VICINITY MAP



SCALE 1" = 20'

UTILITY ENLARGEMENT



NOTE: NOT ALL TREES SHOT OR TOPS VISIBLE FROM GROUND. ALL ELEVATIONS ARE A.M.S.L. UNLESS NOTED OTHERWISE.

SCALE 1" = 200'

OVERALL SITE PLAN

DEPT	APPROVED	DATE
A&C		
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

verizon wireless

LINCOLN CREEK

811 HWY 50
GLENBROOK, NV 89413

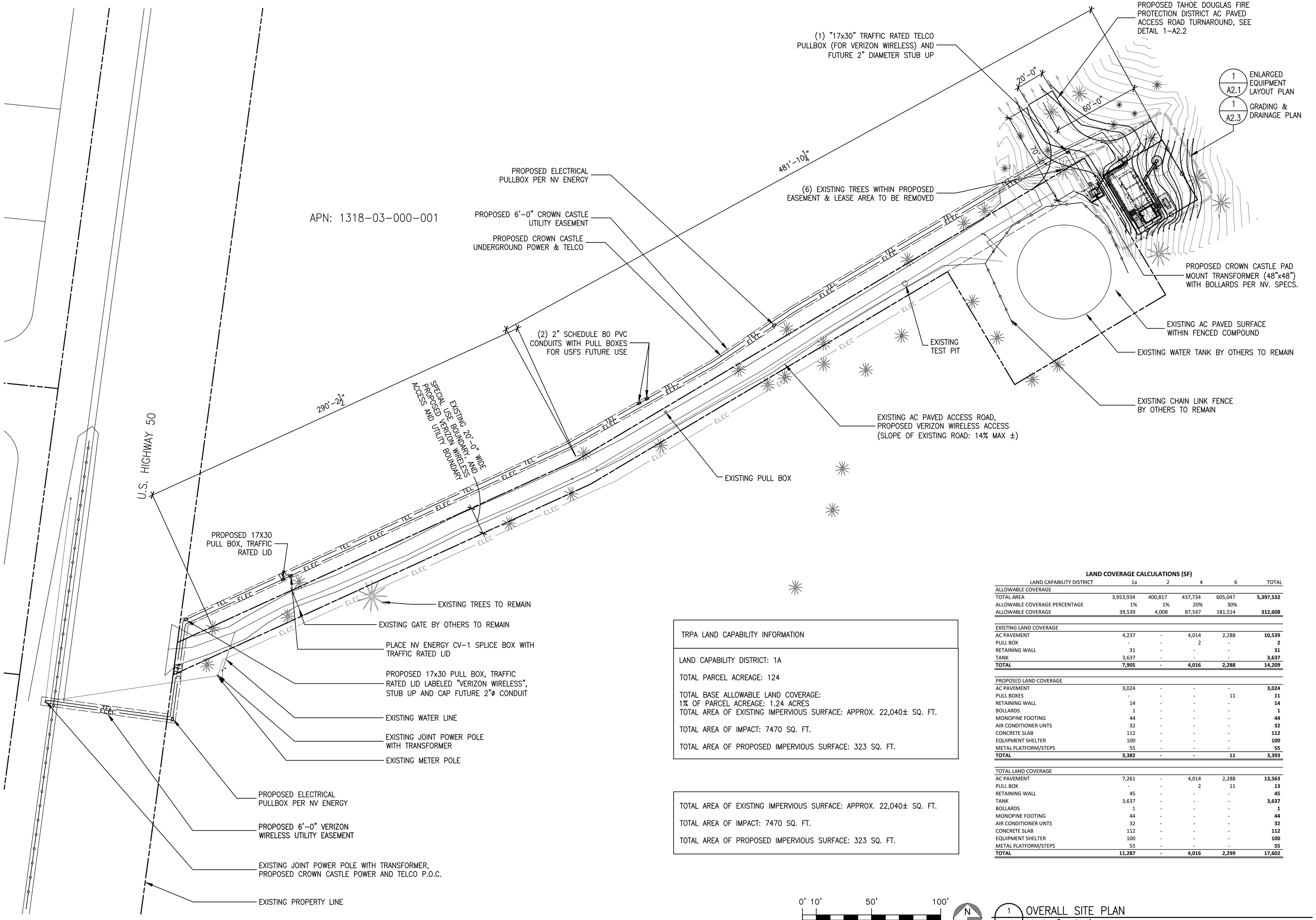
PLOT PLAN AND
SITE TOPOGRAPHY

REVISIONS			
REV	01-31-13	N.ROHDE	Drawing Submittal
REV	07-08-13	D. GEIL	turnaround added
REV	07-10-13	N.ROHDE	Redlines
REV	07-11-13	D. Geil	Rev. APN
REV	01-12-15	N.ROHDE	Address Change
REV	02-10-15	N.ROHDE	Redlines
REV	05-29-15	N.ROHDE	Redlines
REV	09-15-15	DG	Redlines
REV	09-09-16	N.ROHDE	Redlines
REV			

Sheet

C-1

AGENDA ITEM NO. V.A.



TRPA LAND CAPABILITY INFORMATION
LAND CAPABILITY DISTRICT: 1A
TOTAL PARCEL ACREAGE: 124
TOTAL BASE ALLOWABLE LAND COVERAGE: 1% OF PARCEL ACREAGE: 1.24 ACRES TOTAL AREA OF EXISTING IMPERVIOUS SURFACE: APPROX. 22,040± SQ. FT.
TOTAL AREA OF IMPACT: 7470 SQ. FT.
TOTAL AREA OF PROPOSED IMPERVIOUS SURFACE: 323 SQ. FT.

TOTAL AREA OF EXISTING IMPERVIOUS SURFACE: APPROX. 22,040± SQ. FT.
TOTAL AREA OF IMPACT: 7470 SQ. FT.
TOTAL AREA OF PROPOSED IMPERVIOUS SURFACE: 323 SQ. FT.

LAND COVERAGE CALCULATIONS (SF)

LAND CAPABILITY DISTRICT	1a	2	4	6	TOTAL
ALLOWABLE COVERAGE					
TOTAL AREA	3,953,934	400,817	437,734	605,047	**5,397,532**
ALLOWABLE COVERAGE PERCENTAGE	1%	1%	20%	30%	
ALLOWABLE COVERAGE	39,539	4,008	87,547	181,514	**312,608**
EXISTING LAND COVERAGE					
AC PAVEMENT	4,237	-	4,014	2,288	**10,539**
PULL BOX	-	-	2	-	**2**
RETAINING WALL	31	-	-	-	**31**
TANK	3,637	-	-	-	**3,637**
TOTAL	**7,905**	**-**	**4,016**	**2,288**	**14,209**
PROPOSED LAND COVERAGE					
AC PAVEMENT	3,024	-	-	-	**3,024**
PULL BOXES	-	-	-	11	**11**
RETAINING WALL	14	-	-	-	**14**
BOLLARDS	1	-	-	-	**1**
MONOPINE FOOTING	44	-	-	-	**44**
AIR CONDITIONER UNTS	32	-	-	-	**32**
CONCRETE SLAB	112	-	-	-	**112**
EQUIPMENT SHELTER	100	-	-	-	**100**
METAL PLATFORM/STEPS	55	-	-	-	**55**
TOTAL	**3,382**	**-**	**-**	**11**	**3,393**
TOTAL LAND COVERAGE					
AC PAVEMENT	7,261	-	4,014	2,288	**13,563**
PULL BOX	-	-	2	11	**13**
RETAINING WALL	45	-	-	-	**45**
TANK	3,637	-	-	-	**3,637**
BOLLARDS	1	-	-	-	**1**
MONOPINE FOOTING	44	-	-	-	**44**
AIR CONDITIONER UNTS	32	-	-	-	**32**
CONCRETE SLAB	112	-	-	-	**112**
EQUIPMENT SHELTER	100	-	-	-	**100**
METAL PLATFORM/STEPS	55	-	-	-	**55**
TOTAL	**11,287**	**-**	**4,016**	**2,299**	**17,602**

0' 10' 50' 100'

1" = 30.0'

N

1 A1.1 OVERALL SITE PLAN

SCALE: 1" = 30.0'

AGENDA ITEM NO. V.A.

O'Connor Freeman & Associates
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SHEET TITLE: OVERALL SITE PLAN

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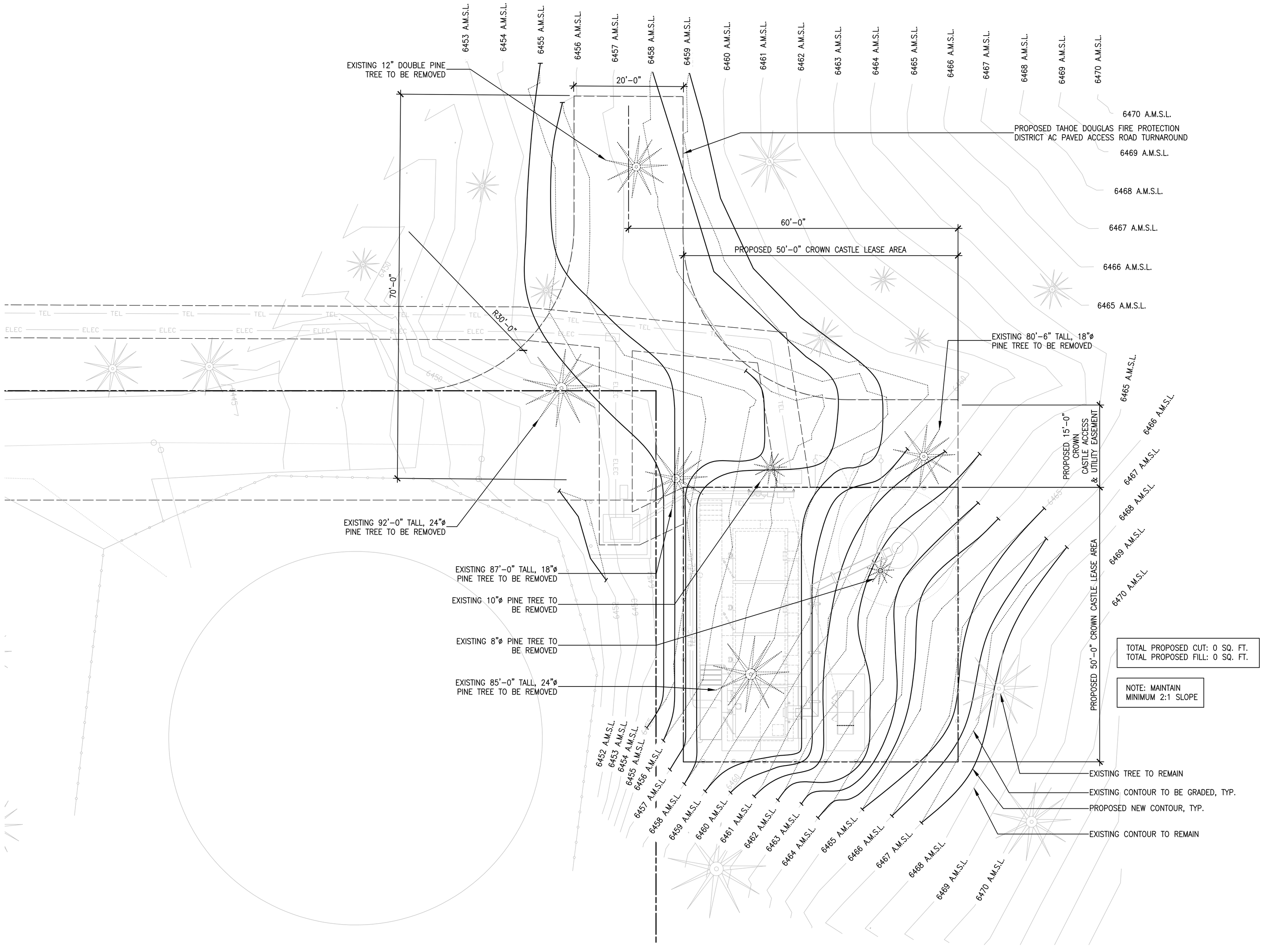
File: 162.643_A11.dwg
Drawn By: SV
Checked By: MST
Scale: AS NOTED
Date: 10/28/2016

Job No. 162.643

A1.1



1 A2.3 PRELIMINARY GRADING & CONCEPTUAL DRAINAGE PLAN
SCALE: 1/8" = 1'-0"

AGENDA ITEM NO. V.A.

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GLENBROOK, NV 89413

SHEET TITLE:
PRELIMINARY GRADING & CONCEPTUAL DRAINAGE PLAN

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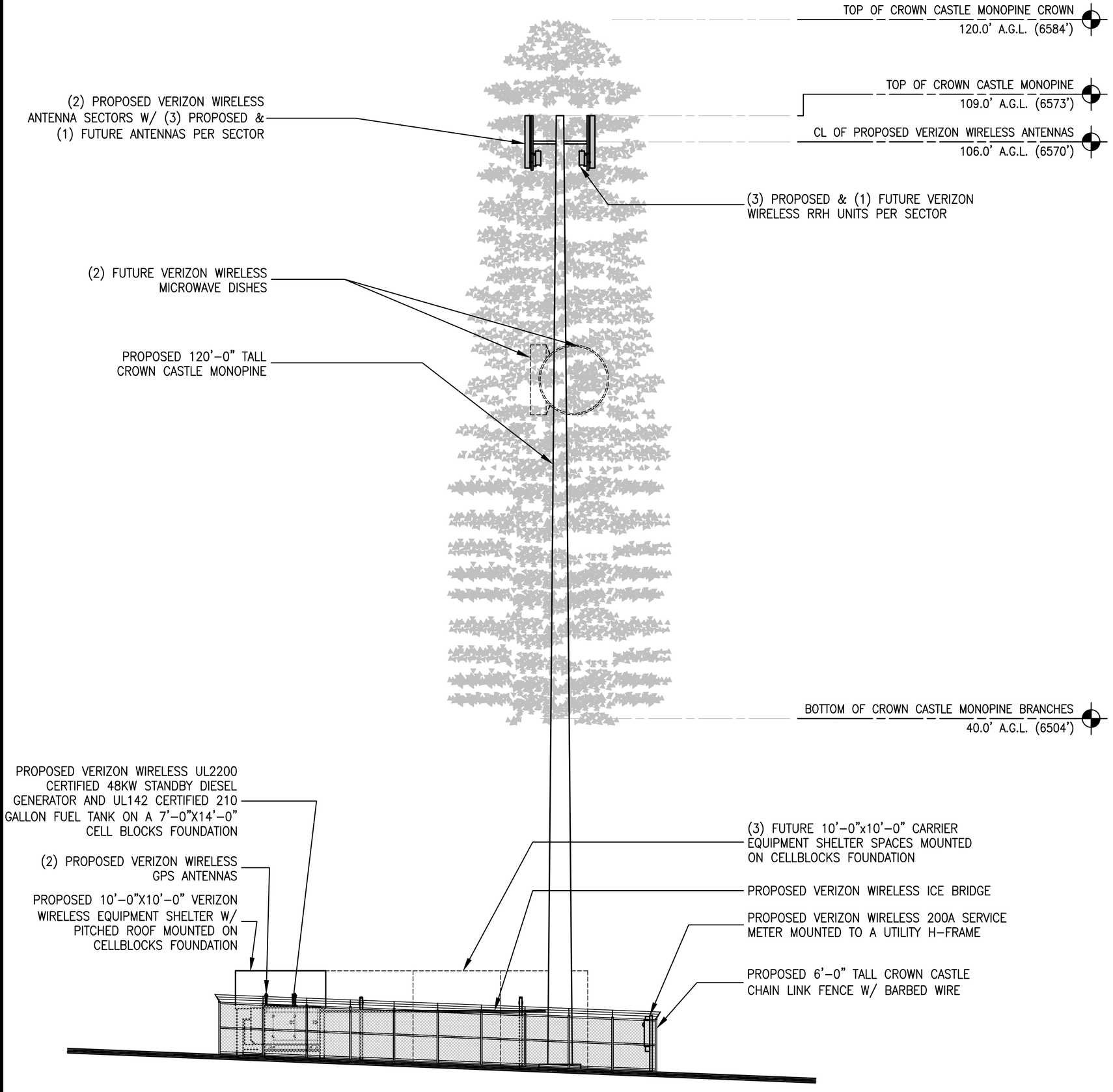
File: 162.643_A23.dwg
Drawn By: SV
Checked By: MST
Scale: AS NOTED
Date: 01/26/2017

Job No. 162.643

A2.3

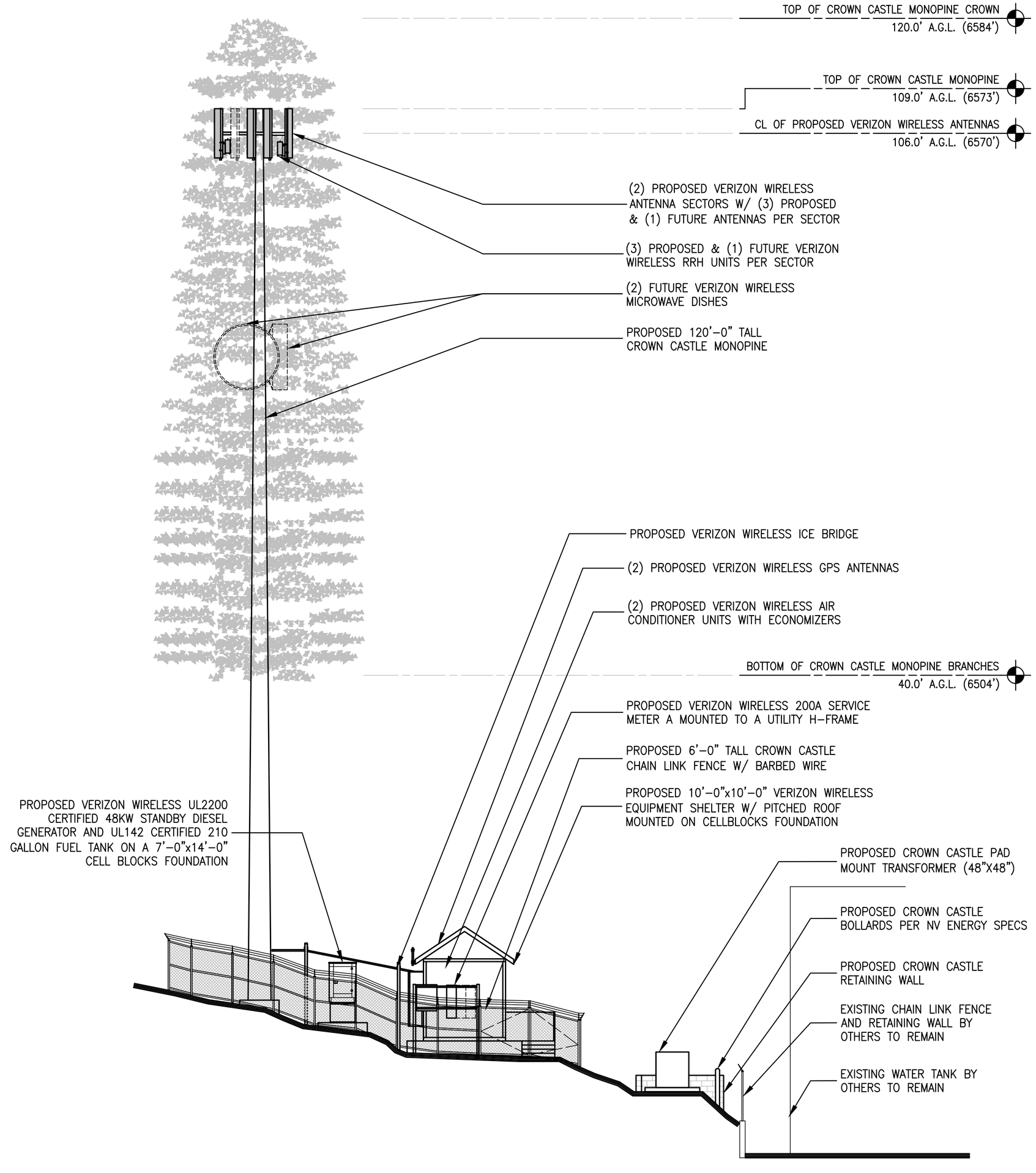
NOTE: VERIZON WIRELESS TO INSTALL "NEEDLE SOCKS" ON ALL PROPOSED PANEL ANTENNAS. ALL ANTENNAS TO BE PAINTED FLAT GREEN. MONOPINE TO BE PAINTED FLAT BROWN



0' 2' 10' 20'
1/8" = 1'-0"

2 / A3.1 NORTHEAST ELEVATION
SCALE: 1/8" = 1'-0"

NOTE: VERIZON WIRELESS TO INSTALL "NEEDLE SOCKS" ON ALL PROPOSED PANEL ANTENNAS. ALL ANTENNAS TO BE PAINTED FLAT GREEN. MONOPINE TO BE PAINTED FLAT BROWN



0' 2' 10' 20'
1/8" = 1'-0"

1 / A3.1 NORTHWEST ELEVATION
SCALE: 1/8" = 1'-0"

O'Connor Freeman & Associates
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Phone: (916) 441-5721 Fax: (916) 441-5697

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811 HIGHWAY 50
GLENBROOK, NV 89413

SHEET TITLE: PROJECT ELEVATIONS SHEET 1

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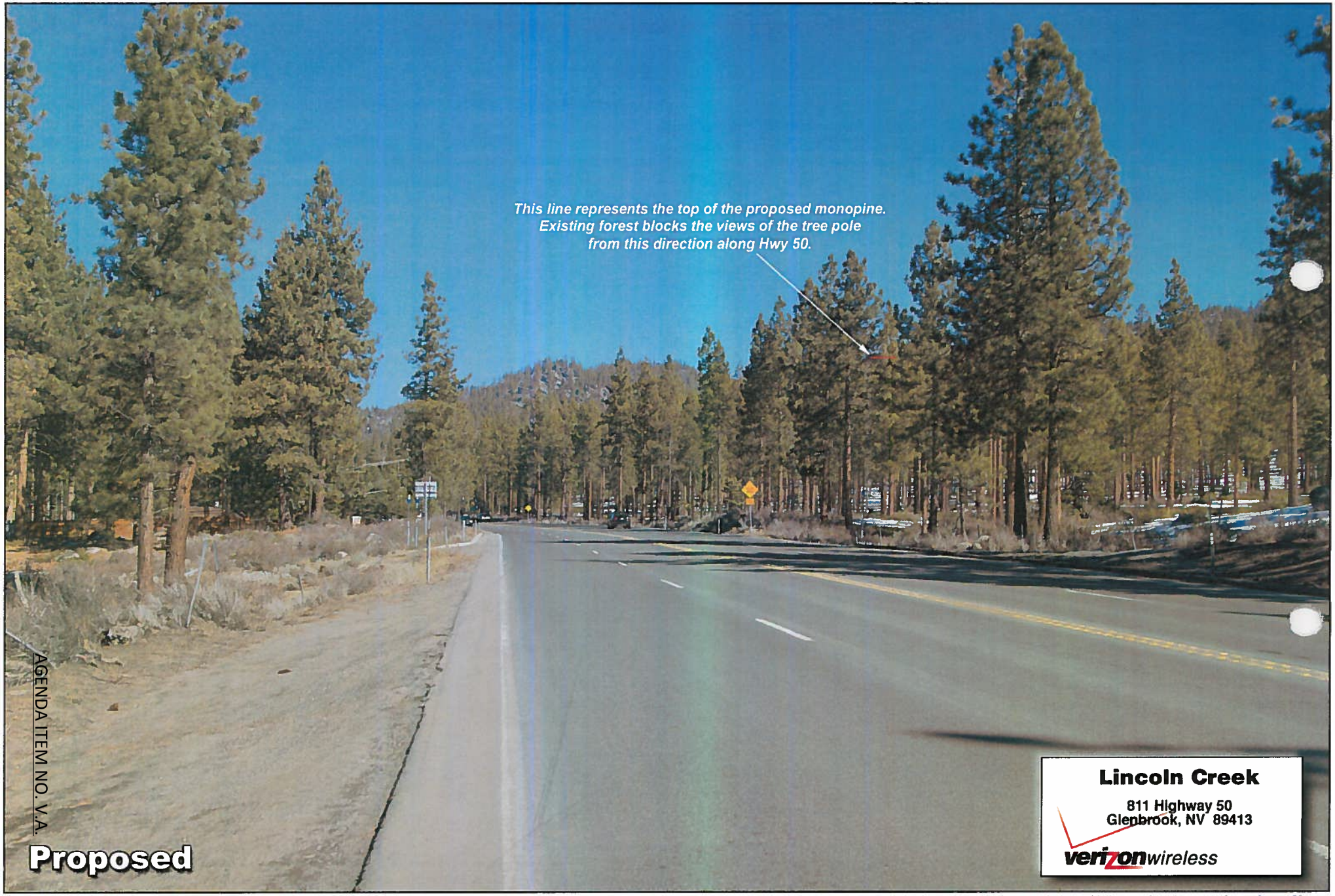
File: 162.643_A31.dwg
Drawn By: KRT
Checked By: TST
Scale: AS NOTED
Date: 01/26/2017

Job No. 162.643

A3.1

AGENDA ITEM NO. V.A.

Photosimulation of view looking northeast from the shoulder of Hwy 50.



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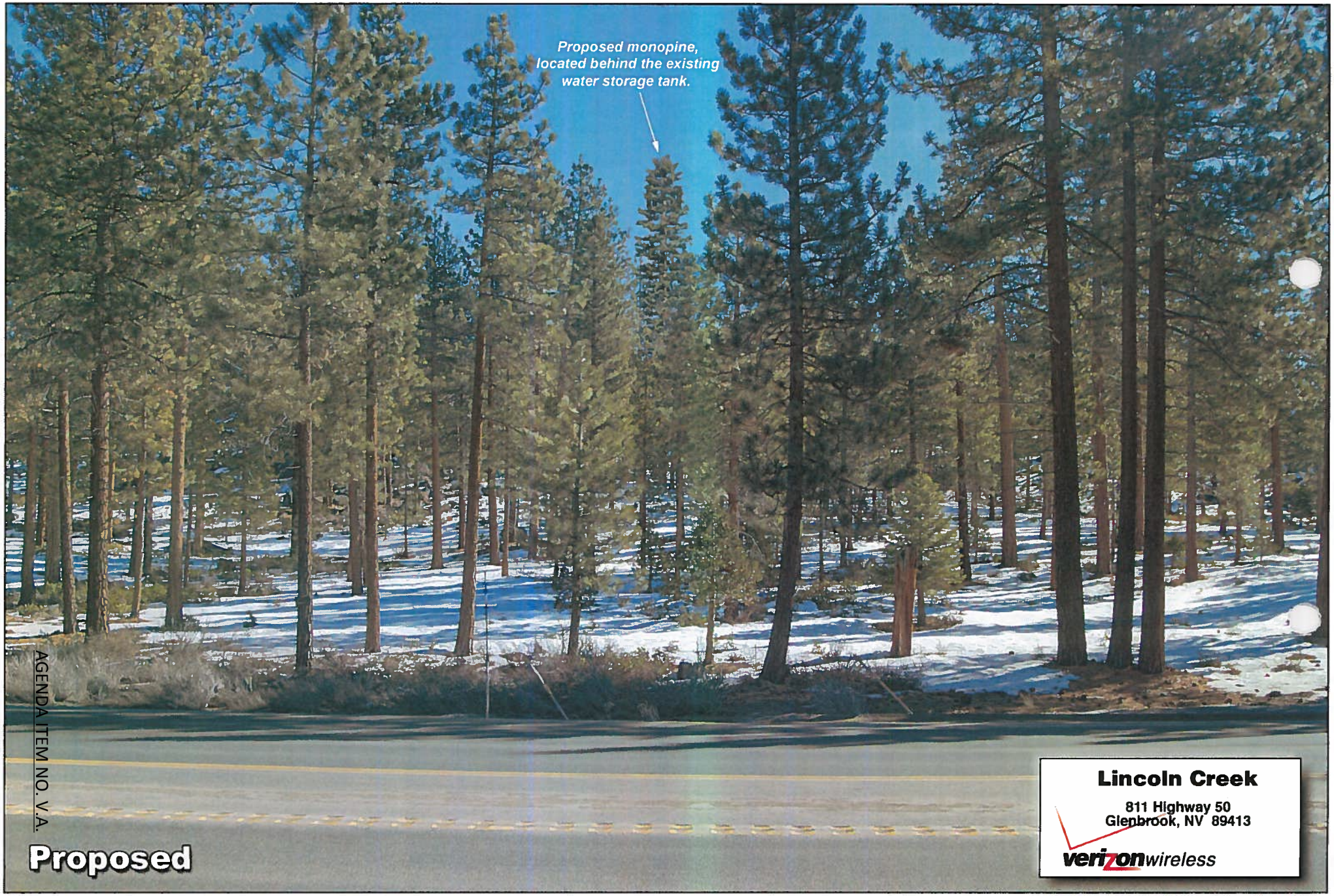
Photosimulation looking east from the nearest point along Hwy 50, aligned with a gap in the trees, perpendicular to direction of travel.



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