



Board of Adjustment Staff Report

Meeting Date: February 6, 2014

Subject: Special Use Permit Case No. SB13-022

Applicant(s): AT&T Mobility

Agenda Item No.: 8B

Project Summary: To install a wireless telecommunications facility (monopine), ±112.5 feet tall (±117 feet to top of branches), including all ancillary equipment as necessary, within the Tahoe planning area.

Recommendation: Approval with Conditions

Prepared by: Sandra Monsalvè, AICP, Senior Planner
Washoe County Community Services Department
Planning and Development Division
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Description

Special Use Permit Case Number SB13-022 (AT&T Mobility, Wireless Communication Facility) – To install a wireless telecommunications monopole, designed as a monopine, up to ±112.5 feet tall to top of pole (±117 to top of branches), with up to 12 panel antennas; 2 microwave dishes; 3 fiber optic runs; 3 DEC power cables; 6 LTE remote radio units (RRU); 9 UMTS RRUs; 3 surge protectors; outdoor radio equipment; and all necessary ancillary equipment, and an 8-foot tall chain link fence with green, vinyl slats.

- Property Owner: Mike Schwartz
- Applicant: Ericsson for AT&T Mobility, Attn: Joel Ellinwood
- Location: 202 E. Enterprise, where Enterprise and Oriole meet
- Assessor's Parcel Number: 132-222-17
- Parcel Size: ±.43 acres
- Regulatory Zone: General Commercial
- Master Plan Category: Commercial
- Area Plan: Tahoe
- Citizen Advisory Board: Incline Village/Crystal Bay
- Commission District: 1 – Commissioner Berkbigler
- Development Code: Authorized in Article 324, Communication Facilities; and Article 810, Special Use Permits
- Section/Township/Range: Within Section 15, T16N, R18E, MDM
Washoe County, NV

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Project Application

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

Special Use Permit

The purpose of a special use permit is to allow a method of review to identify any potential harmful impacts on adjacent properties or surrounding areas for uses that may be appropriate within a regulatory zone; and to provide for a procedure whereby such uses might be permitted by further restricting or conditioning them so as to mitigate or eliminate possible adverse impacts. The Board of Adjustment is authorized to issue special use permits under NRS 278.315 and Washoe County Code (WCC) Article 810. Certain notice requirements must be met, which are discussed in this report. In approving the special use permit, the Board must consider and make five Findings of Fact, which are discussed below. [WCC Section 110.810.30] The notice requirements and findings are discussed in this report. The Board of Adjustment is allowed to grant an approval of the special use permit that is subject to Conditions of Approval. Conditions of Approval are requirements that need to be completed during different stages of the proposed project, including conditions prior to permit issuance, prior to obtaining a final inspection and/or certificate of occupancy, prior to issuance of a business license, or ongoing “operational conditions” which must be continually complied with for the life of the project.

The Conditions of Approval for Special Use Permit Case No. SB13-022 are attached to this staff report as Exhibit A and will be included with the Action Order.

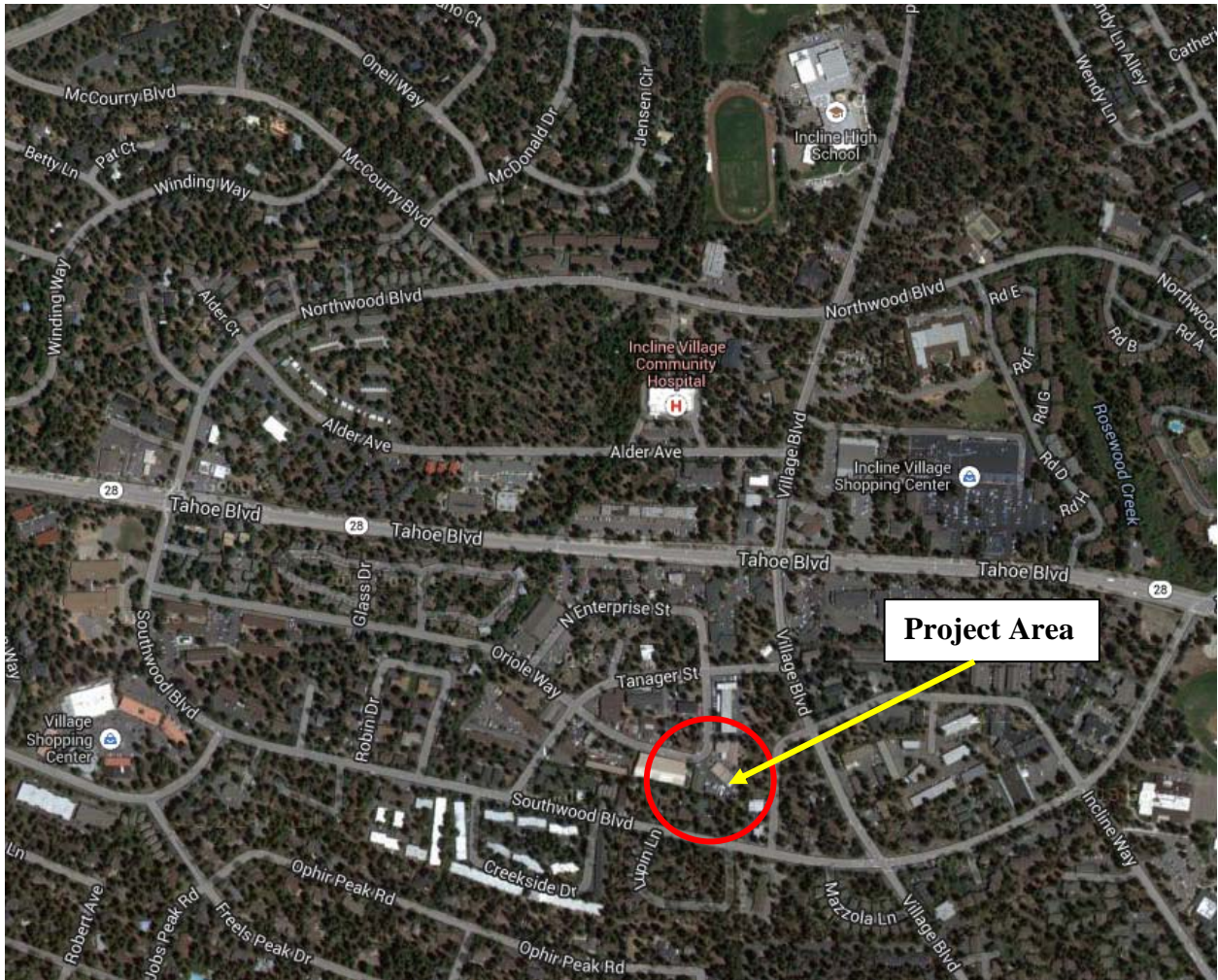
As a part of approval of a special use permit, the Board of Adjustment may also vary standards of the Development Code as they would apply to the Project. [See WCC Section 110.810.20 (e).] In so doing, the Board must make the five findings required for variances as set out in WCC Section 110.804.25.

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

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

Subject to those limitations and guidelines, in approving the special use permit for this telecommunications facility, the Board must adopt the three findings listed in WCC Section 110.324.75 which are discussed on pages 13 and 14.

Vicinity Map

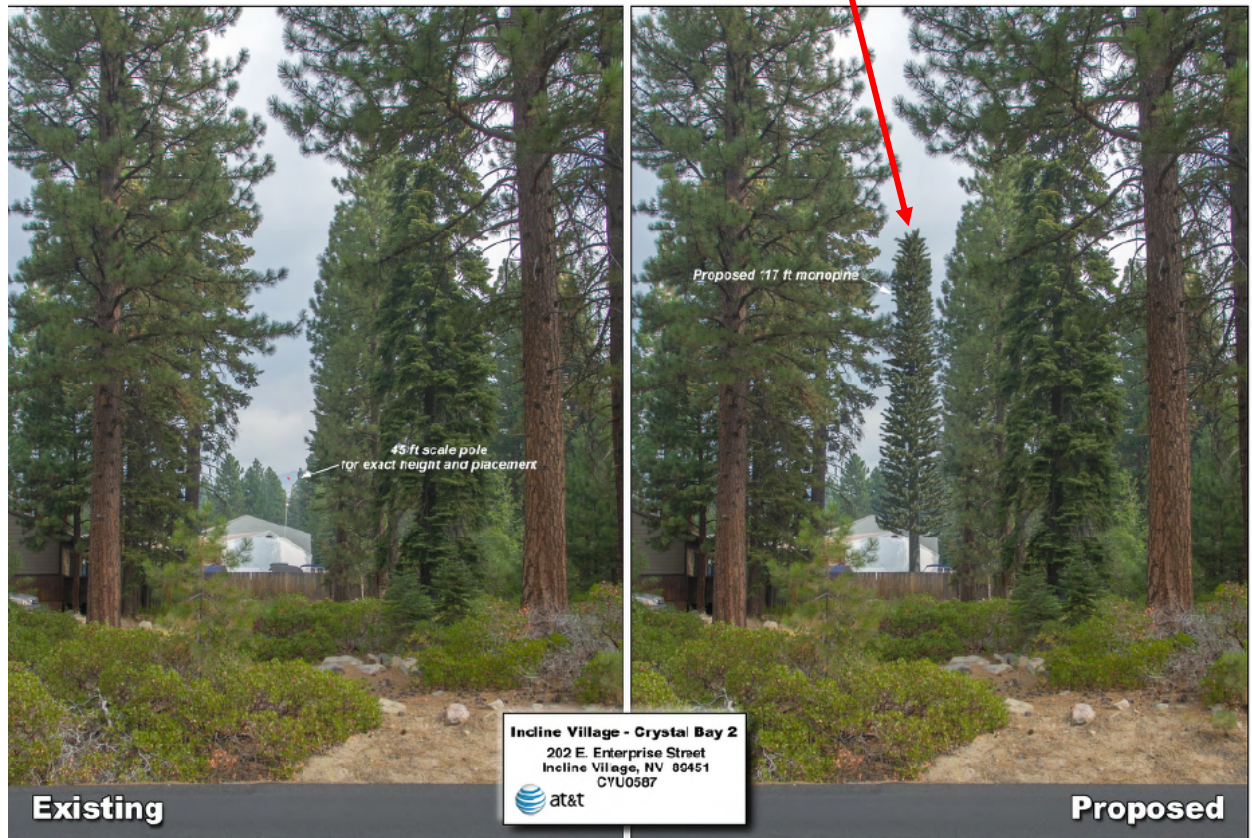


Subject Parcel

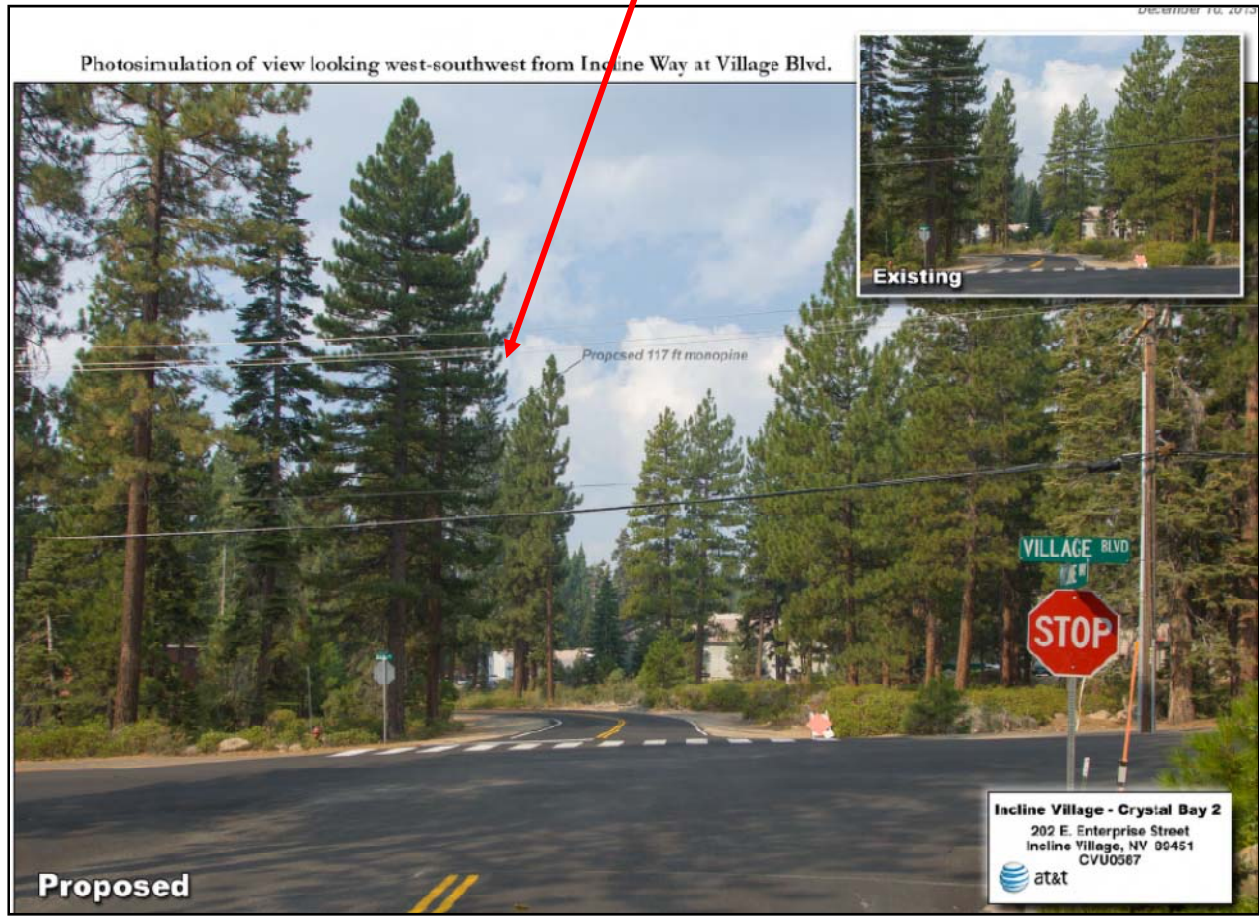


Photo Simulation of Proposed Monopine

PHOTOSIMULATION OF VIEW LOOKING NORTH THROUGH A GAP IN THE TREES FROM SOUTHWOOD DR.



Proposed Monopine



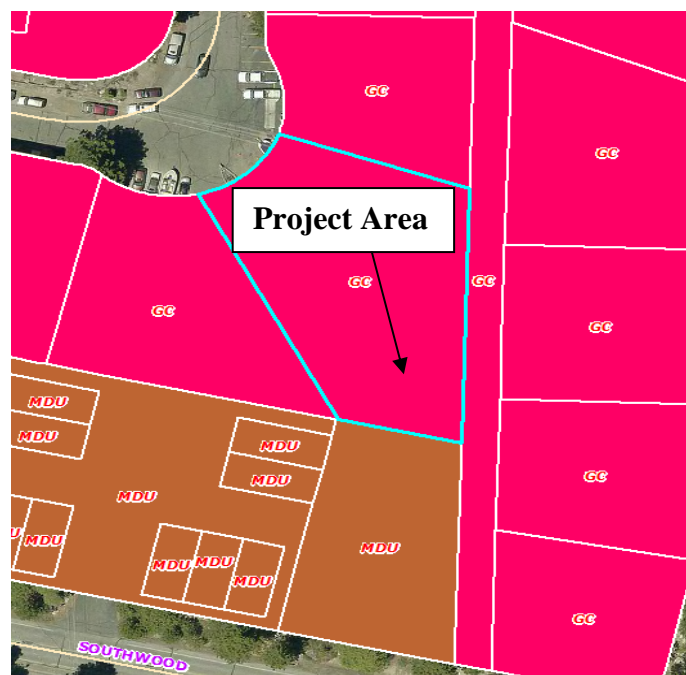
Project Evaluation

AT&T Mobility has requested this special use permit in order to place an unmanned wireless telecommunications monopine disguised as a pine, commonly referred to as a “monopine.” The project site is located at 202 E. Enterprise Street in Incline Village, NV. The cell site facility will be equipped with up to 12 panel antennas, 2 microwave dishes; 3 fiber optic runs; 3 DEC power cables; 6 LTE remote radio units (RRU); 9 UMTS RRUs; 3 surge protectors; outdoor radio equipment; and all necessary ancillary equipment. The project area will encompass roughly 200-square feet, and will have a solid 8 foot tall fence enclosure with vinyl slats in order to screen the equipment cabinet and other related equipment from view. It is anticipated that the new monopine will have little visual impacts, as it will be placed among existing, mature pine trees. The monopine is proposed to be ±112.5 feet tall (to top of pole; ±117 to top of branches), as allowed per Section 110.324.40 through 110.324.75 of the Washoe County Development Code.

Existing Conditions:

The proposed project site is currently developed as a boat storage facility, and is zoned General Commercial (GC) within the Incline Village Commercial Community Plan, a part of the Tahoe Area Plan. The property location is at 202 E. Enterprise Street where it intersects with Oriole Way, between Tahoe Boulevard and Southwood Boulevard. The location of the proposed monopine on the property will be at the back and encompass approximately ±200 square feet of leasable area.

The subject site is adjacent to properties zoned General Commercial (GC) to the north, east and west. To the south there are properties zoned High Density Urban (HDU), which is a high density residential zoning designation.



Analysis

The applicant has indicated in the application the reason for the new telecommunications tower is to increase capacity and provide improved services for the Incline Village area. There are two other sites within 5 miles of the proposed site: 1) AT&T cell site approximately 0.78 miles away, east southeast of the proposed site, on the roof of the Hyatt Hotel tower at 111 Country Club Drive. That site supports AT&T's GSM (voice), UMTS (3G voice and data) and LTE (4G voice and data) technologies, and 2) Approximately 1.36 miles due north of the proposed site is a "monopine" located near the cart house and pro shop of the Incline Village Mountain Golf Course, 687 Wilson Way. AT&T's antennas are collocated at 88' tip height on the approximately 120' high monopole structure (124' with top branches) owned by Verizon.

The applicant anticipates that with the placement of the proposed new monopine, there will be an increase capacity for all types of cell service, especially 911 calls, GPS services, and in-building services. The in-building services are beneficial due to the fact that landline usage has declined in recent years as more of the population is using cell phones for voice and data telecommunications rather than traditional landline communication.

Code Requirements/Use Type:

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

Use Type:

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

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

Section 110.324.40 Wireless Communication/Cellular Facilities: Definitions.

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

- (a) **Antenna** An antenna is defined for the purposes of Sections 110.324.40 through 110.324.75 as a device that transmits and/or received an electronic signal for the purposes of facilitating the communication of personal wireless services that has the meaning ascribed to it in 47 U.S.C. §332(c)(7)(C) as that provision existed on July 1, 2003.

- (5) Monopole Mounted Antenna. A monopole mounted antenna means a communications receiving and/or transmitting device that is attached to a ground mounted, free-standing pole that is erected for the purposes of supporting one (1) or more antennas.

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

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

Antenna Height:

The proposed monopole site will be placed on a parcel of land zoned General Commercial (GC), the allowable height is 80-feet plus an additional 10-feet per the bonus given per Section 110.324.40 (e)(1). Additionally, for Monopole Antenna Stealth design, an additional 25% is allowed towards the overall height of the tower, which then equates to a total overall height of 112.50 feet to the top of the pole (80 feet, plus 10 feet = 90 feet X 25% [22.50] = 112.50). (Section 110.324.40 (e)(3).

- (e) Monopole Antenna. The placement of a monopole antenna shall comply with the following criteria:
 - (1) Antennas shall be allowed in all Rural Residential, Public/Semi-Public Facilities (PSP), General Commercial (GC), Neighborhood Commercial/Office (NC), Tourist Commercial (TC), Industrial (I), Parks and Recreation (PR), and Specific Plan (SP) regulatory zones. Antennas may be allowed in Urban Residential and Suburban Residential regulatory zones when the antenna is proven by a technical review to be required to fill a “Significant Gap Coverage” as defined in Section 110.324.55. Antenna shall be limited to the building standard height for an allowed main structure plus up to ten (10) feet above that height.
 - (3) An additional twenty-five (25) percent pole height shall be granted if the monopole is a stealth design that may include a slim line pole, a tree or other proposed camouflaged design compatible with the surrounding area. The width of the supporting mechanism for the antenna may increase up to the additional twenty-five (25) percent to the extent that the camouflage conceals the array.

Access/Parking:

No new access or parking spaces will be required, as the facility is an unmanned facility. There will be however, regularly scheduled maintenance visits twice montly.

Signage/Lighting:

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

Landscaping:

The applicant has indicated that there will be no landscaping, due to the site being located within an already developed property. The proposed project, however, will need to be in conformance with the Development Code, *Article 412 Landscaping*, which requires 20% landscaping of the developed area, and include climate specific plant varieties. The leased area (developed area) will be approximately 200 sq./ft. thus requiring approximately 40 sq./ft. of landscaping. The landscaping would best be suited around the equipment cabinet enclosure, so as to lessen the visual impacts of the enclosure. This landscaping would be in addition to the 8-foot tall chain link fence with vinyl slats. If the applicant feels there are extenuating circumstances preventing compliance with the landscaping requirements, then a modification to these standards can be sought per Section 110.412.05 (d) Review of Extenuating Circumstances of the Development Code.

Visual Impacts:

The request by AT&T Mobility to add a telecommunications monopole is consistent with the standards of *Article 324 Telecommunications* of the Washoe County Development Code. The proposed telecommunications tower will be disguised as a pine tree, and will be among many other natural, mature pine trees. As a result, the potential for visual impacts will be minimal.

Radio Frequency and Environmental Impacts.

Under federal law (47 U.S.C. 332 (c) (7) (B) (iv), if the proposed telecommunications facility complies with FCC regulations, this Board cannot regulate its placement, construction, and modification based on the potential environmental effects of radio frequency emissions. Under state law (NRS 707.575 (4) the Board "shall not consider the environmental effects of radio frequency emissions" in rendering a decision of approving of denying this special use permit.

The "Electromagnetic Frequency Report" submitted to Washoe County (Exhibit E) indicates that the proposed tower will be in compliance with all FCC rules regulations. The report is signed and stamped by a registered professional engineer licensed in the State of Nevada.

Incline Village/Crystal Bay Citizen Advisory Board

The proposed project was sent to the Citizen Advisory Board for their review and comment. However, the next CAB meeting is not until March 24, 2014. At the time of staff report publication, staff has not received comments from the CAB Chair in regard to this application.

Reviewing Agencies

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

- Washoe County Building & Safety
- Washoe County Engineering & Capital Projects – Land Development
- Incline Village/Crystal Bay Citizen Advisory Board
- Washoe County District Health
- Incline Village General Improvement District (IVGID)
- North Lake Tahoe Fire Protection District
- Deputy District Attorney Greg Salter
- Tahoe Regional Planning Agency – staff contacted TRPA per telephone conversation in regard to their permitting requirements.
- Washoe County Sheriff's Office
- Regional Transportation Commission

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

- Washoe County Planning and Development addressed site and screening requirements.

Contact: Sandra Monsalve, AICP, Senior Planner 775.328.3608
smonsalve@washoecounty.us

- Incline Village General Improvement District (IVGID) submitted conditions related to water and utility easements.

Contact: Tim Buxton, Chief Inspector 775.832.1260 tim_buxton@ivgid.org

- Washoe County Building & Safety addressed requirements for all building permits.

Contact: Don Jeppson, Building Official 775.328.2020
DCJeppson@washoecounty.us

REQUIRED FINDINGS

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

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

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

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

Staff Comment: The proposed project is in compliance with Division Seven.

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

Staff Comment: The telecommunications pole will be disguised as a pine tree, and will blend with other pine trees in the vicinity.

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

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

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

Staff Comment: There is no military installation nearby.

Findings required by Section 110.324.75, for a telecommunications facility.

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

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

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

Staff Comment: The Board has heard and considered public comment during the public hearing. Under federal law (47 U.S.C. 332 (c) (7) (B) (iv)), if the proposed telecommunications facility complies with FCC regulations, this Board cannot regulate its placement, construction, and modification based on the potential environmental effects of radio frequency emissions. Under state law (NRS 707.575 (4) the Board "shall not consider the environmental effects of radio frequency emissions" in rendering a decision of approving or denying this special use permit.

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

Staff Comment: Based on a review of the photographs and drawings in the Staff Report and Application, the proposed monopole will blend with existing natural, mature pine trees. It is not on a ridgeline and will be among other pine trees which will thereby lessen the visual impacts.

Recommendation

Those agencies which reviewed the application recommended conditions in support of approval of the project. Therefore, after a thorough analysis and review, Special Use Permit Case No. SB13-022 is being recommended for approval with conditions. Staff offers the following motion for the Board's consideration:

Motion

I move to adopt all of the eight findings listed in the staff report and based on those findings approve Special Use Permit Case No. SB13-022 for AT&T Mobility, subject to the conditions contained in Exhibit A to the Staff Report. The Findings are adopted based on individual consideration of information contained in the Staff Report (including, but not limited to the staff comments regarding the findings) and all exhibits as well as testimony and exhibits presented at the public hearing. Counsel for the Board and the Board Secretary are hereby directed to prepare a written Action Order consistent with this motion.

Appeal Process

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

Property Owner: Mike Schwartz, P.O. Box 3004, Incline Village, NV 89450.

Applicant: Ericsson for AT&T Mobility, Attn: Joel Ellinwood, 6140 Stoneridge Mall Rd., Ste. 350, Pleasanton, CA 94588.



Conditions of Approval

Special Use Permit Case No. SB13-022

The project approved under Special Use Permit Case No. SB13-022 shall be carried out in accordance with the Conditions of Approval granted by the Board of Adjustment on February 6, 2014. Conditions of Approval are requirements placed on a permit or development by each reviewing agency. These Conditions of Approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable Codes.

Unless otherwise specified, all conditions related to the approval of this special use permit shall be met or financial assurance must be provided to satisfy the Conditions of Approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Development Division of the Washoe County Community Services Department.

Compliance with the Conditions of Approval related to this Special Use Permit is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the Special Use Permit may result in the initiation of revocation procedures.

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

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

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

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

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

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

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

Washoe County Planning and Development

1. The following conditions are requirements of the Planning and Development Division of the Washoe County Community Services Department, which shall be responsible for determining compliance with these conditions.

Contact Name – Sandra Monsalve, AICP, 775.328.3608

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

NOTE

Should any prehistoric or historic remains/artifacts be discovered during site development, work shall temporarily be halted at the specific site and the State Historic Preservation Office of the

Department of Museums, Library and Arts shall be notified to record and photograph the site. The period of temporary delay shall be limited to a maximum of two (2) working days from the date of notification.

- e. Prior to the issuance of a building permit, the applicant shall provide a certification by a professional that the facility complies with Federal Communications Commission (FCC) regulations for Radio Frequency Emissions (RFE).
- f. Prior to the issuance of a building permit the applicant shall record a statement of assurance that the wireless communications facility shall be removed if the use of the facility is discontinued for a period of twelve (12) consecutive months.
- g. All new fencing installed as part of this project shall include slats and provide at least 75% visual screening. Slats shall be of a color to match the surrounding buildings. Fencing materials shall be non-reflective.
- h. The monopine pole tower shall not exceed 112.50 feet in maximum height (117.0 feet to the top of the highest branches), as approved under this special use permit SB13-022.
- i. Prior to any ground disturbing activity, the applicant shall submit a landscaping design plan to the Planning and Development Division. Said plans shall be for the purposes of screening the equipment cabinet and all other appurtenances related to the telecommunications site. Fifty percent (50%) of evergreen trees shall be at least seven (7) feet in height at time of planting and the remainder shall be at least five (5) feet in height at time of planting. If these standards cannot be met due to extenuating circumstances then the applicant shall submit an application of *Modification of Standards* to the Planning & Development Division for review and approval.
- j. All existing trees and landscaping removed as part of the construction of this facility shall be replaced at the rate of two trees for each tree removed and two bushes for each bush removed. All disturbed areas shall be revegetated with a seed mix consisting of native plants as approved by the UNR Cooperative Extension in conjunction with the North Lake Tahoe Fire Protection District (NLTFPD). Landscape plans shall show all existing trees and landscaping, both to be preserved and to be removed.
- k. The telecommunications tower owner shall be responsible for maintenance of the tower structure, all branches, and related appurtenances and equipment for said site. If branches break, fade, or blow away, or are damaged in any other manner, whether due to natural, Act of God, or manmade causes, those said branches or other equipment shall be replaced within three (3) months per each occurrence.

- I. The following **Operational Conditions** shall be required for the life of the project:
 1. This special use permit shall remain in effect until or unless it is revoked or is inactive for one year.
 2. Failure to comply with the Conditions of Approval shall render this approval null and void. Compliance with this condition shall be determined by the Planning and Development Division.
 3. The applicant and any successors shall direct any potential purchaser/operator of the site and/or the special use permit to meet with the Planning and Development Division staff to review Conditions of Approval prior to the final sale of the site and/or the special use permit. Any subsequent purchaser/operator of the site and/or the special use permit shall notify the Planning and Development Division of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.

Washoe County Building & Safety

2. The following condition is a requirement of Washoe County Building & Safety, which shall be responsible for determining compliance with this condition.

Contact Name – Don Jeppson, 775.328.2020

- a. The applicant(s) shall be required to obtain all necessary building permits, prior to demo, construction or occupancy.

Incline Village General Improvement District (IVGID)

3. The following conditions are requirements of the Incline Village General Improvement District (IVGID), which shall be responsible for determining compliance with these conditions.

Contact Name – Tim Buxton, 775.832.1260

- a. Due to IVGID Water and Sewer Utilities located within the property, the owner must contact IVGID prior to submitting for a Washoe County Building Permit.
- b. The owner shall be responsible for scheduling a field meeting with IVGID to determine an approved location for the proposed tower.

*** End of Conditions ***



Jeffrey Brann Associates
 Architecture | Intercommunications
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 925.460.2929 | Fax 925.460.2931

PROPRIETARY INFORMATION
 THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS THE PROPERTY OF JEFFREY BRANN ASSOCIATES AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. REUSE OR REPRODUCTION OF THIS INFORMATION IS STRICTLY PROHIBITED.



2400 Commerce Square, 4th Floor West Wing
 San Ramon, California 94583

APPROVALS	
RFI ENGINEER	DATE
SITE ACQ AND ZONING	DATE
DESIGNER/CM	DATE
A/E/C CONSTRUCTION MANAGER	DATE
OWNER APPROVAL	DATE

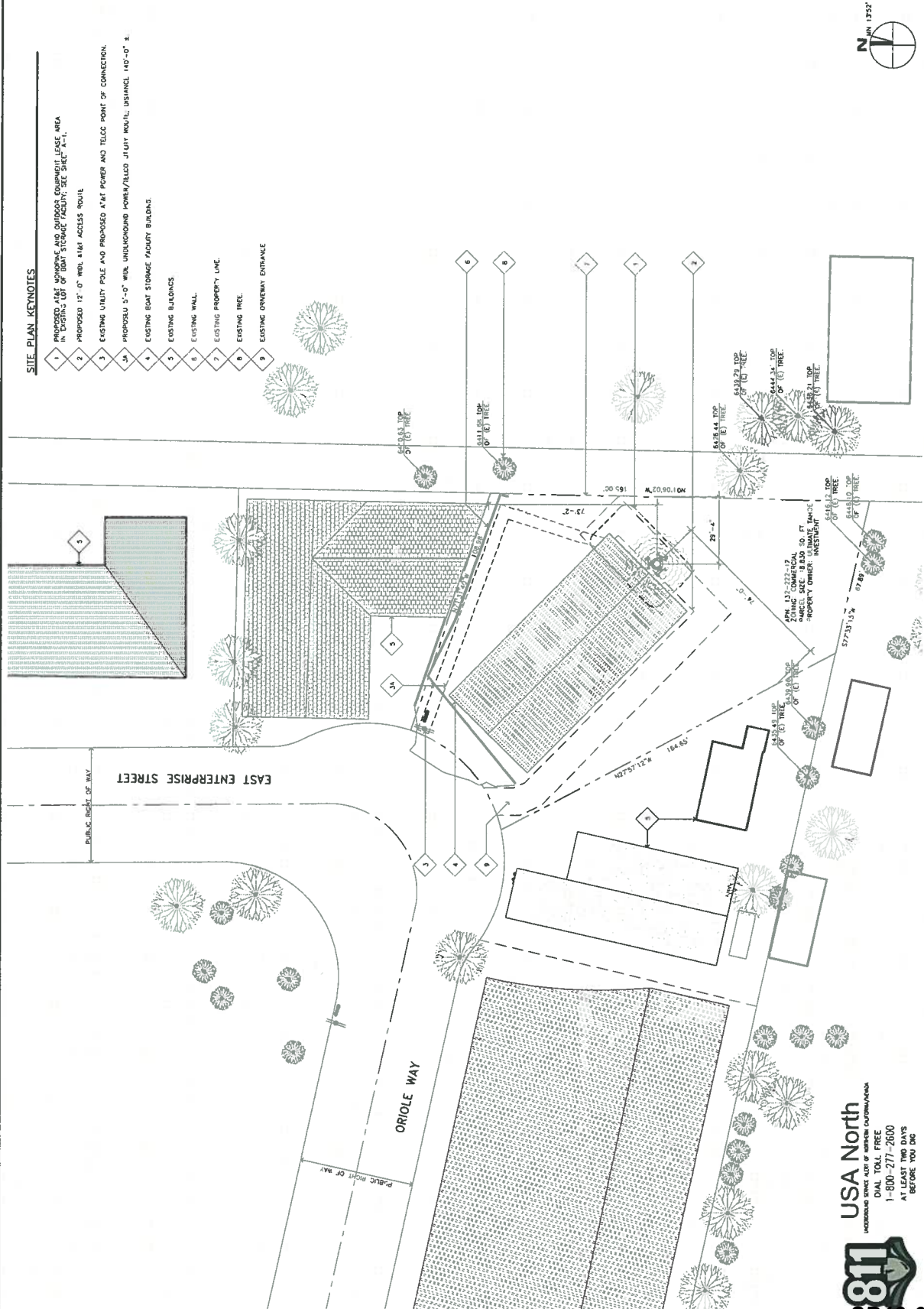
PROJECT NAME
**INCLINE VILLAGE -
 CRYSTAL BAY 2**
 PROJECT NUMBER
CY00587
 202 E. ENTERPRISE STREET
 INCLINE VILLAGE, CALIFORNIA
 MARCH 2013

PROJECT TYPE	NEW SITE BUILD
DESIGNED BY	ST
DATE	07/19/13
DESCRIPTION	08/23/13
REV	10/29/13
	12/11/13

REVISION LEVEL	DESCRIPTION
A	07/19/13
0	08/23/13
1	10/29/13
2	12/11/13

SHEET TITLE
SITE PLAN

A-0



- SITE PLAN KEYNOTES**
- PROPOSED A/E/C WORKSPACE AND OUTDOOR EQUIPMENT LEASE AREA IN EXISTING LOT OF BOAT STORAGE FACILITY; SEE SHEET "A-1".
 - PROPOSED 12' OF WIND BREAK ACCESS ROAD.
 - EXISTING UTILITY POLE AND PROPOSED A/E/C POWER AND TELCO POINT OF CONNECTION.
 - PROPOSED 5'-0" WIND UNDERGROUND POWER/TULLO J/L UTILITY MOUNT; UNIFORMITY 140'-0" x.
 - EXISTING BOAT STORAGE FACILITY BUILDING.
 - EXISTING BUILDINGS.
 - EXISTING WALL.
 - EXISTING PROPERTY LINE.
 - EXISTING TREE.
 - EXISTING DRIVEWAY ENTRANCE.



SCALE: 1" = 20'
 0 10' 20'

1

USA North
 INDEPENDENT MEMBER OF THE NATIONAL ASSOCIATION OF ARCHITECTS
 DUAL TOLL FREE
 1-800-277-2600
 AT LEAST TWO DAYS BEFORE YOU DIE

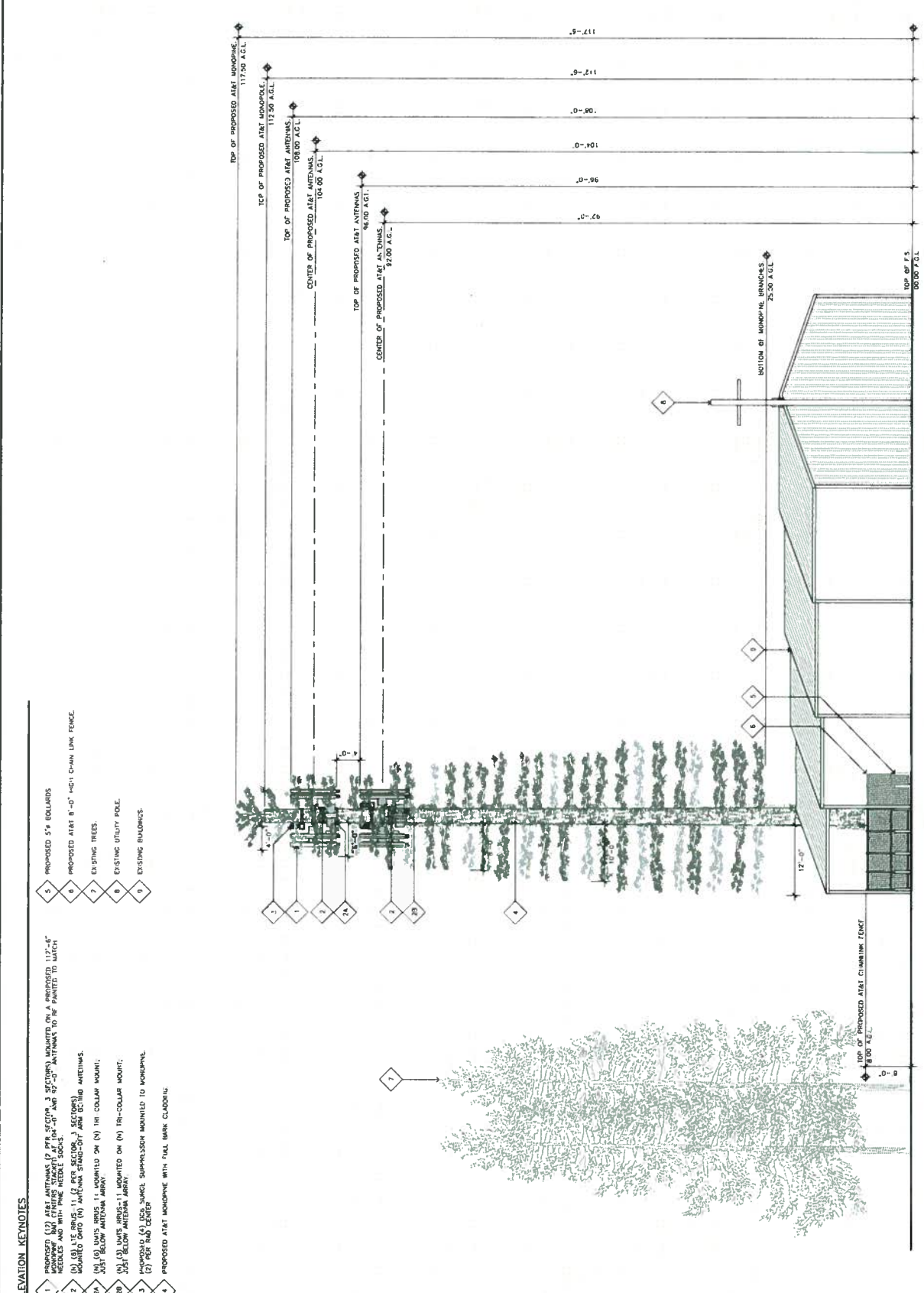


SITE PLAN

**SB13-022 (AT&T)
 EXHIBIT B**

ELEVATION KEYNOTES

- 1 PROPOSED (1) AIR ANTENNAS (2) PER SECTOR 3 SECTORS) MOUNTED ON A PROPOSED 12'-4" MONOPOLE. ALL CENTERS LOCATED AT 10'-0" AND 19'-0" ANTENNAS TO BE PAINTED TO MATCH REDUCES AND WITH THE REDUCE SIZES.
- 2 EXISTING (1) AIR ANTENNA MOUNTED ON EXISTING MONOPOLE.
- 3 PROPOSED (1) 100' TALL MONOPOLE WITH 12' DIAMETER AND 12' DIAMETER MONOPOLE.
- 4 PROPOSED (1) 100' TALL MONOPOLE WITH 12' DIAMETER AND 12' DIAMETER MONOPOLE.
- 5 PROPOSED (1) 100' TALL MONOPOLE WITH 12' DIAMETER AND 12' DIAMETER MONOPOLE.
- 6 PROPOSED (1) 100' TALL MONOPOLE WITH 12' DIAMETER AND 12' DIAMETER MONOPOLE.
- 7 PROPOSED (1) 100' TALL MONOPOLE WITH 12' DIAMETER AND 12' DIAMETER MONOPOLE.
- 8 PROPOSED (1) 100' TALL MONOPOLE WITH 12' DIAMETER AND 12' DIAMETER MONOPOLE.
- 9 PROPOSED (1) 100' TALL MONOPOLE WITH 12' DIAMETER AND 12' DIAMETER MONOPOLE.

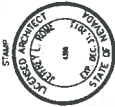


NORTH ELEVATION

1:117 SCALE: 3/32"=1'-0"
 244:36 SCALE: 3/16"=1'-0"

Jeffrey Rame Associates
 ARCHITECTS & INTERIORS
 1500 Wilshire Plaza, Suite 300
 Newport Beach, California 92660
 Tel: 949.462.3271 / Fax: 949.462.3311

PROPRIETARY INFORMATION
 THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS THE PROPERTY OF JEFFREY RAME ASSOCIATES AND IS NOT TO BE REPRODUCED, COPIED, OR DISCLOSED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF JEFFREY RAME ASSOCIATES. MOBILITY IS STRICTLY PROHIBITED.



at&t
 PREPARED FOR
 2400 Camino Ramon, 4th Floor, West Wing
 San Ramon, California 94583

APPROVALS

R.F. ENGINEER	DATE
SITE ACO AND ZONING	DATE
ENGINEER CM	DATE
AIRB CONSTRUCTION MANAGER	DATE
OWNER APPROVAL	DATE

PROJECT NAME
INCLINE VILLAGE - CRYSTAL BAY 2
PROJECT NUMBER
CVU0587
 202 E. OVERBROOK STREET
 SUITE 200, CRYSTAL BAY
 WASHO COUNTY

PROJECT TYPE NEW SITE BUILD

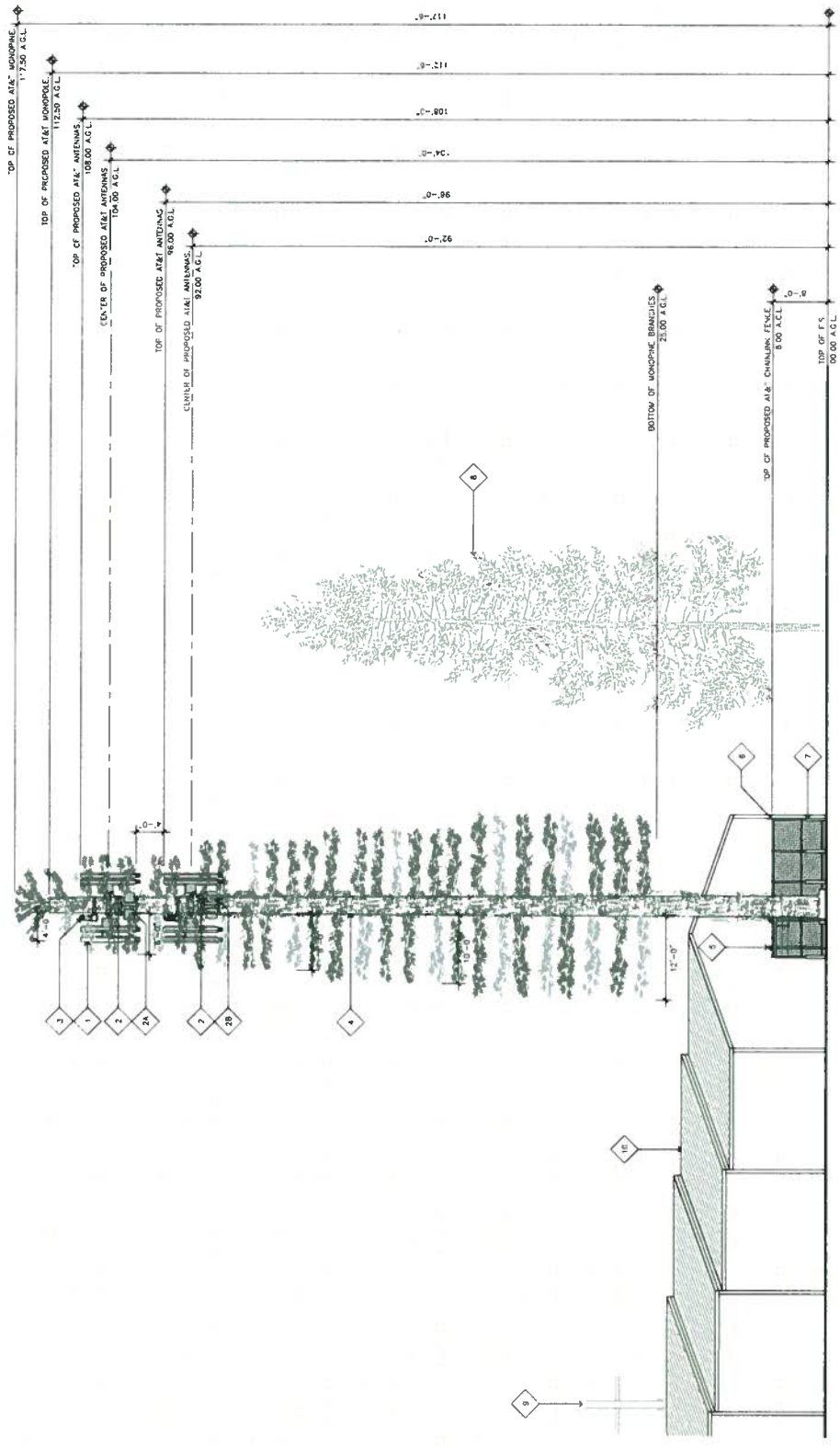
DRAWING DATE	REV.
CHECKED BY	REV.
DATE	DESCRIPTION
07/19/11	90% 2D'S
08/23/11	100% 2D'S
10/27/11	CONTRACT MARKS
12/11/11	ANTENNA BRACKET

REVISION LEVEL 08.01
SHEET TITLE
NORTH ELEVATION

A-4

ELEVATION KEYNOTES

- 1 PROPOSED (2) AIR ANTENNAS (2 PER SECTION), MOUNTED ON A MONOPINE, 117'-6" MONOPINE, AND CENTER STRUTS AT 10'-0" AND 92'-0" ANTENNAS TO BE PAINTED TO MATCH MONOPINE
- 2 (4) (4) U.S. BRGS.-11 (3 PER SECTION, 3 SECTIONS) MOUNTED ON (4) ANTI-TWIST STRUC-24 AIR BEHIND ANTENNAS, JUST BELOW ANTENNA ARRAY
- 2A (4) (4) LIMITS BRGS.-11 MOUNTED ON (4) TRI-COLLAP MOUNT, JUST BELOW ANTENNA ARRAY
- 2B (4) (4) LIMITS BRGS.-11 MOUNTED ON (4) TRI-COLLAP MOUNT, JUST BELOW ANTENNA ARRAY
- 3 PROPOSED (4) DCL SWRCS SUPPRESSOR MOUNTED TO MONOPINE (2) PER ROW CENTER
- 4 PROPOSED AIR MONOPINE WITH FULL MARK CLIMBING
- 5 PROPOSED CABLE BRIDGE
- 6 PROPOSED AIR 8'-0" HDG. CHAIN LINK FENCE
- 7 PROPOSED 3" S BOLLARDS
- 8 EXISTING TREES
- 9 EXISTING UTILITY POLE
- 10 EXISTING RAY STRONG FACILITY



SOUTH ELEVATION
 1/17 SCALE: 3/32"=1'-0"
 24x36 SCALE: 3/16"=1'-0"

Jeffrey Rame Associates
 Architects | Interiors
 1400 San Ramon Road
 Hercules, CA 94568
 Tel: 925.463.3379 | Fax: 925.463.3371

PREPARED FOR

2400 Contra Ramon, 4th Floor, West Wing
 San Ramon, California 94583

PROJECT NAME
**INCLINE VILLAGE -
 CRYSTAL BAY 2**

PROJECT NUMBER
CYU0587

202 E. CHATELAIN STREET
 SUITE 100
 SAN RAMON, CALIFORNIA 94583

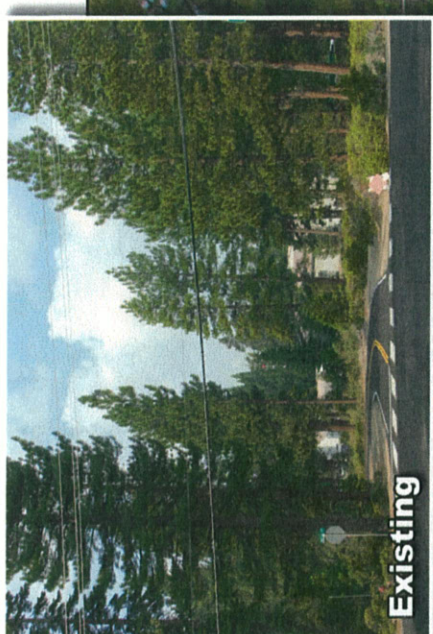
PROJECT TYPE: NEW SITE BUILD

DRAWING DATE: 07/19/11
 CHECKED BY: P
 DATE: 08/23/11
 DESCRIPTION: 90% 2D'S
 REV: 0
 10/09/11 LACLOUD COMMENTS
 11/11/11 ANTENNA MOUNT 3

REVISION LEVEL: 0001

SHEET TITLE
SOUTH ELEVATION

Photosimulation of view looking west-southwest from Incline Way at Village Blvd.



Existing



Proposed 117 ft monopine

SB13-022 (AT&T)
EXHIBIT C

Proposed

Incline Village - Crystal Bay 2
 202 E. Enterprise Street
 Incline Village, NV 89451
 CVU0587



Photosimulation of view looking north through a gap in the trees from Southwood Blvd.



SB13-022 (AT&T)
EXHIBIT C

Existing

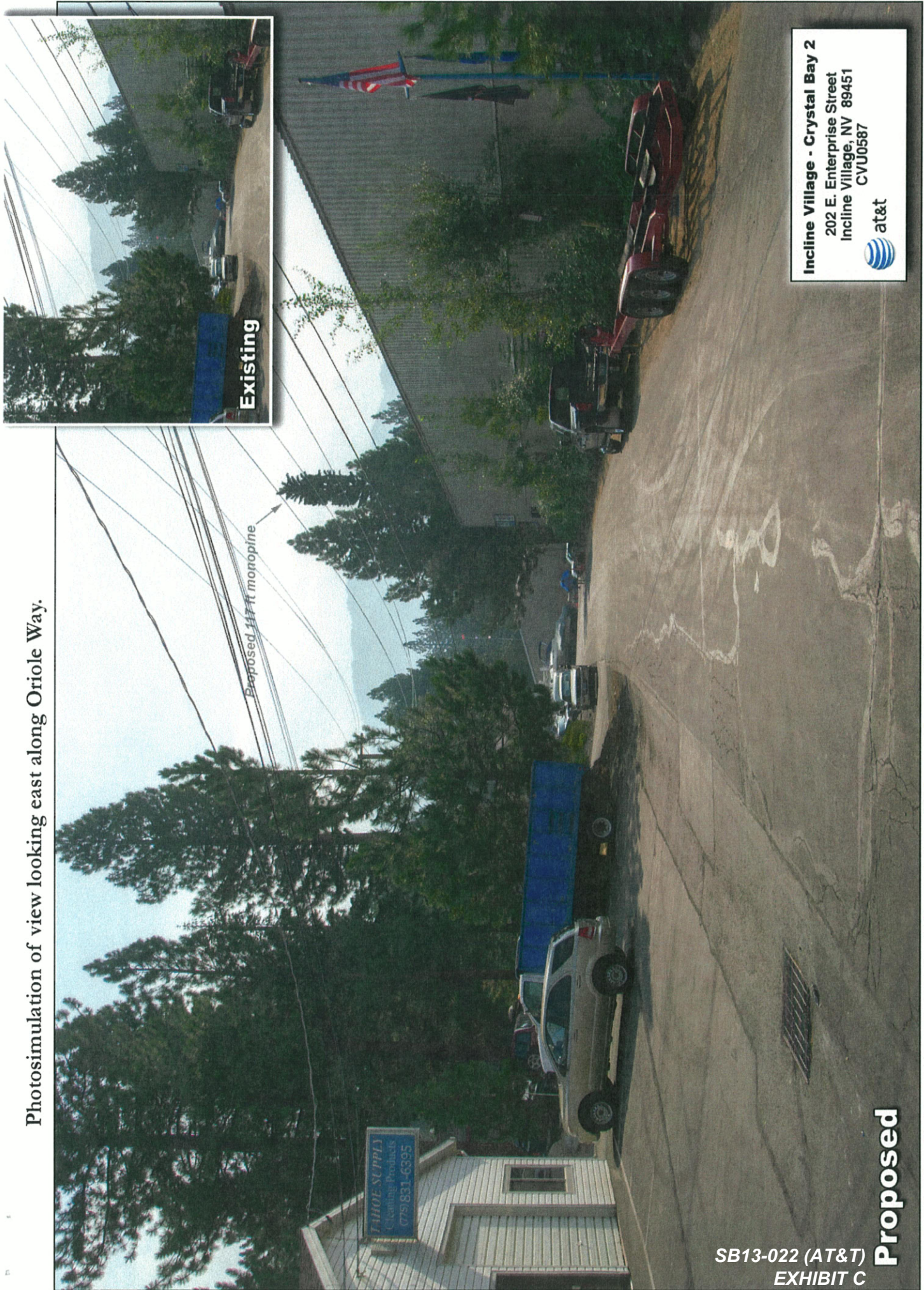


Incline Village - Crystal Bay 2
 202 E. Enterprise Street
 Incline Village, NV 89451
 CVU0587



Proposed

Photosimulation of view looking east along Oriole Way.



Existing

Proposed 117 ft monopine

Incline Village - Crystal Bay 2
 202 E. Enterprise Street
 Incline Village, NV 89451
 CVU00587



SB13-022 (AT&T)
EXHIBIT C

Proposed

CVU0587
Propagation Map

August 1st 2013

From: [WILLIAMS, BRIAN](#)
To: [Karianne Kerr](#)
Cc: [Gloria Shin](#); [Heather Williams](#); allen@developmentsystemsinc.com; [MILLER, MONICA](#); [WINN, BARBARA J](#); [WELLS, KRIS A](#)
Subject: RE: CVU0587-Prop Maps & RF statement ETA
Date: Thursday, August 01, 2013 1:21:31 PM
Attachments: [CVU0587_Propagation_Map_08012013.pdf](#)

Good Afternoon Karianne,

Sorry for the delay.

Attached are the Propagation Map and RF Statement for CVU0587

RF STATEMENT:

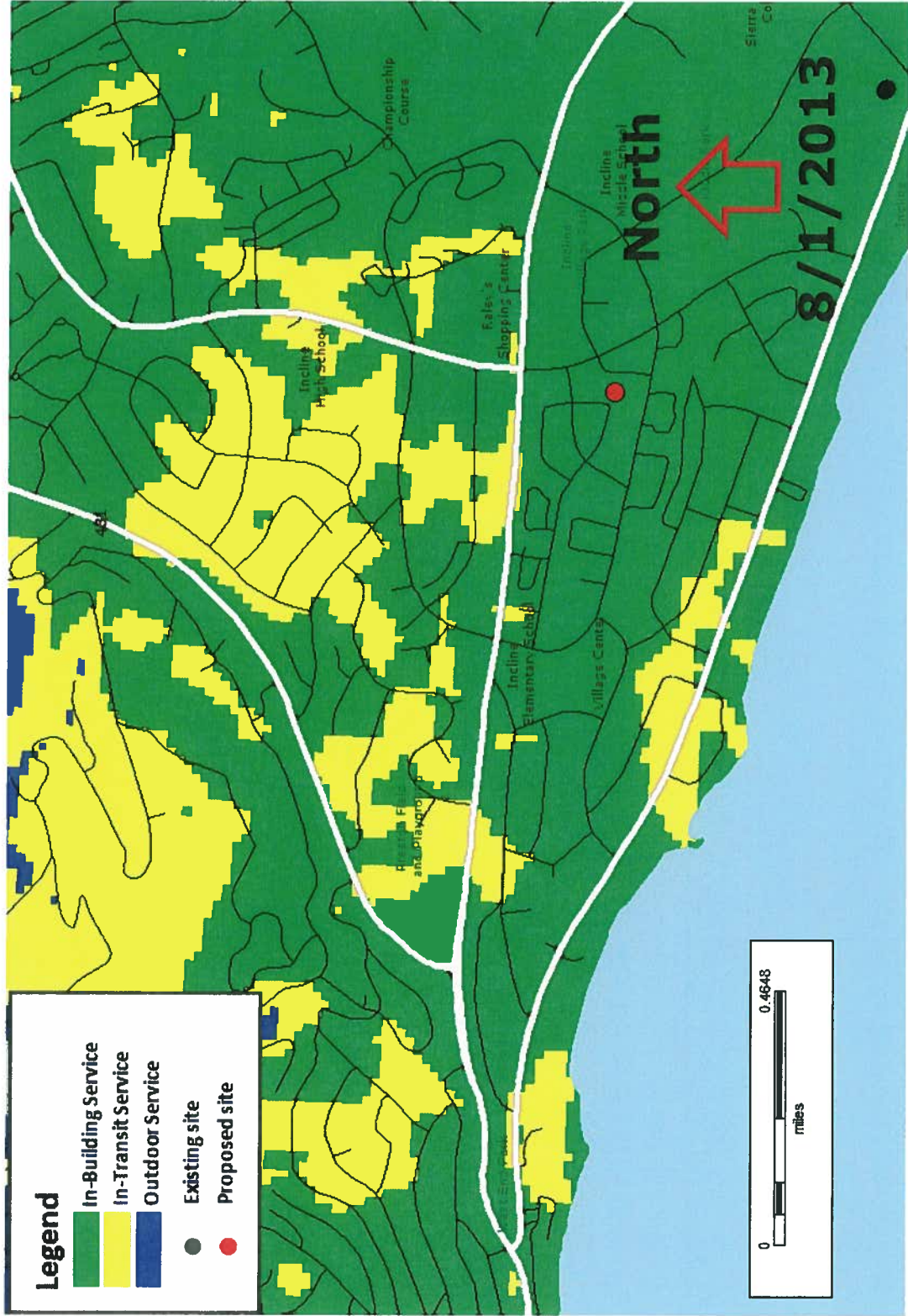
The proposed site at the Boat Yard located at 881 Oriole Way is intended to relieve capacity issues and provide improved service in the area. An existing ATT sites 0.78 miles southwest of this location is undergoing extreme congestion during the busy times of the day. In addition to this, it will improve service for the majority of center of Incline Village from the Donnar Drive (in the north) to the Crystal Bay (in the south). This includes indoor service for the same area.

This is especially true for those who rely on the ATT network for broadband data services. Providing improved indoor service to residents will allow them to take advantage of ATT's high speed wireless network including the new 4G LTE network. In-building service is critical as customers increasingly use their mobile phones as their primary communication device (landlines to residences have decreased significantly) and rely on their mobile phones to do more (E911, GPS, web access, text, etc.).

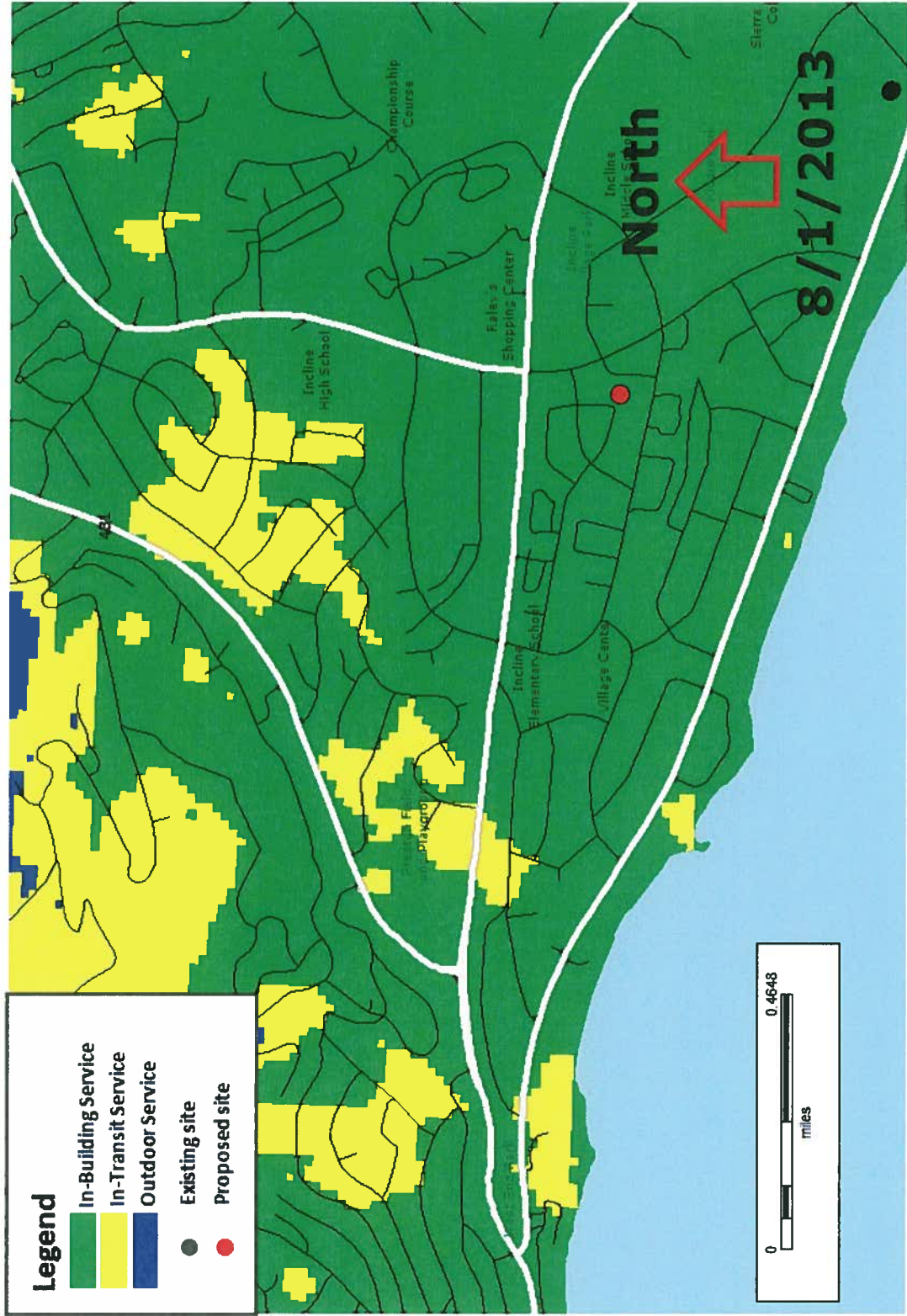
4G LTE is capable of delivering speeds up to 10 times faster than industry-average 3G speeds. LTE technology also offers lower latency, or the processing time it takes to move data through a network, such as how long it takes to start downloading a webpage or file once you've sent the request. Lower latency helps to improve the quality of personal wireless services. What's more, LTE uses spectrum more efficiently than other technologies, creating more space to carry data traffic and services and to deliver a better overall network experience. AT&T designs and builds its wireless network to satisfy its customer service standards, which ensure customers receive reliable in-building service quality."

Brian Williams
NSB – RF Design
AT&T Mobility
925-227-6280 Office
803-319-5569 Mobile

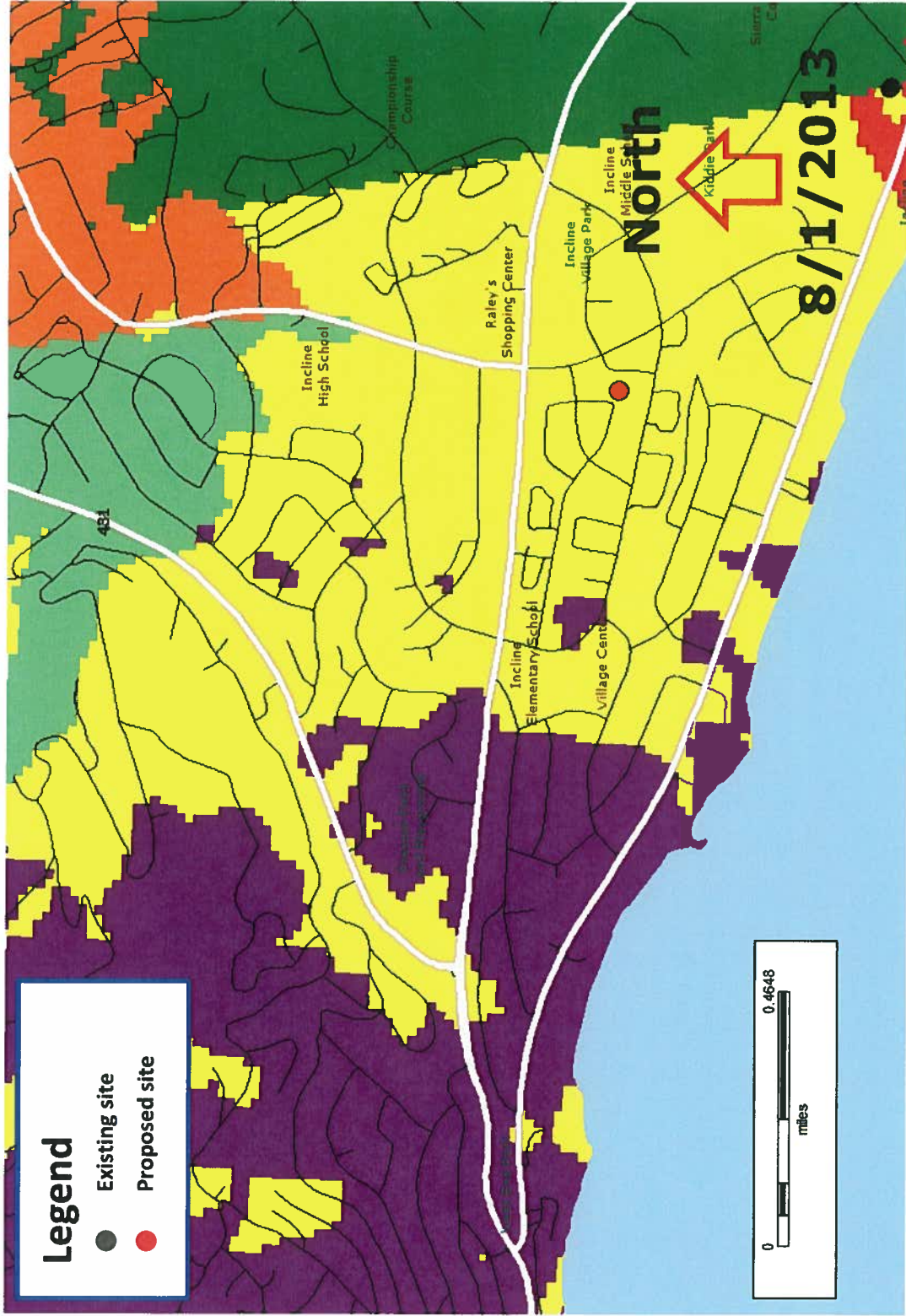
Existing Coverage



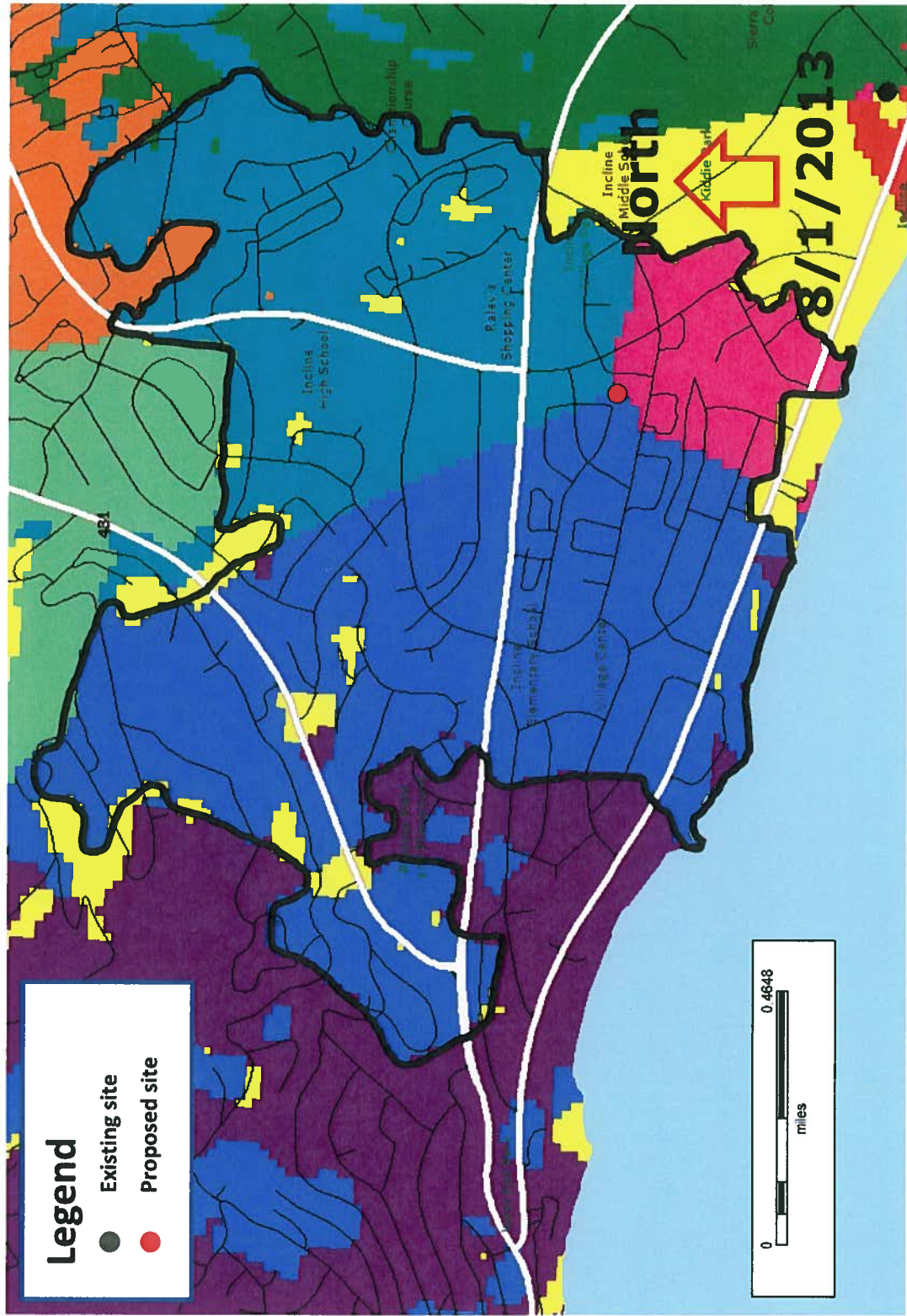
Proposed Coverage after NSB Integration



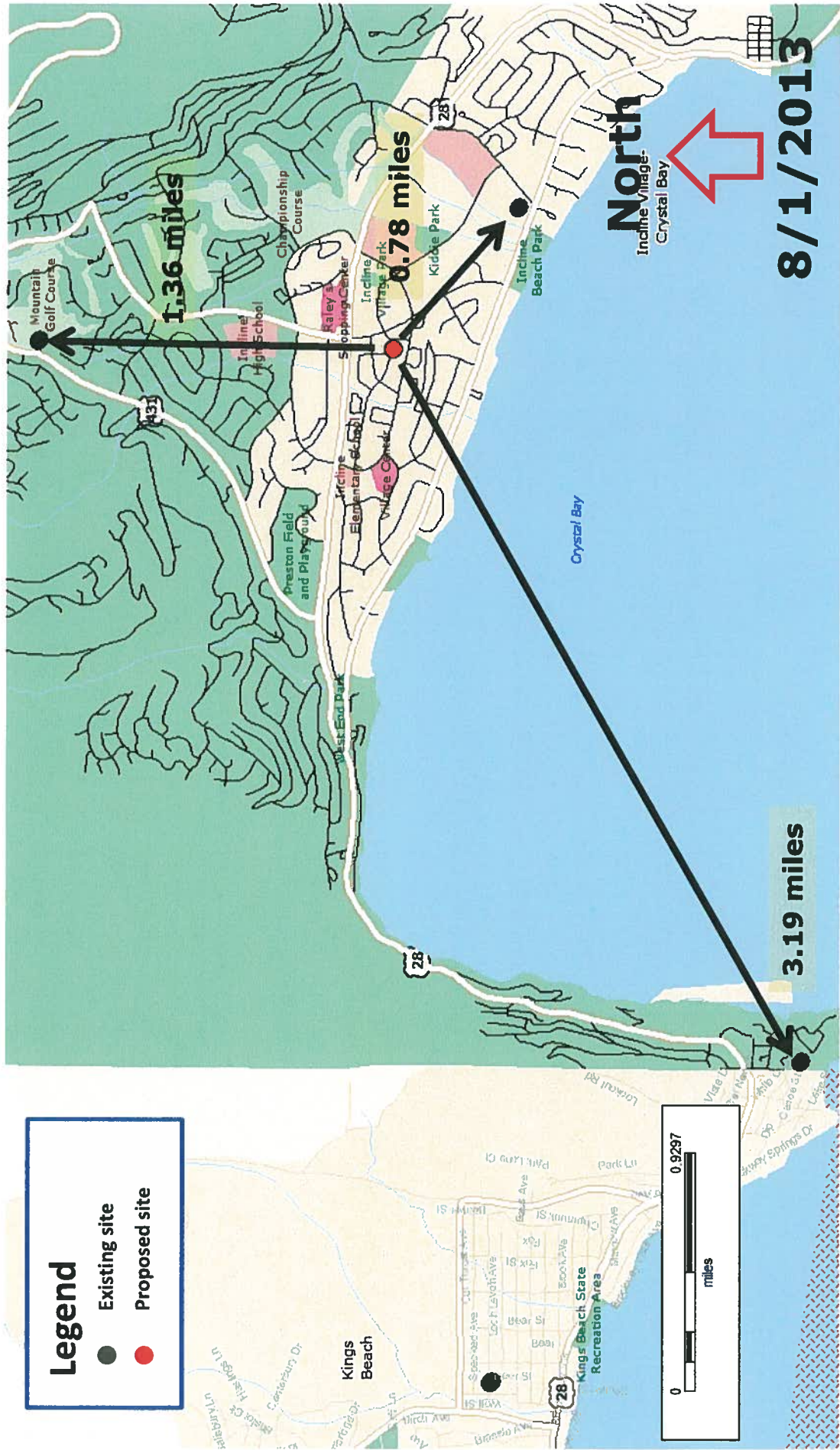
Existing Coverage Transmitter Equal Power Boundary plot



Proposed Coverage Transmitter Equal Power Boundary plot, the proposed site coverage is bordered with a black line.



Surrounding On Air sites



ATT RF EME Compliance Report

CASPR# 3701462856
USID# 144217
Site No. CVU0587
Incline Village - Crystal Bay 2
202 East Enterprise Street
Incline Village, Nevada 89451
Washoe County
39.247225; -119.953464 NAD83
Monotree

EBI Project No. 62139900
August 27, 2013



Prepared for:

AT&T Mobility, LLC
c/o Ericsson Inc
7655-7665 Redwood Blvd.
Novato, CA 94945

Prepared by:



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2.0 FEDERAL COMMUNICATIONS COMMISSION (FCC) REQUIREMENTS	3
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4.0 WORST-CASE PREDICTIVE MODELING.....	5
5.0 RECOMMENDED SIGNAGE/COMPLIANCE PLAN	7
6.0 SUMMARY AND CONCLUSIONS.....	8
7.0 LIMITATIONS.....	8

APPENDICES

- Appendix A Personnel Certifications**
- Appendix B Antenna Inventory**
- Appendix C RoofView® Export File**
- Appendix D RoofView® Graphic**
- Appendix E Compliance/Signage Plan**

EXECUTIVE SUMMARY

Purpose of Report

EnviroBusiness Inc. (dba EBI Consulting) has been contracted by AT&T Mobility, LLC to conduct radio frequency electromagnetic (RF-EME) modeling for AT&T Site CVU0587 located at 202 East Enterprise Street in Incline Village, Nevada to determine RF-EME exposure levels from proposed AT&T wireless communications equipment at this site. As described in greater detail in Section 2.0 of this report, the Federal Communications Commission (FCC) has developed Maximum Permissible Exposure (MPE) Limits for general public exposures and occupational exposures. This report summarizes the results of RF-EME modeling in relation to relevant FCC RF-EME compliance standards for limiting human exposure to RF-EME fields.

This report contains a detailed summary of the RF-EME analysis for the site, including the following:

- Antenna Inventory
- Site Plan with antenna locations
- Antenna inventory with relevant parameters for theoretical modeling
- Graphical representation of theoretical MPE fields based on modeling
- Graphical representation of recommended signage and/or barriers

This document addresses the compliance of AT&T's transmitting facilities independently and in relation to all collocated facilities at the site.

Statement of Compliance

A site is considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits and there are no RF hazard mitigation measures in place. Any carrier which has an installation that contributes more than 5% of the applicable MPE must participate in mitigating these RF hazards.

As presented in the sections below, based on worst-case predictive modeling, there are no modeled areas on any accessible ground-level walking/working surface related to the proposed antennas that exceed the FCC's occupational or general public exposure limits at this site.

AT&T Recommended Signage/Compliance Plan

AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated September 21, 2012, requires that:

1. All sites must be analyzed for RF exposure compliance;
2. All sites must have that analysis documented; and
3. All sites must have any necessary signage and barriers installed.

Site compliance recommendations have been developed based upon protocols presented in AT&T's RF Exposure guidance document, dated September 21, 2012, additional guidance provided by AT&T, EBI's understanding of FCC and OSHA requirements, and common industry practice. Barrier locations have been identified (when required) based on guidance presented in AT&T's RF Exposure Policy guidance document, dated September 21, 2012. The following signage is recommended at this site:

- Green INFO I sign posted on or next to the access gate.
- Yellow CAUTION – TOWER sign posted at the base of the monotree.

The signage proposed for installation at this site complies with AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document and therefore complies with FCC and OSHA requirements. Barriers are not recommended on this site. More detailed information concerning site compliance recommendations is presented in Section 5.0 and Appendix E of this report.

1.0 SITE DESCRIPTION

This project involves the proposed installation of up to twelve (12) wireless telecommunication antennas on a monotree in Incline Village, Nevada. There are three Sectors (A, B, and C) proposed at the site, with four (4) proposed antennas per sector. For modeling purposes, it is assumed that there will be one (1) UMTS antenna in each sector transmitting in two bands each of the 850 MHz and 1900 MHz frequency ranges, one UMTS antenna in each sector transmitting in the 1900 MHz frequency range, and two (2) LTE antennas in each sector transmitting in the 700 and 1900 MHz frequency ranges. The Sector A antennas will be oriented 30° from true north. The Sector B antennas will be oriented 150° from true north. The Sector C antennas will be oriented 270° from true north. The bottoms of the UMTS 850/1900 MHz antennas and one of the LTE antennas in each sector will be 107.1 feet above ground level. The bottoms of the UMTS 1900 MHz antennas and the other LTE antennas will be 97.1 feet above ground level. Appendix B presents an antenna inventory for the site.

Access to this site is accomplished via a gate in the fence surrounding the monotree. Workers must be elevated to antenna level to access them, so these antennas are not accessible to the general public.

2.0 FEDERAL COMMUNICATIONS COMMISSION (FCC) REQUIREMENTS

The FCC has established Maximum Permissible Exposure (MPE) limits for human exposure to Radiofrequency Electromagnetic (RF-EME) energy fields, based on exposure limits recommended by the National Council on Radiation Protection and Measurements (NCRP) and, over a wide range of frequencies, the exposure limits developed by the Institute of Electrical and Electronics Engineers, Inc. (IEEE) and adopted by the American National Standards Institute (ANSI) to replace the 1982 ANSI guidelines. Limits for localized absorption are based on recommendations of both ANSI/IEEE and NCRP.

The FCC guidelines incorporate two separate tiers of exposure limits that are based upon occupational/controlled exposure limits (for workers) and general public/uncontrolled exposure limits for members of the general public.

Occupational/controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment and in which those persons who are exposed have been made fully aware of the potential for exposure and can exercise control over their exposure. Occupational/controlled exposure limits also apply where exposure is of a transient nature as a result of incidental passage through a location where exposure levels may be above general public/uncontrolled limits (see below), as long as the exposed person has been made fully aware of the potential for exposure and can exercise control over his or her exposure by leaving the area or by some other appropriate means.

General public/uncontrolled exposure limits apply to situations in which the general public may be exposed or in which persons who are exposed as a consequence of their employment may not be made fully aware of the potential for exposure or cannot exercise control over their exposure. Therefore, members of the general public would always be considered under this category when exposure is not employment-related, for example, in the case of a telecommunications tower that exposes persons in a nearby residential area.

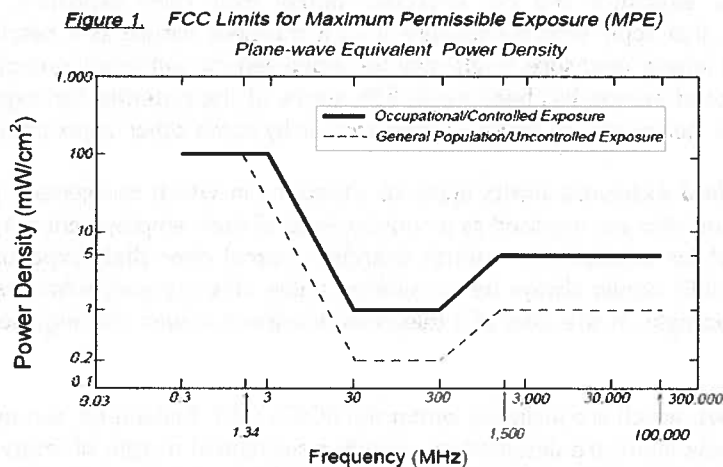
Table I and Figure I (below), which are included within the FCC's OET Bulletin 65, summarize the MPE limits for RF emissions. These limits are designed to provide a substantial margin of safety. They vary by frequency to take into account the different types of equipment that may be in operation at a particular facility and are "time-averaged" limits to reflect different durations resulting from controlled and uncontrolled exposures.

The FCC's MPEs are measured in terms of power (mW) over a unit surface area (cm²). Known as the power density, the FCC has established an occupational MPE of 5 milliwatts per square centimeter (mW/cm²) and an uncontrolled MPE of 1 mW/cm² for equipment operating in the 1900 MHz frequency range. For the AT&T equipment operating at 850 MHz, the FCC's occupational MPE is 2.83 mW/cm² and an uncontrolled MPE of 0.57 mW/cm². For the AT&T equipment operating at 700 MHz, the FCC's occupational MPE is 2.33 mW/cm² and an uncontrolled MPE of 0.47 mW/cm². These limits are considered protective of these populations.

Table I: Limits for Maximum Permissible Exposure (MPE)				
(A) Limits for Occupational/Controlled Exposure				
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm ²)	Averaging Time [E] ² , [H] ² , or S (minutes)
0.3-3.0	614	1.63	(100)*	6
3.0-30	1842/f	4.89/f	(900/f ²)*	6
30-300	61.4	0.163	1.0	6
300-1,500	--	--	f/300	6
1,500-100,000	--	--	5	6
(B) Limits for General Public/Uncontrolled Exposure				
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm ²)	Averaging Time [E] ² , [H] ² , or S (minutes)
0.3-1.34	614	1.63	(100)*	30
1.34-30	824/f	2.19/f	(180/f ²)*	30
30-300	27.5	0.073	0.2	30
300-1,500	--	--	f/1,500	30
1,500-100,000	--	--	1.0	30

f = Frequency in (MHz)

* Plane-wave equivalent power density



Based on the above, the most restrictive thresholds for exposures of unlimited duration to RF energy for several personal wireless services are summarized below:

Personal Wireless Service	Approximate Frequency	Occupational MPE	Public MPE
Personal Communication (PCS)	1,950 MHz	5.00 mW/cm ²	1.00 mW/cm ²
Cellular Telephone	870 MHz	2.90 mW/cm ²	0.58 mW/cm ²
Specialized Mobile Radio	855 MHz	2.85 mW/cm ²	0.57 mW/cm ²
Most Restrictive Freq. Range	30-300 MHz	1.00 mW/cm ²	0.20 mW/cm ²

MPE limits are designed to provide a substantial margin of safety. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

Personal Communication (PCS) facilities used by AT&T in this area operate within a frequency range of 700-1900 MHz. Facilities typically consist of: 1) electronic transceivers (the radios or cabinets) connected to wired telephone lines; and 2) antennas that send the wireless signals created by the transceivers to be received by individual subscriber units (PCS telephones). Transceivers are typically connected to antennas by coaxial cables.

Because of the short wavelength of PCS services, the antennas require line-of-site paths for good propagation, and are typically installed above ground level. Antennas are constructed to concentrate energy towards the horizon, with as little energy as possible scattered towards the ground or the sky. This design, combined with the low power of PCS facilities, generally results in no possibility for exposure to approach Maximum Permissible Exposure (MPE) levels, with the exception of areas directly in front of the antennas.

3.0 AT&T RF EXPOSURE POLICY REQUIREMENTS

AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated September 21, 2012, requires that:

1. All sites must be analyzed for RF exposure compliance;
2. All sites must have that analysis documented; and
3. All sites must have any necessary signage and barriers installed.

Pursuant to this guidance, worst-case predictive modeling was performed for the site. This modeling is described below in Section 4.0. Lastly, based on the modeling and survey data, EBI has produced a Compliance Plan for this site that outlines the recommended signage and barriers. The recommended Compliance Plan for this site is described in Section 5.0.

4.0 WORST-CASE PREDICTIVE MODELING

In accordance with AT&T's RF Exposure policy, EBI performed theoretical modeling using RoofView® software to estimate the worst-case power density at the site ground-level resulting from operation of the antennas. RoofView® is a widely-used predictive modeling program that has been developed by Richard Tell Associates to predict both near field and far field RF power density values for roof-top and tower telecommunications sites produced by vertical collinear antennas that are typically used in the cellular, PCS, paging and other communications services. The models utilize several operational specifications for different types of antennas to produce a plot of spatially-averaged power densities that can be expressed as a percentage of the applicable exposure limit.

For this report, EBI utilized antenna and power data provided by AT&T, and compared the resultant worst-case MPE levels to the FCC's occupational/controlled exposure limits outlined in OET Bulletin 65.

The assumptions used in the modeling are based upon information provided by AT&T, and information gathered from other sources. There are no other wireless carriers with equipment installed at this site.

Based on worst-case predictive modeling, there are no modeled areas on any accessible ground-level walking/working surface related to the proposed AT&T antennas that exceed the FCC's occupational or general public exposure limits at this site. At the nearest walking/working surfaces to the AT&T antennas, the maximum power density generated by the AT&T antennas is approximately 4.80 percent of the FCC's general public limit (0.96 percent of the FCC's occupational limit).









The inputs used in the modeling are summarized in the RoofView® export file presented in Appendix C. A graphical representation of the RoofView® modeling results is presented in Appendix D. It should be noted that RoofView® is not suitable for modeling microwave dish antennas; however, these units are designed for point-to-point operations at the elevations of the installed equipment rather than ground-level coverage. Based on AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated September 21, 2012, microwave antennas are considered compliant if they are higher than 20 feet above any accessible walking/working surface. There are no microwaves installed at this site.

5.0 RECOMMENDED SIGNAGE/COMPLIANCE PLAN

Signs are the primary means for control of access to areas where RF exposure levels may potentially exceed the MPE. As presented in the AT&T guidance document, the signs must:

- Be posted at a conspicuous point;
- Be posted at the appropriate locations;
- Be readily visible; and
- Make the reader aware of the potential risks prior to entering the affected area.

The table below presents the signs that may be used for AT&T installations.

Informational Signs		Alerting Signs	
	INFO 1		NOTICE
	INFO 2		CAUTION - ROOFTOP
	INFO 3		CAUTION - TOWER
	INFO 4		WARNING

Based upon protocols presented in AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated September 21, 2012, and additional guidance provided by AT&T, the following signage is recommended on the site:

Recommended Signage:

- Green INFO I sign posted on or next to the access gate.
- Yellow CAUTION – TOWER sign posted at the base of the monotree.

No barriers are required for this site. The signage is graphically represented in the Signage Plan presented in Appendix E.

6.0 SUMMARY AND CONCLUSIONS

EBI has prepared this Radiofrequency Emissions Compliance Report for the proposed AT&T telecommunications equipment at the site located at 202 East Enterprise Street in Incline Village, Nevada.

EBI has conducted theoretical modeling to estimate the worst-case power density from AT&T antennas to document potential MPE levels at this location and ensure that site control measures are adequate to meet FCC and OSHA requirements, as well as AT&T's corporate RF safety policies. As presented in the preceding sections, based on worst-case predictive modeling, there are no modeled exposures on any accessible ground-level walking/working surface related to proposed equipment in the area that exceed the FCC's occupational and general public exposure limits at this site. As such, the proposed AT&T project is in compliance with FCC rules and regulations.

Signage is recommended at the site as presented in Section 5.0 and Appendix E. Posting of the signage brings the site into compliance with FCC rules and regulations and AT&T's corporate RF safety policies.

7.0 LIMITATIONS

This report was prepared for the use of AT&T Mobility, LLC. It was performed in accordance with generally accepted practices of other consultants undertaking similar studies at the same time and in the same locale under like circumstances. The conclusions provided by EBI are based solely on the information provided by the client. The observations in this report are valid on the date of the investigation. Any additional information that becomes available concerning the site should be provided to EBI so that our conclusions may be revised and modified, if necessary. This report has been prepared in accordance with Standard Conditions for Engagement and authorized proposal, both of which are integral parts of this report. No other warranty, expressed or implied, is made.

Appendix A

Certifications



Michael D. Taylor

Michael D. Taylor, P.E.

The EBI Consulting, Inc. (EBI) has reviewed the EMI/RFI data and the EMI/RFI mitigation measures proposed in the EMI/RFI Mitigation Report (EMIR) for the proposed project. EBI has determined that the EMI/RFI mitigation measures proposed in the EMIR are sufficient to ensure that the project will comply with the EMI/RFI requirements of the Nevada State Board of Professional Engineers and Surveyors (NSBPE&S) and the Nevada State Board of Professional Engineers and Surveyors (NSBPE&S) rules and regulations. EBI has no objection to the EMI/RFI mitigation measures proposed in the EMIR.

Reviewed and Approved by:



Maribel Dentinger

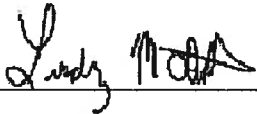
Maribel Dentinger, P.E.

Note that EBI's scope of work is limited to an evaluation of the Radio Frequency – Electromagnetic Energy (RF-EME) field generated by the antennas and broadcast equipment noted in this report. The engineering and design of the building and related structures, as well as the impact of the antennas and broadcast equipment on the structural integrity of the building, are specifically excluded from EBI's scope of work.

Preparer Certification

I, Lindsey Dutton, state that:

- I am an employee of EnviroBusiness Inc. (d/b/a EBI Consulting), which provides RF-EME safety and compliance services to the wireless communications industry.
- I have successfully completed RF-EME safety training, and I am aware of the potential hazards from RF-EME and would be classified "occupational" under the FCC regulations.
- I am familiar with the FCC rules and regulations as well as OSHA regulations both in general and as they apply to RF-EME exposure.
- I have been trained in on the procedures outlined in AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document (dated 12/09/11) and on RF-EME modeling using RoofView® modeling software.
- I have reviewed the data provided by the client and incorporated it into this Site Compliance Report such that the information contained in this report is true and accurate to the best of my knowledge.



Appendix B

Antenna Inventory

Antenna Number	Operator	Antenna Type	TX Freq (MHz)	ERP (Watts)	Gain (dBd)	Model	Azimuth (deg.)	Length (feet)	Horizontal Beamwidth (Deg.)	X	Y	Z
ATT A1	AT&T	Panel	LTE 700	1655	13.85	Ericsson KRC 118 054/1	30	7.8	65	30	41	107.1
ATT A1	AT&T	Panel	LTE 1900	1870	14.45	Ericsson KRC 118 054/1	30	7.8	65	30	41	107.1
ATT A2	AT&T	Panel	UMTS 850	979	14.65	Ericsson KRC 118 054/1	30	7.8	65	27	43	107.1
ATT A2	AT&T	Panel	UMTS 850	979	14.65	Ericsson KRC 118 054/1	30	7.8	65	27	43	107.1
ATT A2	AT&T	Panel	UMTS 1900	935	14.45	Ericsson KRC 118 054/1	30	7.8	65	27	43	107.1
ATT A2	AT&T	Panel	UMTS 1900	935	14.45	Ericsson KRC 118 054/1	30	7.8	65	27	43	107.1
ATT A3	AT&T	Panel	UMTS 1900	935	14.45	Ericsson KRC 118 054/1	30	7.8	65	30	41	97.1
ATT A4	AT&T	Panel	LTE 700	1655	13.85	Ericsson KRC 118 054/1	30	7.8	65	27	43	97.1
ATT A4	AT&T	Panel	LTE 1900	1870	14.45	Ericsson KRC 118 054/1	30	7.8	65	27	43	97.1
ATT B1	AT&T	Panel	LTE 700	1655	13.85	Ericsson KRC 118 054/1	150	7.8	65	25	33	107.1
ATT B1	AT&T	Panel	LTE 1900	1870	14.45	Ericsson KRC 118 054/1	150	7.8	65	25	33	107.1
ATT B2	AT&T	Panel	UMTS 850	979	14.65	Ericsson KRC 118 054/1	150	7.8	65	29	35	107.1
ATT B2	AT&T	Panel	UMTS 850	979	14.65	Ericsson KRC 118 054/1	150	7.8	65	29	35	107.1
ATT B2	AT&T	Panel	UMTS 1900	935	14.45	Ericsson KRC 118 054/1	150	7.8	65	29	35	107.1
ATT B2	AT&T	Panel	UMTS 1900	935	14.45	Ericsson KRC 118 054/1	150	7.8	65	29	35	107.1
ATT B3	AT&T	Panel	UMTS 1900	935	14.45	Ericsson KRC 118 054/1	150	7.8	65	25	33	97.1
ATT B4	AT&T	Panel	LTE 700	1655	13.85	Ericsson KRC 118 054/1	150	7.8	65	29	35	97.1
ATT B4	AT&T	Panel	LTE 1900	1870	14.45	Ericsson KRC 118 054/1	150	7.8	65	29	35	97.1
ATT C1	AT&T	Panel	LTE 700	1655	13.85	Ericsson KRC 118 054/1	270	7.8	65	21	41	107.1

Antenna Number	Operator	Antenna Type	TX Freq (MHz)	ERP (Watts)	Gain (dBd)	Model	Azimuth (deg.)	Length (feet)	Horizontal Beamwidth (Deg.)	X	Y	Z
ATT C1	AT&T	Panel	LTE 1900	1870	14.45	Ericsson KRC 118 054/1	270	7.8	65	21	41	107.1
ATT C2	AT&T	Panel	UMTS 850	979	14.65	Ericsson KRC 118 054/1	270	7.8	65	21	37	107.1
ATT C2	AT&T	Panel	UMTS 850	979	14.65	Ericsson KRC 118 054/1	270	7.8	65	21	37	107.1
ATT C2	AT&T	Panel	UMTS 1900	935	14.45	Ericsson KRC 118 054/1	270	7.8	65	21	37	107.1
ATT C2	AT&T	Panel	UMTS 1900	935	14.45	Ericsson KRC 118 054/1	270	7.8	65	21	37	107.1
ATT C3	AT&T	Panel	UMTS 1900	935	14.45	Ericsson KRC 118 054/1	270	7.8	65	21	41	97.1
ATT C4	AT&T	Panel	LTE 700	1655	13.85	Ericsson KRC 118 054/1	270	7.8	65	21	37	97.1
ATT C4	AT&T	Panel	LTE 1900	1870	14.45	Ericsson KRC 118 054/1	270	7.8	65	21	37	97.1

i. Note there are only 4 AT&T antennas per sector at this site. For clarity, the different frequencies for each antenna are entered on different lines.

Appendix C
Roofview® Export File

StartMap Definition

Roof Max X Roof Max Y Map Max X Map Max Y Offset X Offset Y Number of envelope
 120 100 150 120 20 20 20 1 SAE\$B1:\$O SAE\$B1:\$OZS200

List Of Areas
 SAE\$B1:\$O

StartSettings Data

Standard Method Uptime Scale Factor Low Thr Low Color Mid Thr Mid Color HI Thr HI Color Over Color Ap Ht Mult Ap Ht Method
 4 2 1 1 100 1 500 4 5000 2 3 1.5 1

StartAntenna Data

It is advisable to provide an IO (ant 1) for all antennas

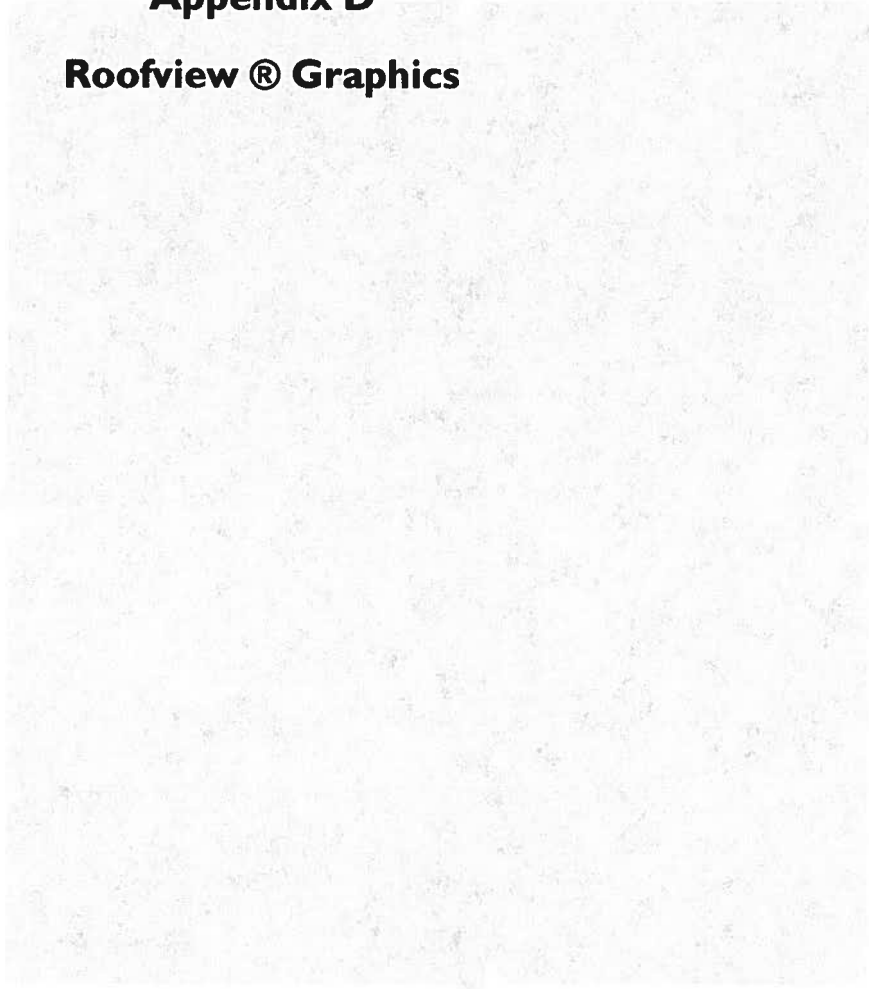
IO	Name	Freq	Power	Trans	Trans	Coax	Coax	Other	Input	Calc	Mfg	Model	X	Y	Z	Type	(R)	dBd	BWdth	Uptime	ON
		(MHz)		Count	Len	Type	Loss	Power	Power				(ft)	(ft)	(ft)		Aper	Gain	Pt Dir	Profile	flag
ATT A1	LTE	700	39.8	2	2	10 1/2 LDF	0.5	68.22021	Ericsson	KRC 118 05			30	41	107.1		7.8	13.85	65:30		ON*
ATT A1	LTE	1900	39.8	2	2	10 1/2 LDF	0.5	67.12945	Ericsson	KRC 118 05			30	41	107.1		7.8	14.45	65:30		ON*
ATT A2	UMTS	850	39.8	1	1	10 1/2 LDF	0.5	33.56472	Ericsson	KRC 118 05			27	43	107.1		7.8	14.65	65:30		ON*
ATT A2	UMTS	850	39.8	1	1	10 1/2 LDF	0.5	33.56472	Ericsson	KRC 118 05			27	43	107.1		7.8	14.65	65:30		ON*
ATT A2	UMTS	1900	39.8	1	1	10 1/2 LDF	0.5	33.56472	Ericsson	KRC 118 05			27	43	107.1		7.8	14.45	65:30		ON*
ATT A2	UMTS	1900	39.8	1	1	10 1/2 LDF	0.5	33.56472	Ericsson	KRC 118 05			27	43	107.1		7.8	14.45	65:30		ON*
ATT A3	UMTS	1900	39.8	1	1	10 1/2 LDF	0.5	33.56472	Ericsson	KRC 118 05			30	41	97.1		7.8	14.45	65:30		ON*
ATT A4	LTE	700	39.8	2	2	10 1/2 LDF	0.5	68.22021	Ericsson	KRC 118 05			27	43	97.1		7.8	13.85	65:30		ON*
ATT A4	LTE	1900	39.8	2	2	10 1/2 LDF	0.5	67.12945	Ericsson	KRC 118 05			27	43	97.1		7.8	14.45	65:30		ON*
ATT B1	LTE	700	39.8	2	2	10 1/2 LDF	0.5	68.22021	Ericsson	KRC 118 05			25	33	107.1		7.8	13.85	65:150		ON*
ATT B1	LTE	1900	39.8	2	2	10 1/2 LDF	0.5	67.12945	Ericsson	KRC 118 05			25	33	107.1		7.8	14.45	65:150		ON*
ATT B2	UMTS	850	39.8	1	1	10 1/2 LDF	0.5	33.56472	Ericsson	KRC 118 05			29	35	107.1		7.8	14.65	65:150		ON*
ATT B2	UMTS	850	39.8	1	1	10 1/2 LDF	0.5	33.56472	Ericsson	KRC 118 05			29	35	107.1		7.8	14.65	65:150		ON*
ATT B2	UMTS	1900	39.8	1	1	10 1/2 LDF	0.5	33.56472	Ericsson	KRC 118 05			29	35	107.1		7.8	14.45	65:150		ON*
ATT B2	UMTS	1900	39.8	1	1	10 1/2 LDF	0.5	33.56472	Ericsson	KRC 118 05			29	35	107.1		7.8	14.45	65:150		ON*
ATT B3	UMTS	1900	39.8	1	1	10 1/2 LDF	0.5	33.56472	Ericsson	KRC 118 05			25	33	97.1		7.8	14.45	65:150		ON*
ATT B4	LTE	700	39.8	2	2	10 1/2 LDF	0.5	68.22021	Ericsson	KRC 118 05			29	35	97.1		7.8	13.85	65:150		ON*
ATT B4	LTE	1900	39.8	2	2	10 1/2 LDF	0.5	67.12945	Ericsson	KRC 118 05			29	35	97.1		7.8	14.45	65:150		ON*
ATT C1	LTE	700	39.8	2	2	10 1/2 LDF	0.5	68.22021	Ericsson	KRC 118 05			21	41	107.1		7.8	13.85	65:270		ON*
ATT C1	LTE	1900	39.8	2	2	10 1/2 LDF	0.5	67.12945	Ericsson	KRC 118 05			21	41	107.1		7.8	14.45	65:270		ON*
ATT C2	UMTS	850	39.8	1	1	10 1/2 LDF	0.5	33.56472	Ericsson	KRC 118 05			21	37	107.1		7.8	14.65	65:270		ON*
ATT C2	UMTS	850	39.8	1	1	10 1/2 LDF	0.5	33.56472	Ericsson	KRC 118 05			21	37	107.1		7.8	14.65	65:270		ON*
ATT C2	UMTS	1900	39.8	1	1	10 1/2 LDF	0.5	33.56472	Ericsson	KRC 118 05			21	37	107.1		7.8	14.45	65:270		ON*
ATT C2	UMTS	1900	39.8	1	1	10 1/2 LDF	0.5	33.56472	Ericsson	KRC 118 05			21	37	107.1		7.8	14.45	65:270		ON*
ATT C3	UMTS	1900	39.8	1	1	10 1/2 LDF	0.5	33.56472	Ericsson	KRC 118 05			21	41	97.1		7.8	14.45	65:270		ON*
ATT C4	LTE	700	39.8	2	2	10 1/2 LDF	0.5	68.22021	Ericsson	KRC 118 05			21	37	97.1		7.8	13.85	65:270		ON*
ATT C4	LTE	1900	39.8	2	2	10 1/2 LDF	0.5	67.12945	Ericsson	KRC 118 05			21	37	97.1		7.8	14.45	65:270		ON*

StartSymbol Data

Sym	Map Mark	Roof K	Roof Y	Map Label	Description (notes for this table only)
Sym			5	35 AC Unit	Sample symbols
Sym		14		5 Roof Access	
Sym		45		5 AC Unit	
Sym		45		20 Ladder	

Appendix D





Roofview® Graphics

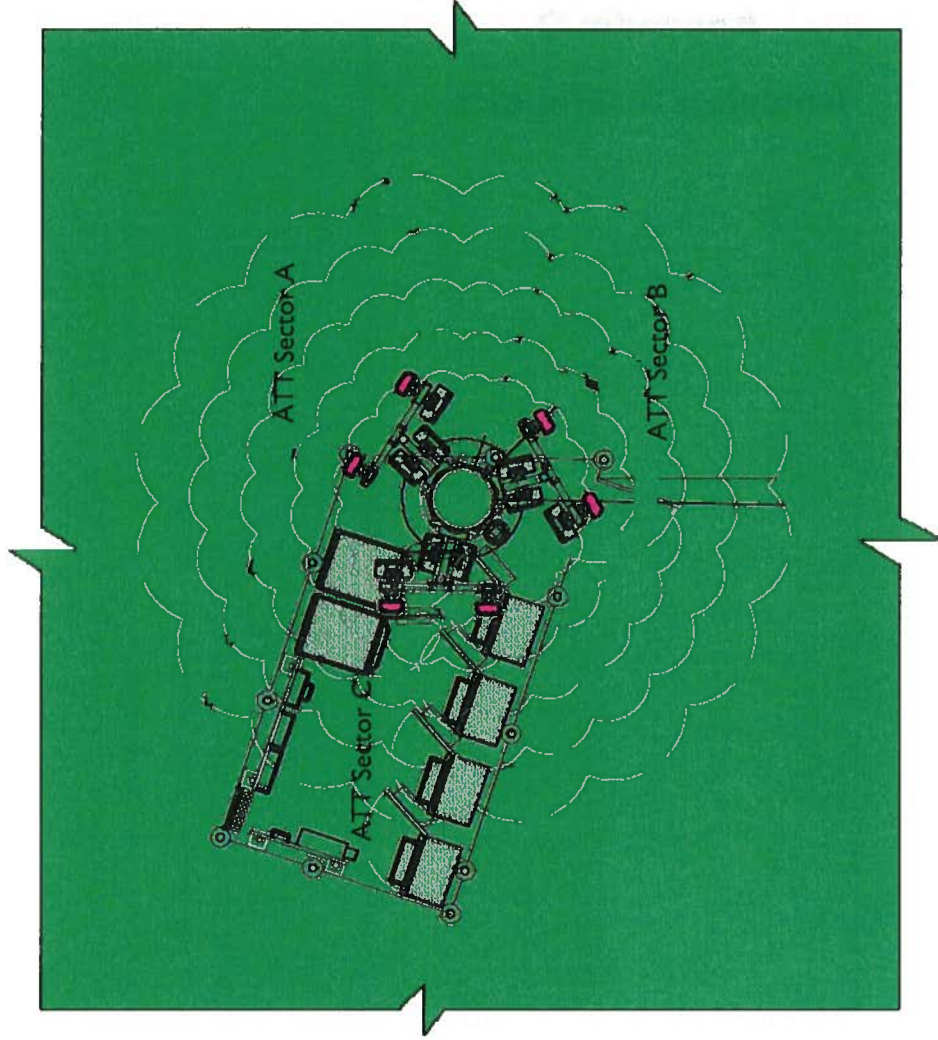


0. 10. 50.



% of FCC Public Exposure Limit

-  Exposure Level $\geq 5,000$
-  $500 < \text{Exposure Level} \leq 5000$
-  $100 < \text{Exposure Level} \leq 500$
-  Exposure Level ≤ 100




0 10' 20'

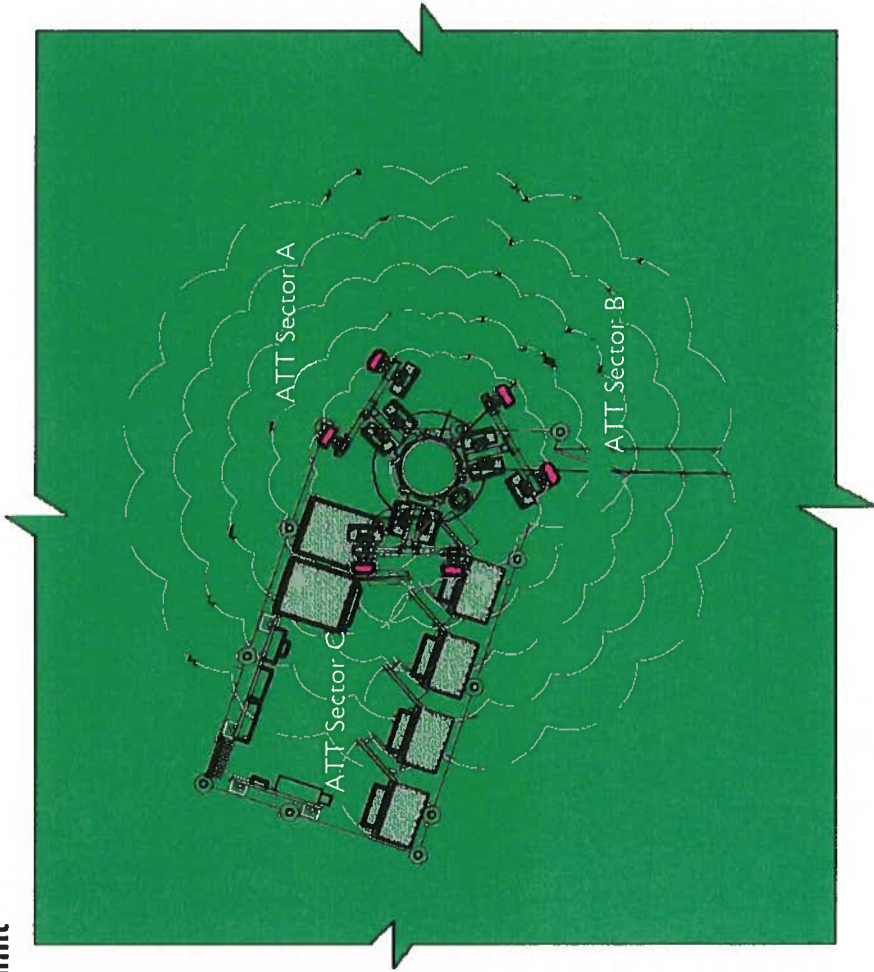
Figure 1.
Roofview: Composite Exposure Levels

Facility Operator: AT&T Mobility
Site Name: Incline Village - Crystal Bay 2
AT&T Site Number: CVU0587
USID Number: 144217
Report Date: 08-27-13



% of FCC Public Exposure Limit

-  Exposure Level >5
-  Exposure Level ≤ 5



0 10' 20'

Note that the areas shown in brown are where AT&T antennas contribute more than 5% of the FCC's general exposure RF limit. These do not overlap any areas in front of other carrier antennas exceeding the FCC's general exposure RF limit because there are no other carriers as shown in Figure 1. Under FCC regulations, AT&T is therefore not responsible for any predicted exceedances of another carrier's antennas.

 **AT&T Antennas**

Figure 2.

Roofview: AT&T Exposure Levels

Facility Operator: AT&T Mobility

Site Name: Incline Village - Crystal Bay 2

AT&T Site Number: CVU0587

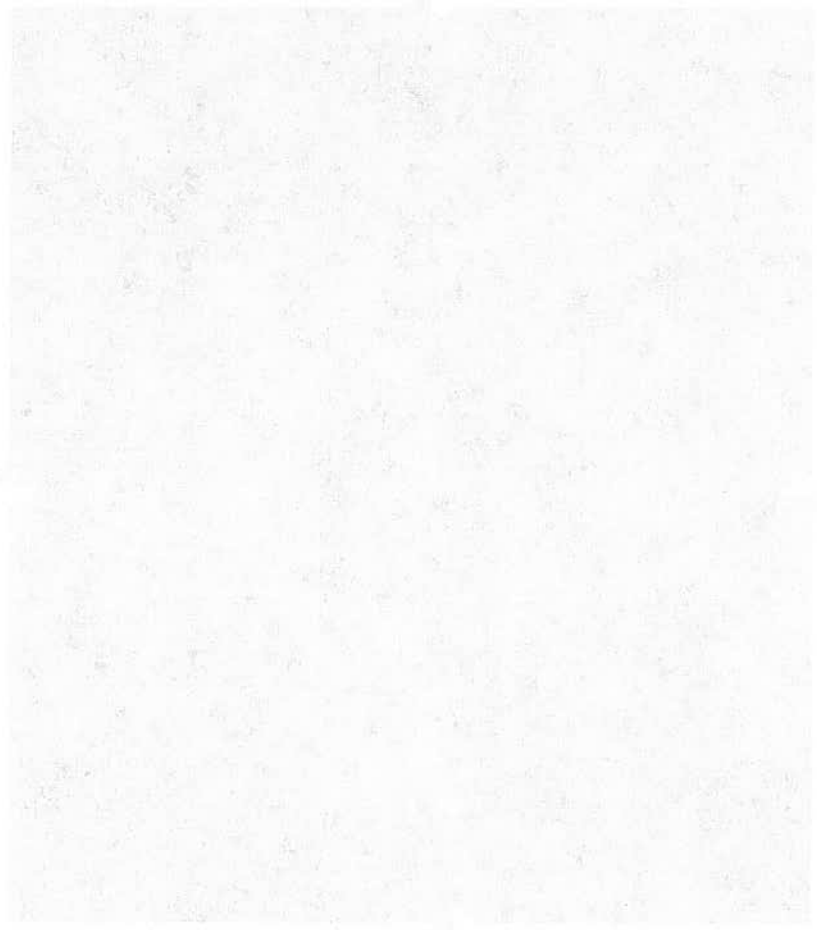
USID Number: 144217

Report Date: 08-27-13



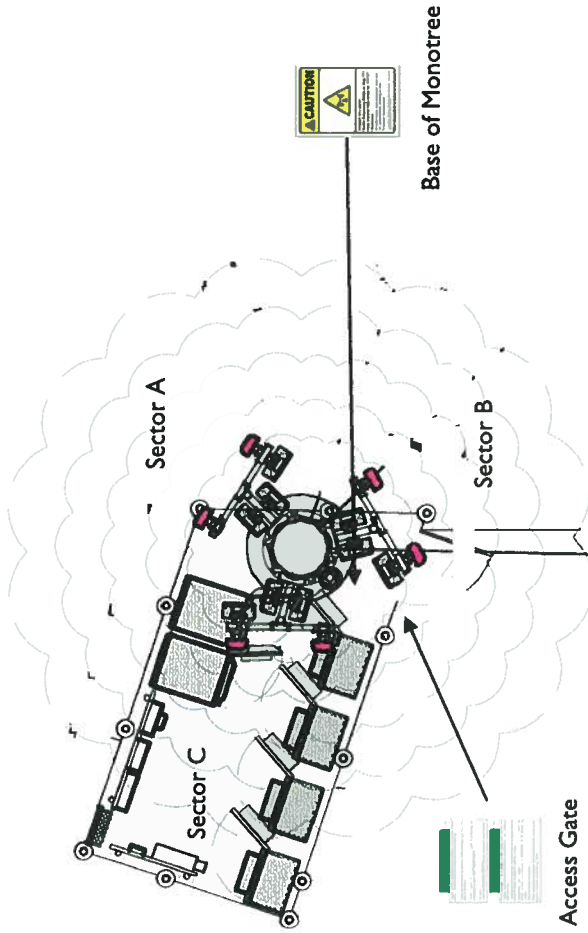
Appendix E

Compliance/Signage Plan





AT&T Antennas



0 10' 20'

Sign Identification Legend	
	Denotes AT&T Informational Sign 1
	Denotes AT&T Informational Sign 2
	Denotes AT&T Informational Sign 3
	Denotes AT&T Informational Sign 4
	Denotes AT&T NOTICE Sign
	Denotes AT&T CAUTION Sign
	Denotes AT&T WARNING Sign

Compliance/Signage Plan
 Facility Operator: AT&T Mobility
 Site Name: Incline Village - Crystal Bay 2
 AT&T Site Number: CVU0587
 USID Number: 144217
 Report Date: 08-27-13

EBI Consulting
environmental | engineering | due diligence



Development Review Status Sheet

Date: 1-7-14

Attention: Sandra Monsalvè, AICP, Senior Planner
Washoe County Community Services Department

RE:	SB13-022	
APN:	132-222-17	
Service Address:	202 E. Enterprizes Incline Village NV 89451	
Owner:		
Phone:	Fax:	Email:
Mailing Address:	202 East Enterprizes	

Request: Special Use Permit Case No. SB13-022 (AT&T Mobility, Wireless Communication Facility) - To install wireless telecommunications monopole, designed as a monopine, up to ±112.5 feet tall (to top of pole; ±117 top of branches), with up to 12 panel antennas, 2 microwave dishes; 3 fiber optic runs; 3 DEC power cables; 6 LTE remote radio units (RRU); 9 UMTS RRUs; 3 surge protectors; outdoor radio equipment; and all necessary ancillary equipment, and an 8 foot tall chain link fence with green vinyl slats.

- Property Owner: Mike Schwartz, PO Box 3004, Incline Village, NV 89450
- Applicant: Ericsson for AT&T Mobility, Attn: Joel Ellinwood, 6140 Stoneridge Mall Rd., Ste. 350, Pleasanton, CA 94588
- Location: 202 E. Enterprise, where Enterprise and Oriole meet.
- Assessor's Parcel No.(s): 132-222-17
- Parcel Size: ±.43 acres
- Regulatory Zone: General Commercial (GC)
- Master Plan Category: Commercial (C)
- Area Plan: Tahoe
- Citizen Advisory Board: Incline Village / Crystal Bay
- Commission District: 1 – Commissioner Berkbigler
- Development Code: Authorized in Article 324, Communication Facilities and Article 810, Special Use Permits
- Section/Township/Range: Within Section 15, T16N, R18E, MDM, Washoe County, NV
- Staff: Sandra Monsalvè, AICP, Senior Planner
Washoe County Community Services Department
Planning & Development Division
- Phone: 775.328.3608
- E-Mail: smonsalve@washoecounty.us

Comments and Conditions: Conditionally approved. Due to IVGID Water and Sewer Utilities located within property. The property owner must contact IVGID prior to submitting for a Washoe County Building Permit. The owner must schedule a field meeting with IVGID to determine an approved location for the proposed tower.

Completed by: Tim Buxton, Chief Inspector

Phone: (775) 832-1246 Fax: (775) 832-1260

Incline Village General Improvement District, 1220 Sweetwater Road, Incline Village NV 89451

The contents of this transmission are intended only for the individual or entity to which it is addressed and may contain information that is privileged, confidential, and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. If you receive this communication in error, please notify us immediately by telephone and return the original to us at the above address via US Postal Service. We will reimburse you for your postage. Thank you.

Note: Send information to the case planner as prescribed on the memo from Dawn or the Washoe County Development. TLB

Monsalve, Sandra

From: Jeppson, Don C
Sent: Tuesday, December 24, 2013 8:35 AM
To: Spinola, Dawn
Cc: Krause, Eva; Monsalve, Sandra
Subject: RE: Development Applications for Review and Comment

Follow Up Flag: Follow up
Flag Status: Flagged

Standard Language for the application below from B&S.

“Obtain all necessary building permits, prior to demo, constructions or occupancy.”

From: Spinola, Dawn
Sent: Monday, December 23, 2013 12:58 PM
To: Jeppson, Don C
Cc: Krause, Eva; Monsalve, Sandra
Subject: Development Applications for Review and Comment

Dear Reviewing Agency Staff:

Attached please find an Agency Review memo and link(s) to cases you are asked to review and comment on. If you have questions or concerns please contact the planner assigned to the case.

http://www.washoecounty.us/comdev_files/bc/bc_boa_2013_cases/sb13021app.pdf

http://www.washoecounty.us/comdev_files/bc/bc_boa_2013_cases/sb13022app.pdf

Thank you,

Dawn

Dawn Spinola
Office Support Specialist
775.328.3634
dspinola@washoecounty.us

Monsalve, Sandra

From: Rubio, Wesley S
Sent: Wednesday, January 15, 2014 3:58 PM
To: Monsalve, Sandra
Cc: English, James J.; Lupan, Michael; alexf@jrinc.net; nltfpd102@gmail.com
Subject: SB13-022 - AT&T Mobility - 202 E Enterprise, Incline Village

The Washoe County Health District, Environmental Health has reviewed the above referenced project. The project is proposing to construct, operate, and maintain an unmanned wireless communication facility. The parcel is currently utilized as a boat storage yard and the business is also associated with 881 Oriole Way, Incline Village where the entire facility is serviced by public water and sewer.

Environmental Health has no objections to the approval of this project.

Please contact me if you have any questions.

Thank you,
Wes

Wesley Rubio, MPH, REHS
Environmental Health
Washoe County Health District
1001 E. 9th Street, Reno NV
(775) 328-2635



REGIONAL TRANSPORTATION COMMISSION
Public Transportation · Streets and Highways · Planning

December 31, 2013

FR: Chrono/PL 183-13

Washoe County Community Development
P.O. Box 11130
Reno, NV 89520-0027

RE: SUP SB13-021 (LARRY & ALICE OLSON)
SUP SB13-022 (AT&T)
SUP SB13-023 (NORTH VALLEYS REGIONAL PARK GRADING)
SUP AC13-012 (PALOMINO VALLEY GENERAL IMPROVEMENT DISTRICT)
SUP SB13-020 (SADER/LEAD)
SUP AC13-011 (SPANISH SPRINGS ASSOCIATES)

Dear Planners,

Thank you for the opportunity to comment on the above applications. At this time we have no comments since there appears to be no regional transportation issues.

Should you have any specific questions, please call me at 335-1904.

Sincerely,

Patrice Echola
Planner

PE/jm

Copies: Bill Whitney, Washoe County Community Development
Marchon Miller, Regional Transportation Commission
Christina Leach, Regional Transportation Commission

/Washoe no comment 12-31-13

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Community Development staff at 775.328.6100.

Project Information		Staff Assigned Case No.: <u>SB13-022</u>	
Project Name (commercial/industrial projects only): AT&T Site No. CVU0587 Incline Village-Crystal Bay			
Project Description: AT&T Mobility proposes to construct, operate and maintain an unmanned wireless communication facility. Article 810, Special Use Permits section 20 (e) Actions allows for modifying the standards of the SUP; with a tower height of 112.5' (117' with top branches)			
Project Address: 202 E Enterprise, Incline Village, NV 89450			
Project Area (acres or square feet): Approximately 200 Sq. Ft.			
Project Location (with point of reference to major cross streets AND area locator): See drawings			
Assessor's Parcel No(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
132-222-17	18827 sq ft		
Section(s)/Township/Range:			
Indicate any previous Washoe County approvals associated with this application: Case Nos. Unknown			
Applicant Information (attach additional sheets if necessary)			
Property Owner: Ultimate Tahoe Investments, Inc		Professional Consultant:	
Name: Mike Schwartz		Name: Jeffrey Rome & Assoc.	
Address: PO Box 3004		Address: 1 San Joaquin Plaza, Ste 250	
Incline Village, NV Zip: 89450		Newport Beach, CA Zip: 92660	
Phone: (775) 636-1223 Fax:		Phone: (949) 760-3929 Fax:	
Email: nltfpd102@gmail.com		Email: alexf@jrinc.net	
Cell: Other:		Cell: Other:	
Contact Person: Mike Schwartz		Contact Person: Alex Figueroa	
Applicant/Developer:		Other Persons to be Contacted:	
Name: for Joel Ellinwood, Ericsson for AT&T Mobility		Name:	
Address: 6140 Stoneridge Mall Rd, Ste 350		Address:	
Pleasanton, CA Zip 94588			
Phone: (916) 214-2801 Fax		Phone: Fax:	
Email: joel.ellinwood@ericsson.com		Email:	
Cell: Other:		Cell: Other:	
Contact Person: Joel Ellinwood		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

July 1, 2012

Special Use Permit Application Supplemental Information

(All required information may be separately attached)

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

1. What is the type of project being requested?

Construction of a communication facility:
Install a 112.5' treepole (117' with faux top branches) with 12 panel antennas
Install 2 future microwave dishes
Install 3 fiber optic runs, 3 DEC power cables, 6 LTE remote radio units (RRU), 9 UMTS RRUs, 3 surge protectors painted to match color of the treepole
Install outdoor radio equipment
Install 8' chain link fence with green vinyl and underground utilities.

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

The property is currently developed and an approx 200 sq ft area of the boat storage facility will be utilized for the communication facility.

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

There will be no new improvements to the property with the construction of the communication facility other than separate electrical and wired telecommunications utility services.

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

There are no phases, construction will take less than 90 days and should happen in the summer of 2014

5. What physical characteristics of your location and/or premises are especially suited to deal with the impacts and the intensity of your proposed use?

The property is zoned commercial, there are abundant trees surrounding the property to assist in camouflaging the treepole.

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

The new communication facility will provide wireless phone and mobile access to the residents living within the area, travelers and businesses, and will provide 911 service.

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

Comply with all FCC requirements and have a stealth facility, treepole to blend into the area.

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

This is an unmanned facility with monitoring and maintenance visits averaging once or twice monthly usually by a single technician. Access may be at any time 24 hrs, 7 days a week, 365 days a year.

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

As this is an unmanned facility with a wireless technician visiting the site once or twice a month one parking space is being provided by the landowner. As the property is a boat storage facility a parking space is available for the technician.

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

The property is a boat storage facility covered in asphalt. The communication site will be utilizing a portion of the property that has asphalt. No landscaping is desired by the landowner although the tenant may provide for fencing to screen the property from the adjoining condominium units.

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

The light will be a night light at the equipment area. There will be no lights on the treepole.

12. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the special use permit request? (If so, please attach a copy.)

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

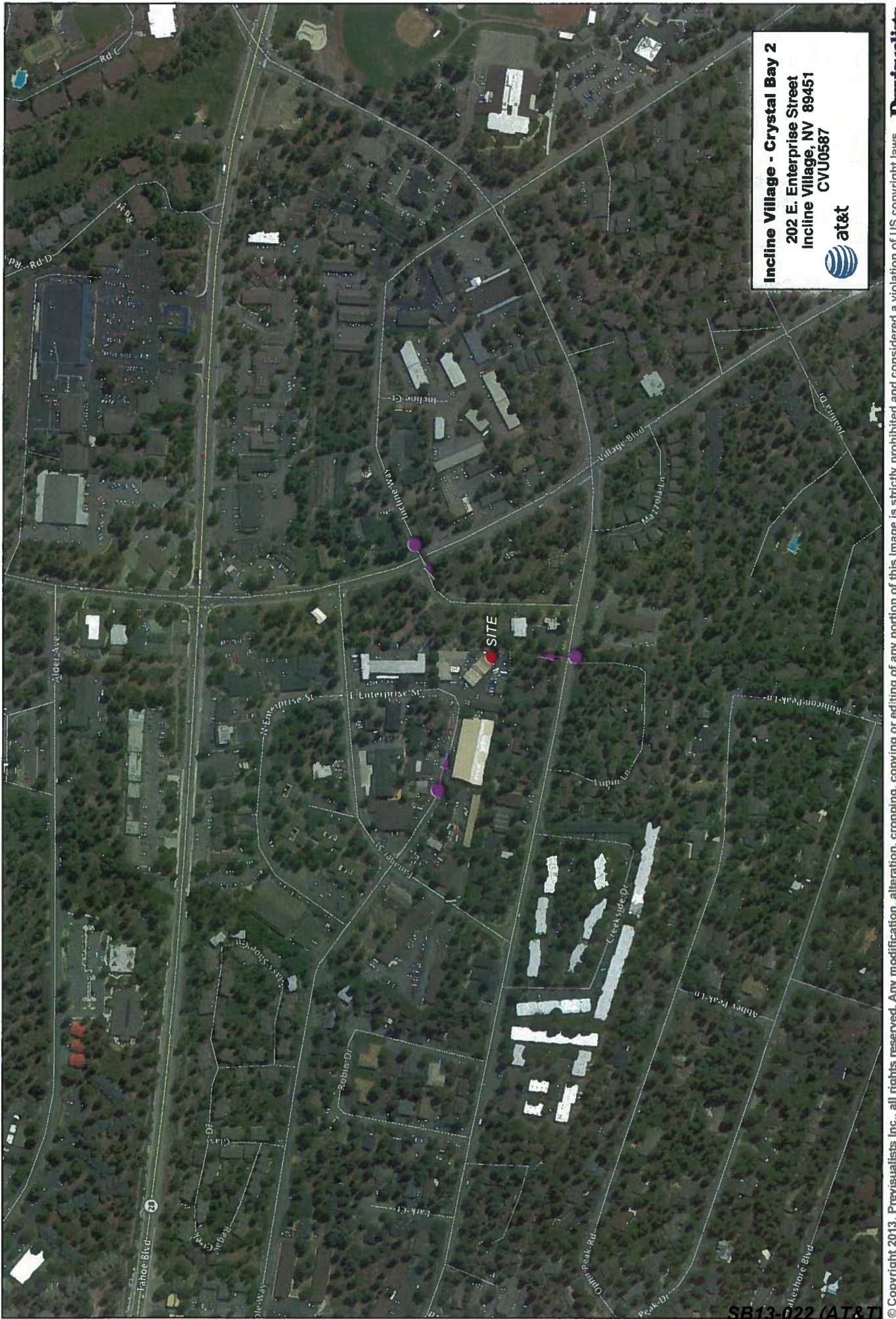
13. Community Sewer

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

Community Water

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

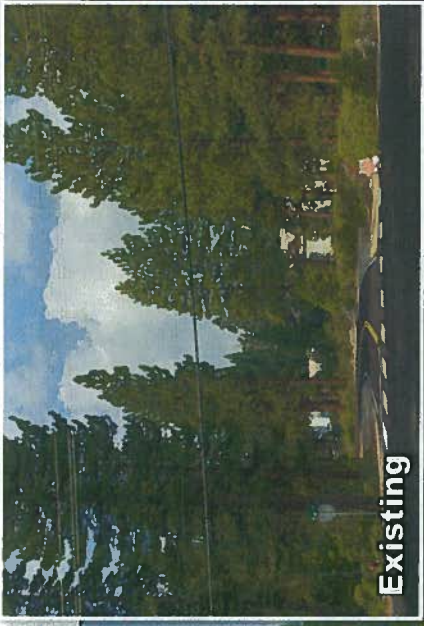
Aerial photograph showing the viewpoints for the photosimulations.



Incline Village - Crystal Bay 2
 202 E. Enterprise Street
 Incline Village, NV 89451
 CVU0587



Photosimulation of view looking west-southwest from Incline Way at Village Blvd.

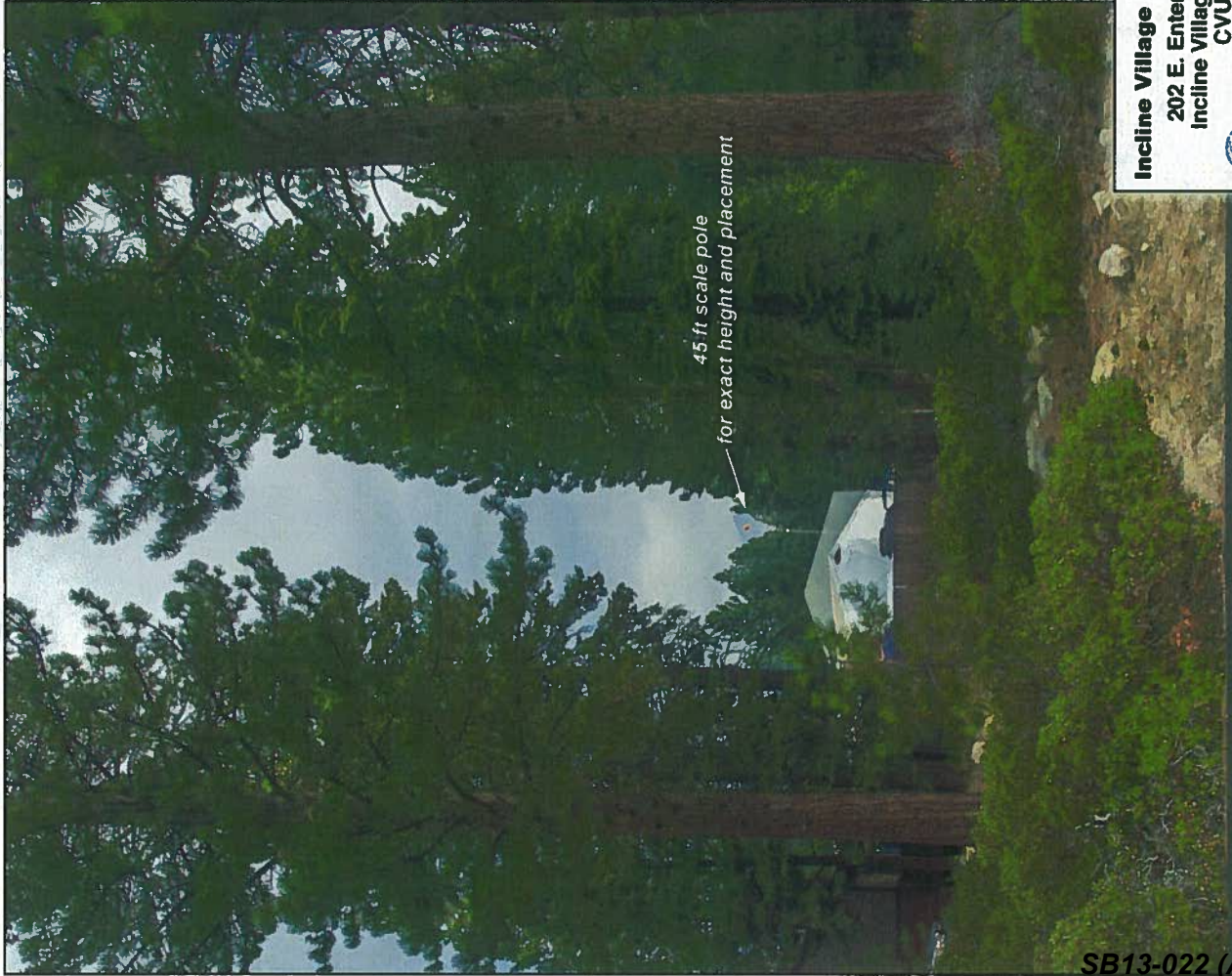


Proposed


Incline Village - Crystal Bay 2
 202 E. Enterprise Street
 Incline Village, NV 89451
 CVU0587



Photosimulation of view looking north through a gap in the trees from Southwood Blvd.



Incline Village - Crystal Bay 2
 202 E. Enterprise Street
 Incline Village, NV 89451
 CVU0587



Existing

Proposed

Photosimulation of view looking east along Oriole Way.



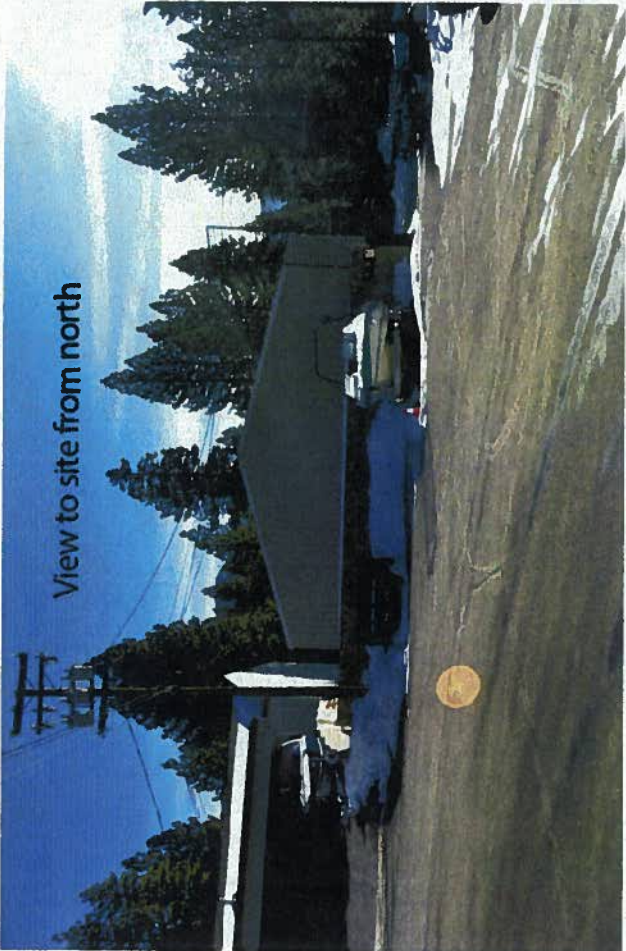
Existing

Proposed 117 ft monopine

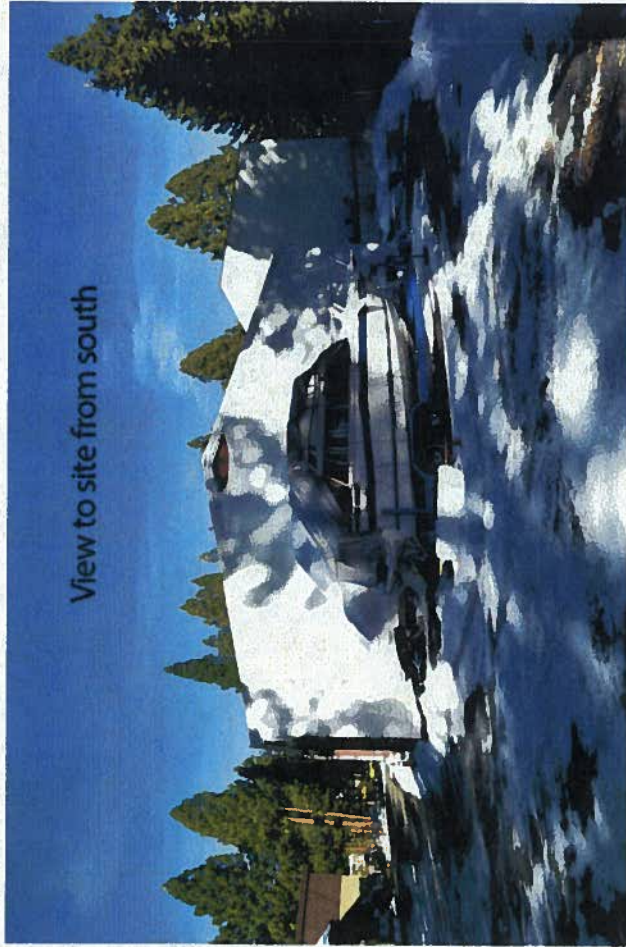
Proposed

Incline Village - Crystal Bay 2
 202 E. Enterprise Street
 Incline Village, NV 89451
 CVU0587

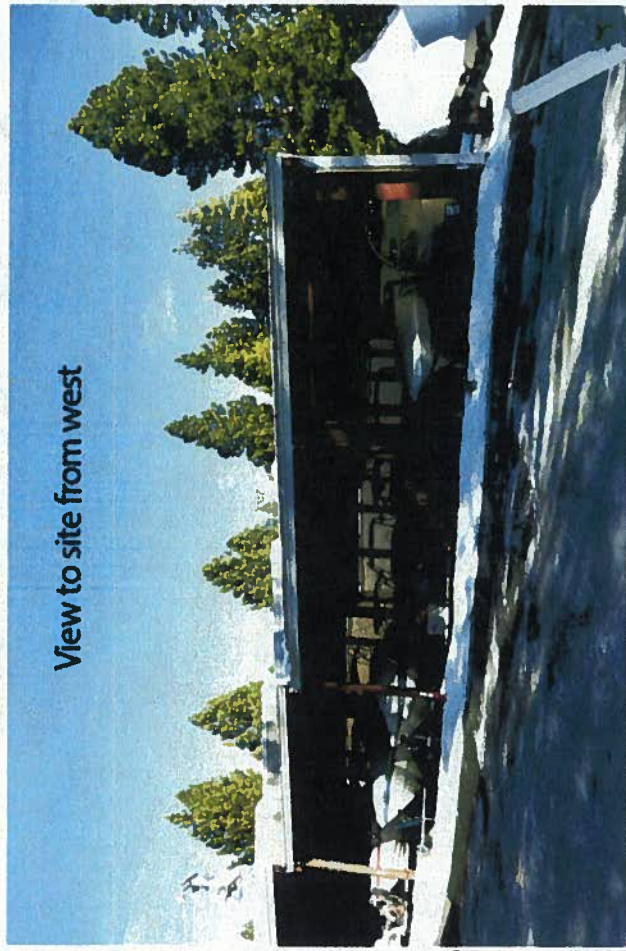




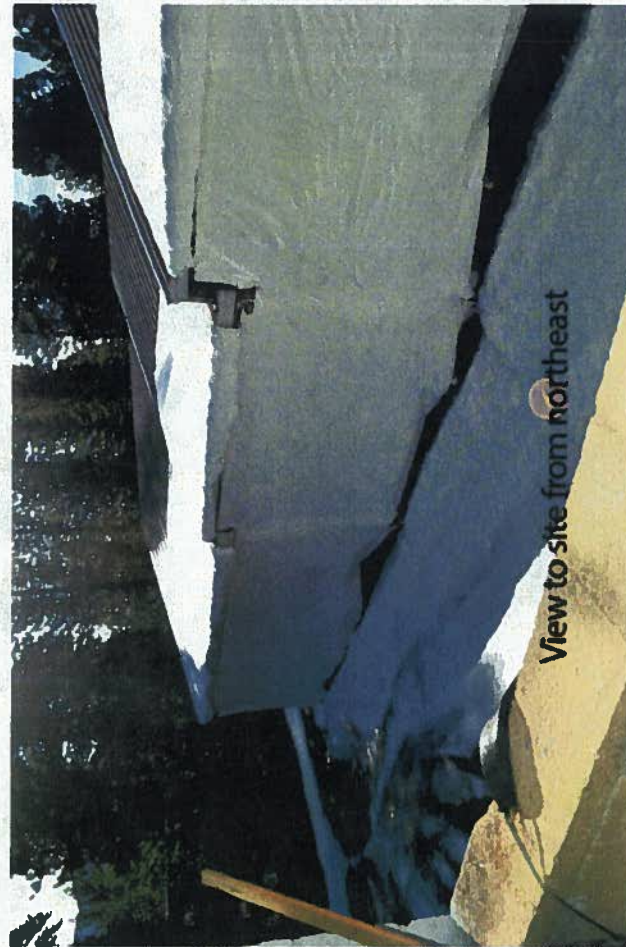
View to site from north



View to site from south

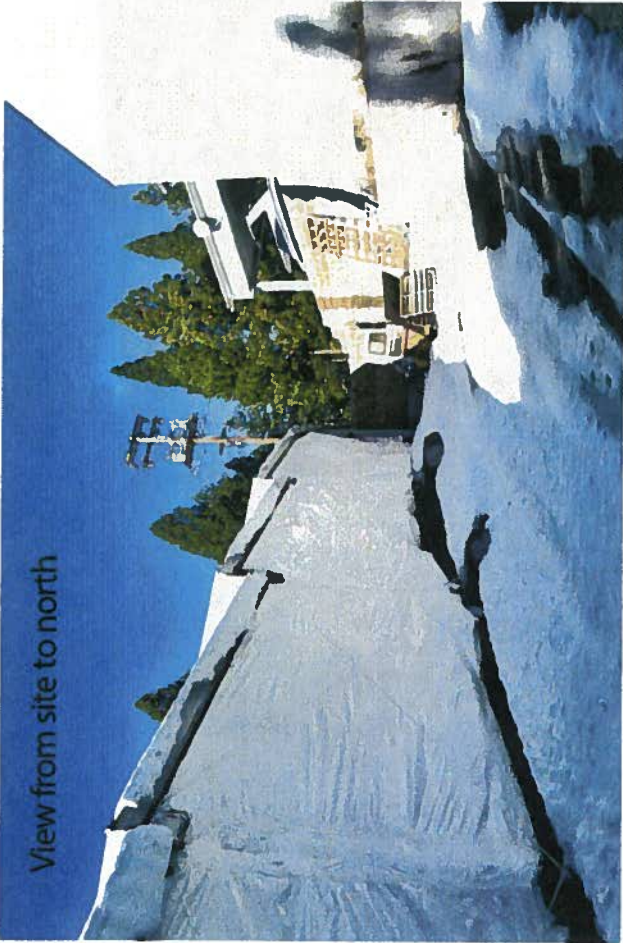


View to site from west



View to site from northeast

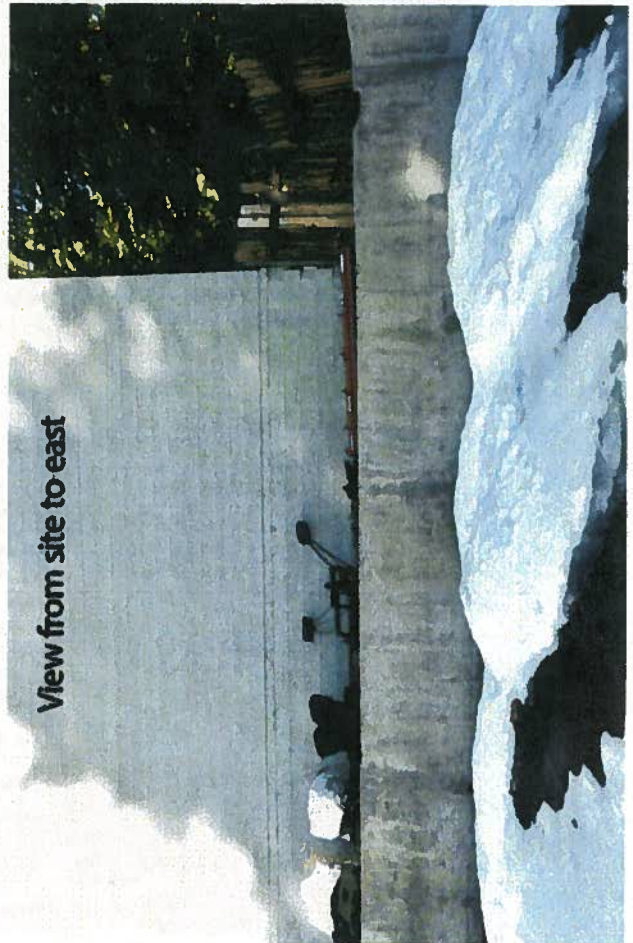
AT&T Wireless Communication Facility, 202 E. Enterprise St., Incline Village, NV



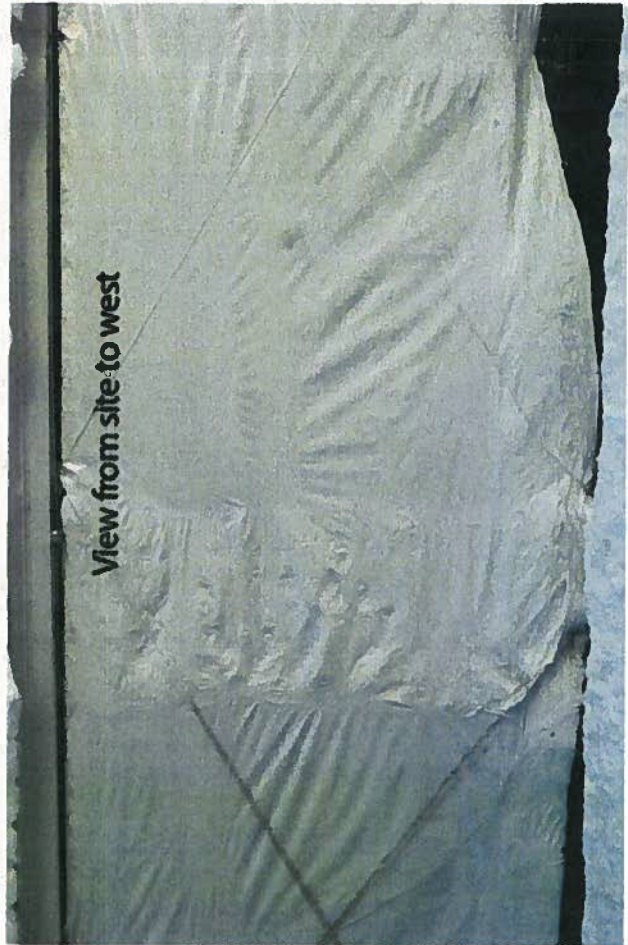
View from site to north



View from site to south



View from site to east



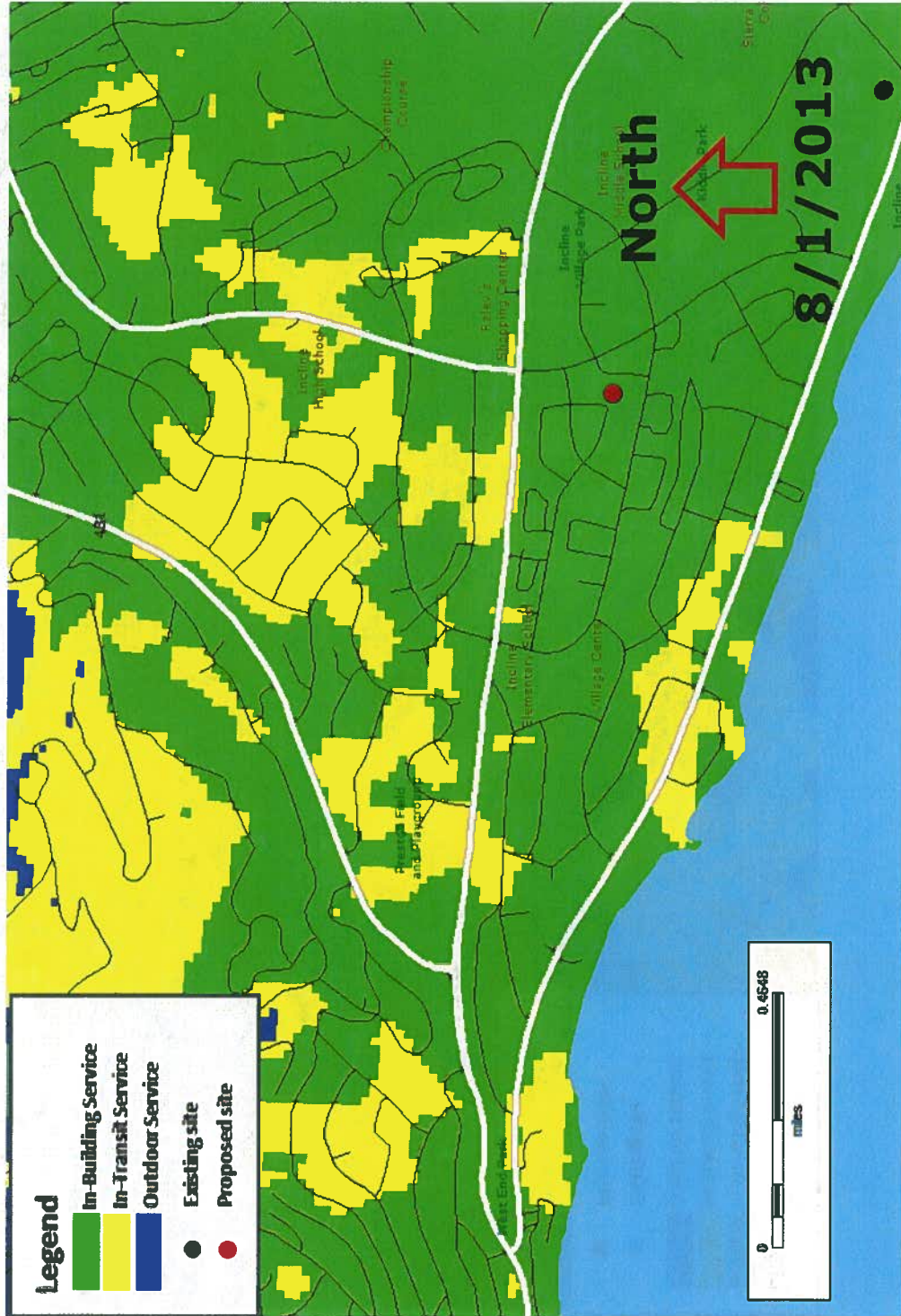
View from site to west

AT&T Wireless Communication Facility, 202 E. Enterprise St., Incline Village, NV

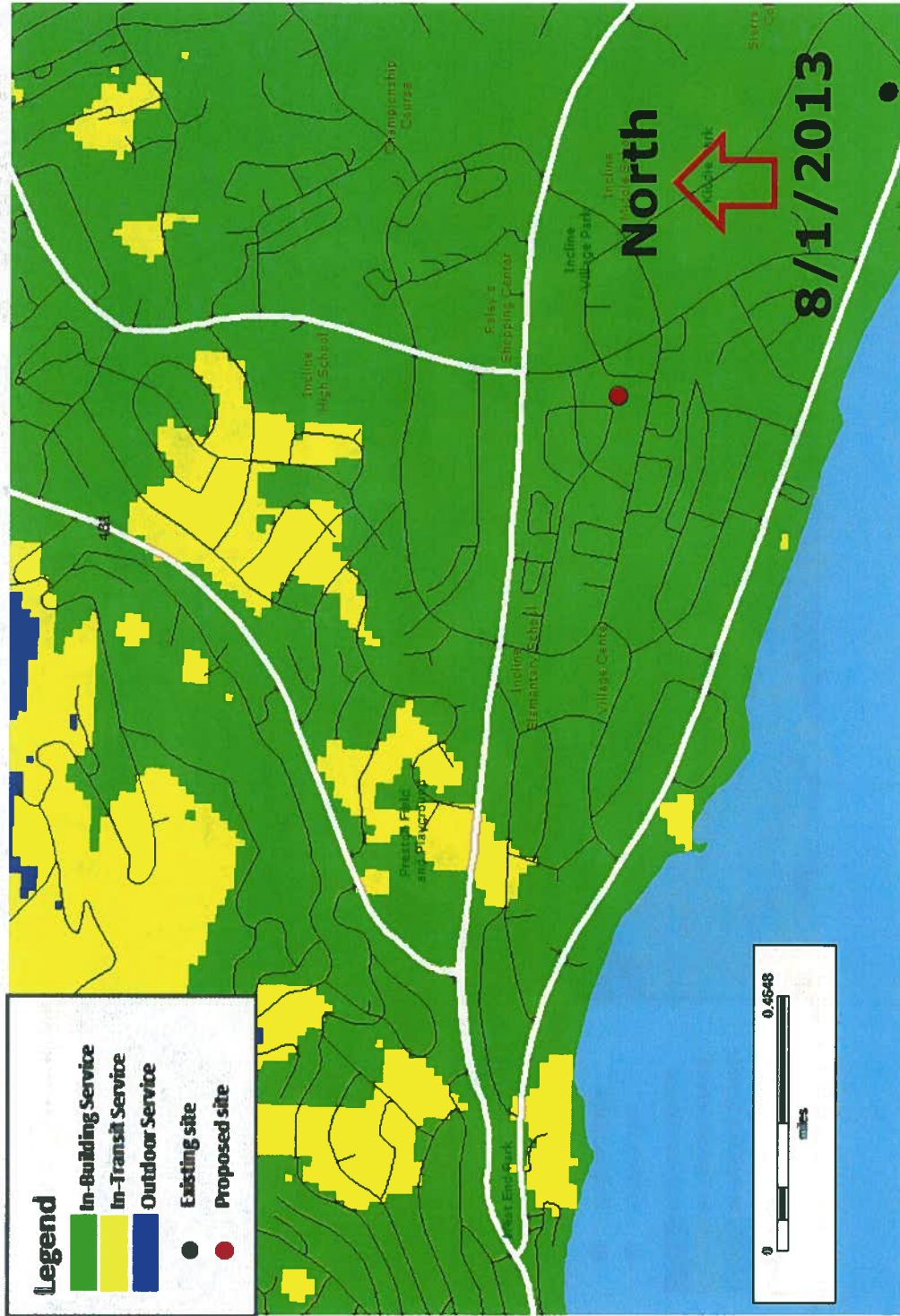
**CVU0587
Propagation Map**

August 1st 2013

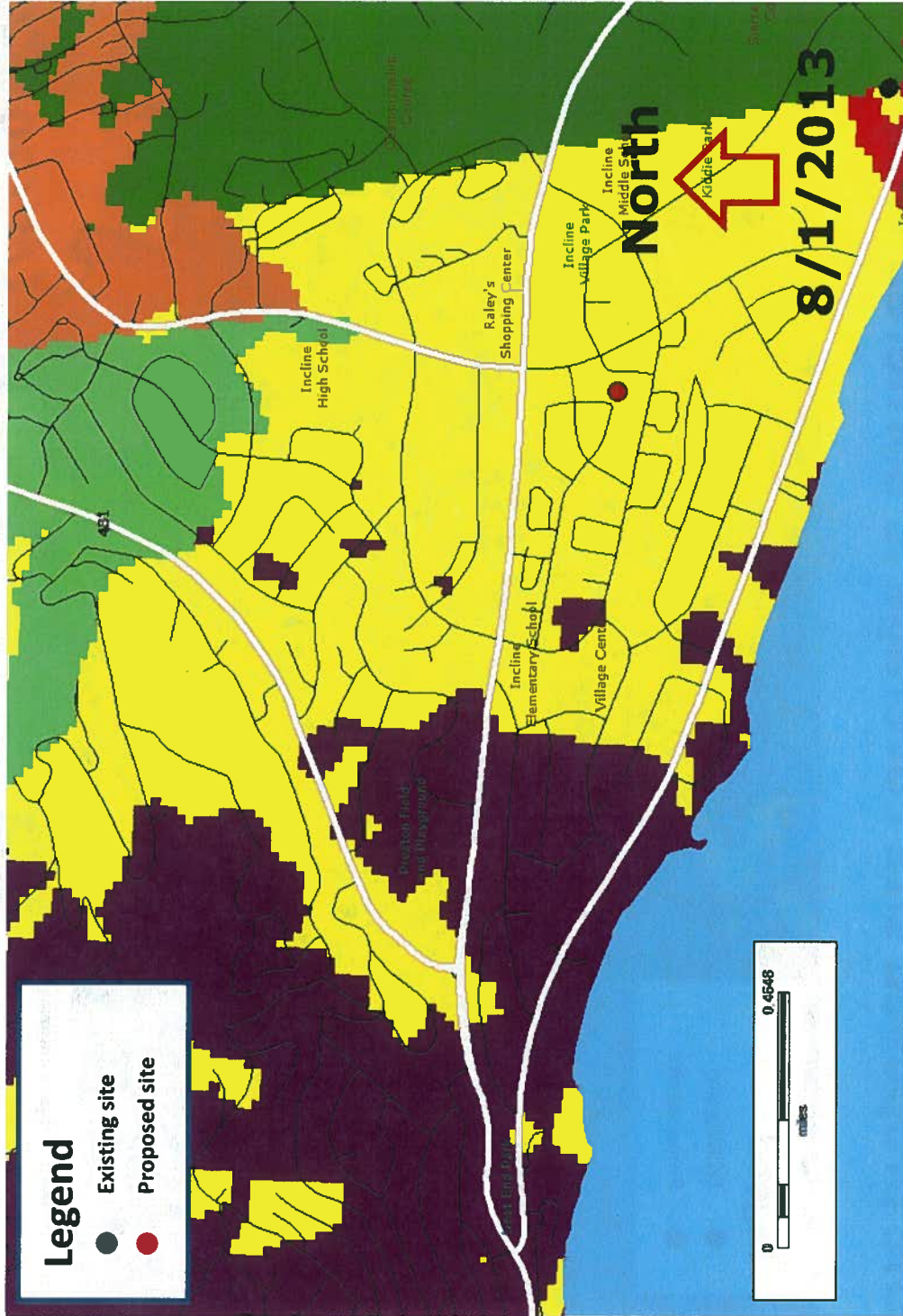
Existing Coverage



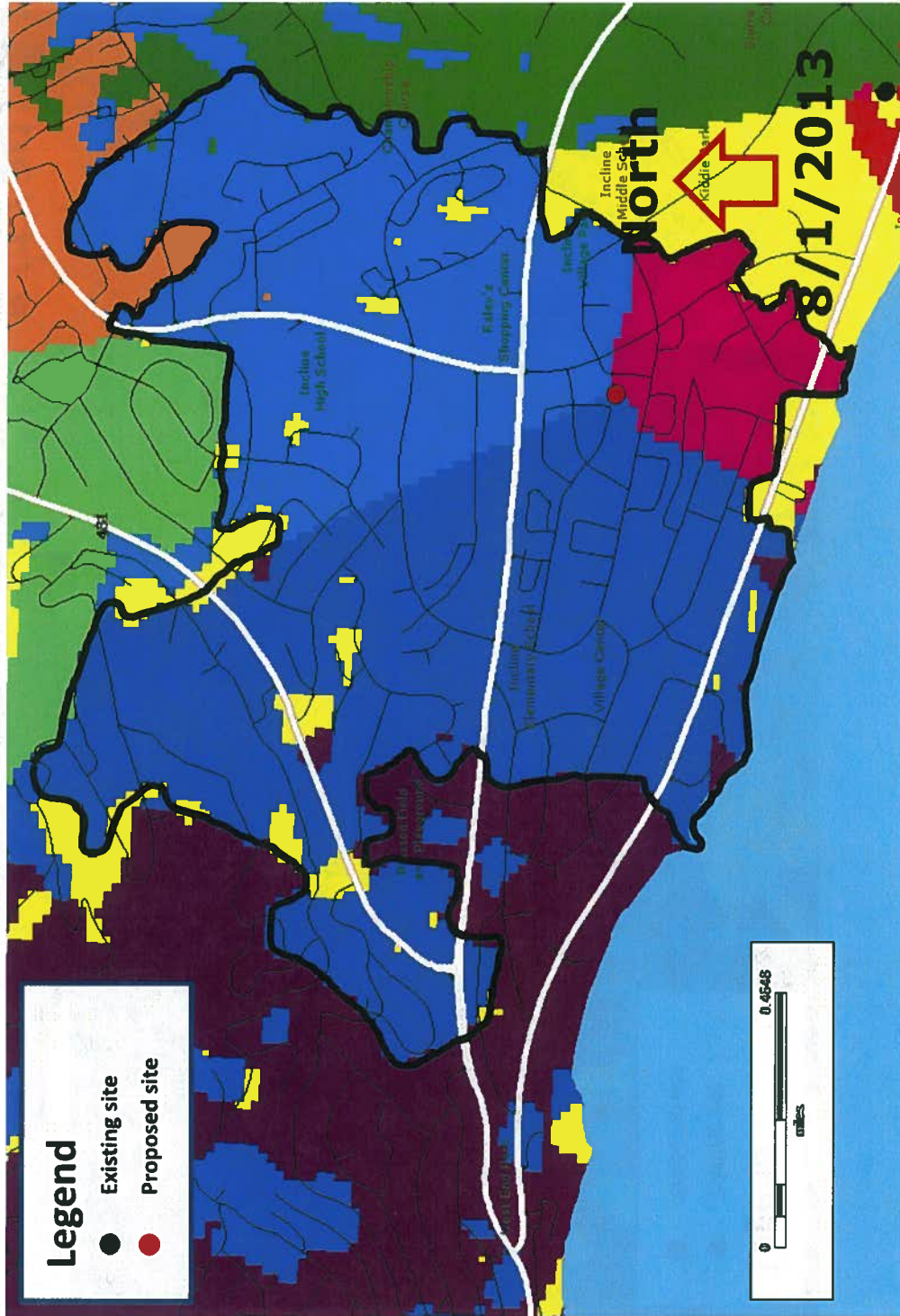
Proposed Coverage after NSB Integration



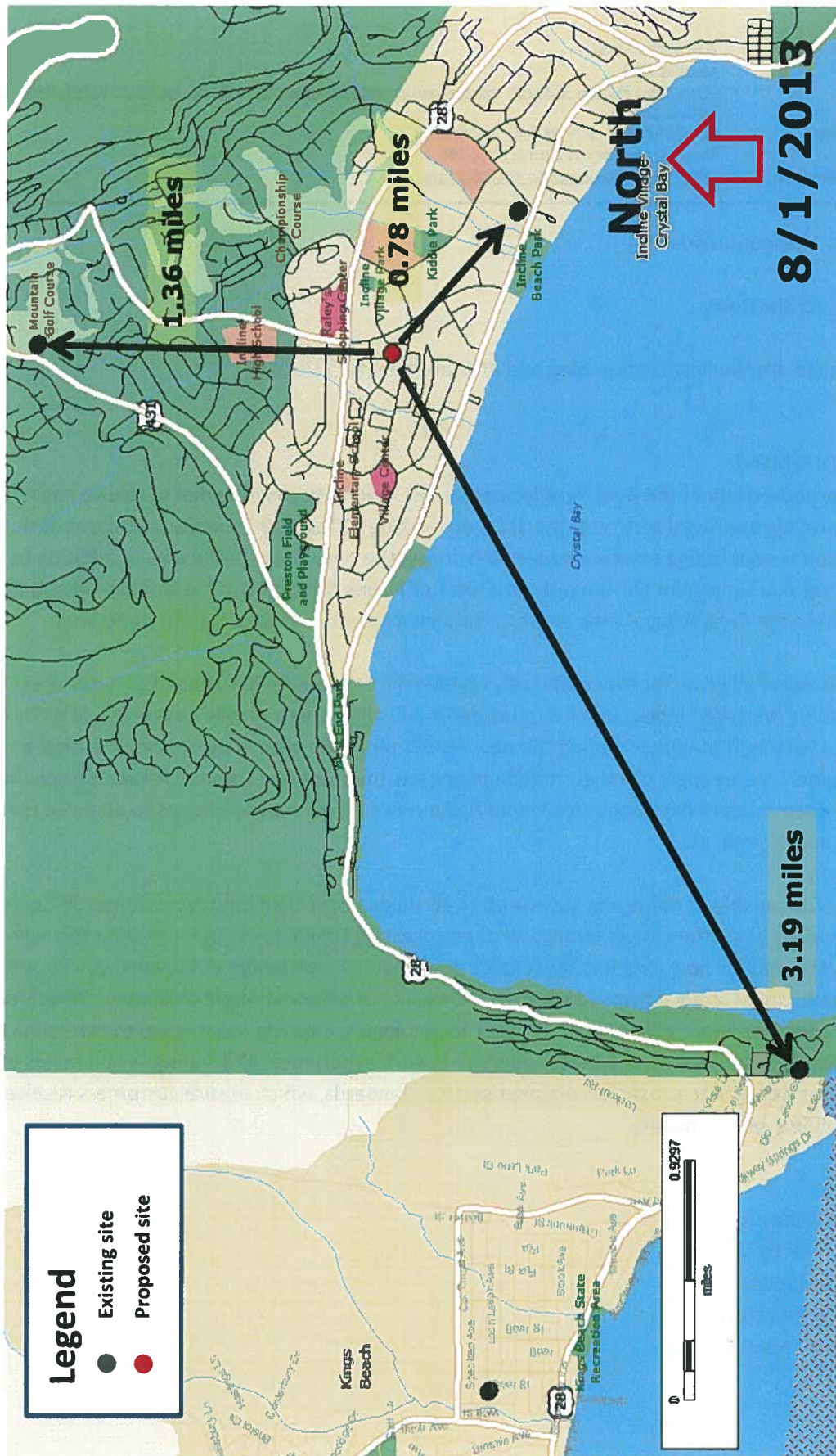
Existing Coverage Transmitter Equal Power Boundary plot



Proposed Coverage Transmitter Equal Power Boundary plot, the proposed site coverage is bordered with a black line.



Surrounding On Air sites



From: [WILLIAMS, BRIAN](#)
To: [Karianne Kerr](#)
Cc: [Gloria Shin](#); [Heather Williams](#); allen@developmentsystemsinc.com; [MILLER, MONICA](#); [WINN, BARBARA J](#); [WELLS, KRIS A](#)
Subject: RE: CVU0587-Prop Maps & RF statement ETA
Date: Thursday, August 01, 2013 1:21:31 PM
Attachments: [CVU0587 Propagation Map_08012013.pdf](#)

Good Afternoon Karianne,

Sorry for the delay.

Attached are the Propagation Map and RF Statement for CVU0587

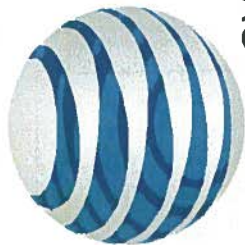
RF STATEMENT:

The proposed site at the Boat Yard located at 881 Oriole Way is intended to relieve capacity issues and provide improved service in the area. An existing ATT sites 0.78 miles southwest of this location is undergoing extreme congestion during the busy times of the day. In addition to this, it will improve service for the majority of center of Incline Village from the Donnar Drive (in the north) to the Crystal Bay (in the south). This includes indoor service for the same area.

This is especially true for those who rely on the ATT network for broadband data services. Providing improved indoor service to residents will allow them to take advantage of ATT's high speed wireless network including the new 4G LTE network. In-building service is critical as customers increasingly use their mobile phones as their primary communication device (landlines to residences have decreased significantly) and rely on their mobile phones to do more (E911, GPS, web access, text, etc.).

4G LTE is capable of delivering speeds up to 10 times faster than industry-average 3G speeds. LTE technology also offers lower latency, or the processing time it takes to move data through a network, such as how long it takes to start downloading a webpage or file once you've sent the request. Lower latency helps to improve the quality of personal wireless services. What's more, LTE uses spectrum more efficiently than other technologies, creating more space to carry data traffic and services and to deliver a better overall network experience. AT&T designs and builds its wireless network to satisfy its customer service standards, which ensure customers receive reliable in-building service quality."

Brian Williams
NSB – RF Design
AT&T Mobility
925-227-6280 Office
803-319-5569 Mobile



at&t

CVU0587

INCLINE VILLAGE- CRYSTAL BAY 2
202 E. ENTERPRISE STREET
INCLINE VILLAGE, NEVADA 89451

Jeffrey Rome | ASSOCIATES
 11000 Rockwood Road
 Newport Beach, California 92660
 Tel: 949.462.3929 | Fax: 949.462.3921

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at&t
 7600 Camino Ramon, 4th Floor West Wing
 San Ramon, California 94583

PREPARED FOR:

PROJECT NAME: INCLINE VILLAGE - CRYSTAL BAY 2
 PROJECT NUMBER: CVU0587

202 E. ENTERPRISE STREET
 INCLINE VILLAGE, NEVADA 89451

PROJECT TYPE: NEW SITE BUILD

DRAWN BY: ST
 CHECKED BY: RN

DATE: 07/19/11
 08/23/11
 10/09/11
 12/17/11

REV: A
 0
 1
 3

DESCRIPTION: 100% 20'S
 LANDSCAPE GRASSMATS
 ANTI-WALK TRICH

REVISION LEVEL: 100.01

SHEET TITLE: TITLE SHEET

APPROVALS	DATE
R.F. ENGINEER	DATE
SITE ACD AND ZONING	DATE
ERISSON CM	DATE
ART CONSTRUCTION MANAGER	DATE
OWNER APPROVAL	DATE

COVERAGE CALCULATION

LAND CAPABILITY DISTRICT:	6
PARCEL SIZE:	18,830 SQ. FT.
ALLOWABLE LAND COVERAGE:	18,830 X .30 = 4,708 SQ. FT.
EXISTING LAND COVERAGE:	
BUILDING:	4,782 SQ. FT.
PAVEMENT:	13,225 SQ. FT.
PROPOSED LAND COVERAGE:	TOTAL = 17,487 SQ. FT.
AT&T NEW EQUIPMENT LEASE AREA WITHIN EXISTING BUILDING:	19,000 SQ. FT.
ADDITIONAL PROPOSED PAVED SURFACE:	0 SQ. FT.
	TOTAL = 17,487 SQ. FT.

SHEET INDEX

TITLE SHEET
T-1
C-1
A-0
A-1
A-2
A-3
A-4
A-5

SITE SURVEY (FOR REFERENCE ONLY)
 SITE PLAN
 ANTENNA/RUNS - 11 AND EQUIPMENT PLANS
 FINISH GRADE
 FAST LITERATURE
 NORTH ELEVATION
 SOUTH ELEVATION

APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:
 INTERNATIONAL BUILDING CODE 2009 EDITION
 NEVADA AMENDMENTS TO THE 2009 IBC
 UNIFORM PLUMBING CODE, 2008 EDITION
 UNIFORM MECHANICAL CODE, 2008 EDITION
 NATIONAL ELECTRICAL CODE, 2008 EDITION

IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL.

ACCESSIBILITY DISCLAIMER

THIS PROJECT IS AN UNOCCUPIED WIRELESS TELECOMMUNICATIONS FACILITY IS EXEMPT FROM DISABLED ACCESS REQUIREMENTS

SCALE

THE DRAWING SCALES SHOWN IN THIS SET REPRESENT THE CORRECT SCALE ONLY WHEN THESE DRAWINGS ARE PRINTED IN A 24"x36" FORMAT. IF THIS DRAWING SET IS NOT 24"x36", THIS SET IS NOT TO SCALE.

DEVELOPMENT SUMMARY

PROJECT OWNER: AT&T MOBILITY INVESTMENT, 17th FLOOR WEST WING, SAN RAMON, CALIFORNIA 94582

PROJECT ADDRESS: 202 E. ENTERPRISE STREET, INCLINE VILLAGE, NEVADA 89451

OTHER ON-SITE TELECOM FACILITIES: NONE

ASSESSORS' PARCEL NUMBER: 132-222-17

APPROXIMATE AREA: 39' X 50.04' N, 33' X 247.225' N

APPROXIMATE PERMITS: 1725' W, -119' 93.5007' W

GROUND ELEVATION: 8360.0' AMSL

EXISTING ZONING: COMMERCIAL

PROPOSED PROJECT AREA: 190 SQ. FT.

PROPOSED TYPE OF CONSTRUCTION: TYPE V-B

PROPOSED OCCUPANCY: S-2

JURISDICTION: NEVADA, PLANNING AGENCY (TRPA), WASHOE COUNTY, WASHOE COUNTY

PROJECT DESCRIPTION

AT&T MOBILITY PROPOSES TO CONSTRUCT, OPERATE AND MAINTAIN AN UNOCCUPIED WIRELESS TELECOMMUNICATIONS FACILITY. THIS FACILITY WILL CONSIST OF THE FOLLOWING:

- INSTALL (12) PROPOSED AT&T OUTDOOR EQUIPMENT ON A 9'-8" X 20'-0" ELEVATED TRUSS PLATFORM.
- INSTALL (3) FIBER OPTIC RUNS, (3) DC POWER RUNS, (2) LTE RUNS-11, (9) LOTS RUNS-11 AND (4) SURGE SUPPRESSORS PAINT TO MATCH PROPOSED EQUIPMENT.
- INSTALL 6'-0" TALL CHAIN LINK FENCE ENCLOSURE
- UNDERGROUND UTILITY RUNS FOR ELECTRICAL AND TELEPHONE IN UTAH AREA

LEGAL DESCRIPTION

LOT 5, IN BLOCK A OF INDUSTRIAL SUBDIVISION NO. 2, ACCORDING TO THE MAP HEREBY FILED IN THE OFFICE OF THE COUNTY RECORDER OF WASHOE COUNTY, STATE OF NEVADA, ON FEBRUARY 28, 1984.

CONSULTANT TEAM

CLIENTS REPRESENTATIVE:
 ERICSSON INC.
 6140 STONEHEDGE HALL ROAD
 SUITE 305
 PLEASANTON, CALIFORNIA 94588

CONSTRUCTION MANAGER:
 PHONE: (916) 870-9483

DEVELOPMENT SYSTEMS INC.
 2120 S. PAVANE
 SUITE 102
 AUBURN, CALIFORNIA 95603
 PHONE: (530) 885-3500

SITE ACQUISITION & ZONING:
 ALLEN PINK
 PHONE: (916) 899-9268

R.F. ENGINEER:
 JEFFREY ROME (AIA)
 PHONE: (949) 462-3929

ARCHITECT:
 JEFFREY ROME AND ASSOCIATES
 1514 JACQUIN PLAZA
 SUITE 250
 REDWOOD BEACH, CALIFORNIA 92660
 PHONE: (949) 760-3931
 FAX: (949) 760-3931

CONTRACTOR: ROBIN NELSON

LAND SURVEYOR:
 CAL VADA SURVEYING, INC.
 411 JENNIS CIRCLE, SUITE 305
 REDWOOD BEACH, CALIFORNIA 92660
 PHONE: (951) 280-8860
 FAX: (951) 280-9746
 CONTRACTOR: RAMON CONTRA/EE

PROJECT DESCRIPTION

AT&T MOBILITY PROPOSES TO CONSTRUCT, OPERATE AND MAINTAIN AN UNOCCUPIED WIRELESS TELECOMMUNICATIONS FACILITY. THIS FACILITY WILL CONSIST OF THE FOLLOWING:

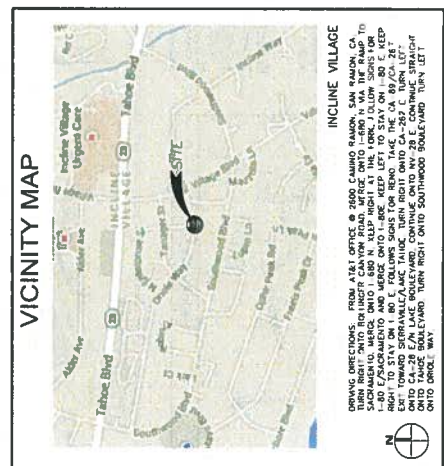
- INSTALL (12) PROPOSED AT&T OUTDOOR EQUIPMENT ON A 9'-8" X 20'-0" ELEVATED TRUSS PLATFORM.
- INSTALL (3) FIBER OPTIC RUNS, (3) DC POWER RUNS, (2) LTE RUNS-11, (9) LOTS RUNS-11 AND (4) SURGE SUPPRESSORS PAINT TO MATCH PROPOSED EQUIPMENT.
- INSTALL 6'-0" TALL CHAIN LINK FENCE ENCLOSURE
- UNDERGROUND UTILITY RUNS FOR ELECTRICAL AND TELEPHONE IN UTAH AREA

LEGAL DESCRIPTION

LOT 5, IN BLOCK A OF INDUSTRIAL SUBDIVISION NO. 2, ACCORDING TO THE MAP HEREBY FILED IN THE OFFICE OF THE COUNTY RECORDER OF WASHOE COUNTY, STATE OF NEVADA, ON FEBRUARY 28, 1984.

SPECIAL INSPECTIONS

NO.	DESCRIPTION OF TYPE OF INSPECTION REQUIRED, LOCATION, REMARKS
1	VERIFY SOIL CONDITIONS ARE SUFFICIENTLY BENEATH FOUNDATION
2	CONCRETE WORKING - REINFORCING SPACER FRAME
3	ALL STRUCTURAL WORKING - REINFORCING STEEL
4	REINFORCING STEEL FRAME
5	REINFORCING STEEL FRAME
6	REINFORCING STEEL FRAME
7	REINFORCING STEEL FRAME
8	REINFORCING STEEL FRAME
9	REINFORCING STEEL FRAME
10	REINFORCING STEEL FRAME
11	REINFORCING STEEL FRAME
12	REINFORCING STEEL FRAME





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CAL VADA SURVING, INC.
 4111 Avenue 24, Suite 306, Orange, CA 92668
 Tel: 714.962.9300
 Fax: 714.962.9301
 www.calvada.com



PREPARED FOR
at&t
 2600 Elchico, Riverside, 4th Floor
 San Bern, California 92503

PROJECT NAME
INCLINE VILLAGE - CRYSTAL BAY 2
 PROJECT NUMBER
CVU0587
 201 E. ENTERPRISE STREET
 INCLINE VILLAGE, NV 89451
 WASHOE COUNTY

PROJECT TYPE
 DRAWING DATES
 DRAWN BY: DC
 CHECKED BY: PG
 DATE: 06/29/13
 SUBMITTAL: 0
 TITLE: 06/27/13
 TITLE: 06/27/13
 TITLE: 06/27/13

SHEET TITLE
TOPOGRAPHIC SURVEY
C-1
 SHEET 1 OF 1

Geographic Coordinates at Proposed Monopline

THE DATA LISTED IN THIS SECTION IS THE RESULT OF A SURVEY CONDUCTED BY CAL VADA SURVING, INC. ON FEBRUARY 11, 2013. THE MONOPLINE COORDINATES LISTED IN THIS SECTION ARE BASED ON THE NAD 83 DATUM AND THE WGS 84 DATUM. THE MONOPLINE COORDINATES LISTED IN THIS SECTION ARE BASED ON THE NAD 83 DATUM AND THE WGS 84 DATUM. THE MONOPLINE COORDINATES LISTED IN THIS SECTION ARE BASED ON THE NAD 83 DATUM AND THE WGS 84 DATUM.

Basis of Bearings

THE TRUE PLANE COORDINATE SYSTEM OF THIS AREA HAS BEEN USED.

Bench Mark

NO. 1615 U.S. BENCH MARK, 'ELEVATION' - 943.28 (FEET) (448.87)

Date of Survey

JUNE 14, 2013

Access Route

ACCESS TO THE PROJECT SITE IS PROVIDED BY THE MONOPLINE LISTED IN THIS SECTION. THE MONOPLINE IS 15 FEET WIDE AND IS BASED ON THE NAD 83 DATUM AND THE WGS 84 DATUM. THE MONOPLINE COORDINATES LISTED IN THIS SECTION ARE BASED ON THE NAD 83 DATUM AND THE WGS 84 DATUM.

Lease Area

THE LEASE AREA IS 15 FEET WIDE AND IS BASED ON THE NAD 83 DATUM AND THE WGS 84 DATUM. THE LEASE AREA COORDINATES LISTED IN THIS SECTION ARE BASED ON THE NAD 83 DATUM AND THE WGS 84 DATUM.

Utility Route

THE UTILITY ROUTE IS 15 FEET WIDE AND IS BASED ON THE NAD 83 DATUM AND THE WGS 84 DATUM. THE UTILITY ROUTE COORDINATES LISTED IN THIS SECTION ARE BASED ON THE NAD 83 DATUM AND THE WGS 84 DATUM.

Title Report

PROVIDED BY STANLEY TITLE COMPANY
 401 N. 11th St.
 Reno, NV 89501

Legal Description

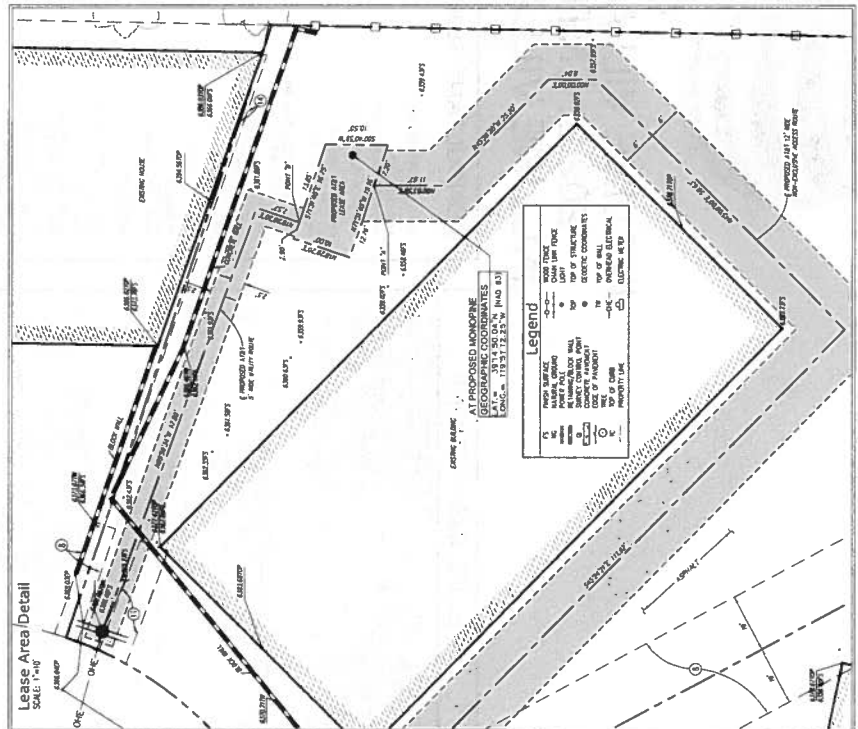
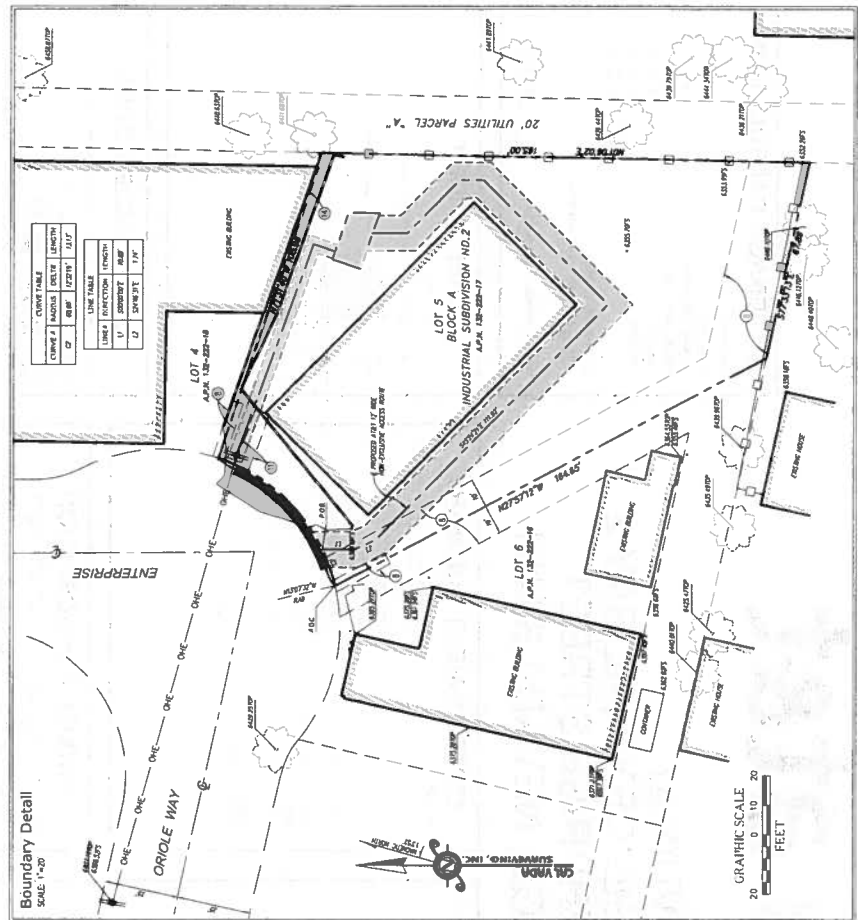
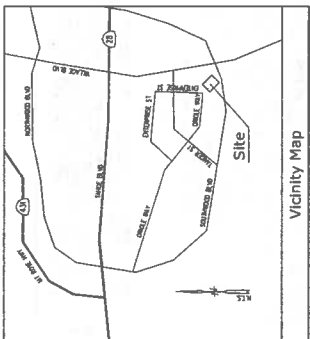
LOT 5, IN BLOCK A, OF INDUSTRIAL SUBDIVISION NO. 2, ACCORDING TO THE MAP HERETOFORE FILED IN THE OFFICE OF THE COUNTY CLERK OF WASHOE COUNTY, STATE OF NEVADA, ON FEBRUARY 23, 2011 AS SHOWN ON MAP NO. 010-250-01.

Assessor's Parcel No.

100-250-01

Easements

1. EASEMENT FOR OVERHEAD POWER LINES AND CABLES.
 2. EASEMENT FOR UNDERGROUND POWER LINES AND CABLES.
 3. EASEMENT FOR TELEPHONE LINES AND CABLES.
 4. EASEMENT FOR WATER MAINS AND SEWER LINES.
 5. EASEMENT FOR GAS LINES AND CABLES.
 6. EASEMENT FOR FLOOD CONTROL AND DRAINAGE.



Jeffrey Rame Associates
 architect | interior architect
 1501 Pacific Palms, Suite 310
 Newport Beach, California 92660
 tel 949.462.9791 | fax 949.462.9311

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PREPARED FOR

 2800 Campus Drive, 4th Floor West Wing
 San Ramon, California 94583

APPROVALS

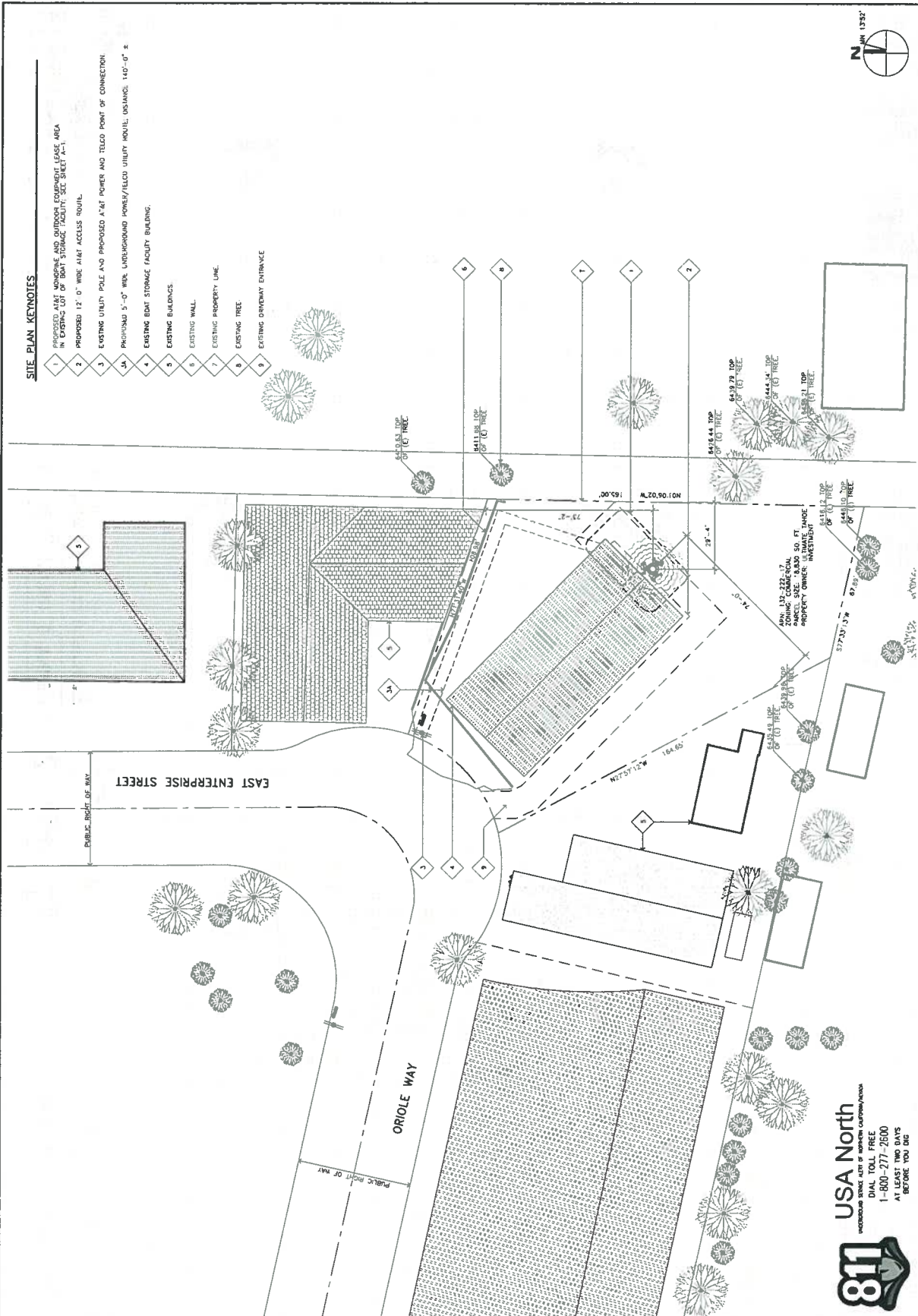
R.F. ENGINEER	DATE
SITE ACD AND ZONING	DATE
EXPRESSION CM	DATE
JAIF CONSTRUCTION MANAGER	DATE
OWNER APPROVAL	DATE

PROJECT NAME
INCLINE VILLAGE - CRYSTAL BAY 2
 PROJECT NUMBER
CYU0587
 200 E ENTERPRISE STREET
 ANAHEIM, CALIFORNIA 92811
 WASHINGTON COUNTY

PROJECT TYPE: NEW SITE BUILD

DRAWING DATE	
DRAWN BY	ST
CHECKED BY	PN
DATE	
07/19/13	REV 20'S
08/23/13	100% 20'S
10/22/13	PERMITS
10/22/13	CRASH COURSE
12/11/13	ANAHEIM PERMIT
REV	
0	
1	
2	
3	

REVISION LEVEL: 00/01
 SHEET TITLE
SITE PLAN
A-0



SITE PLAN KEYNOTES

- 1 PROPOSED AT&T WAREHOUSE AND OUTDOOR EQUIPMENT LEASE AREA IN EXISTING LOT OF BOAT STORAGE FACILITY. SEE SHEET A-1.
- 2 PROPOSED 12' 0" WIDE ALFAT ACCESS ROUL.
- 3 EXISTING UTILITY POLE AND PROPOSED AT&T POWER AND TELCO POINT OF CONNECTION.
- 4 PROPOSED 5'-0" WIDE UNDERGROUND POWER/TELECOM UTILITY ROUTE. (DIM: 14'-0" x 2'-0")
- 5 EXISTING BOAT STORAGE FACILITY BUILDING.
- 6 EXISTING BUILDINGS.
- 7 EXISTING PROPERTY LINE.
- 8 EXISTING WALL.
- 9 EXISTING TREE.
- 10 EXISTING DRIVEWAY ENTRANCE.



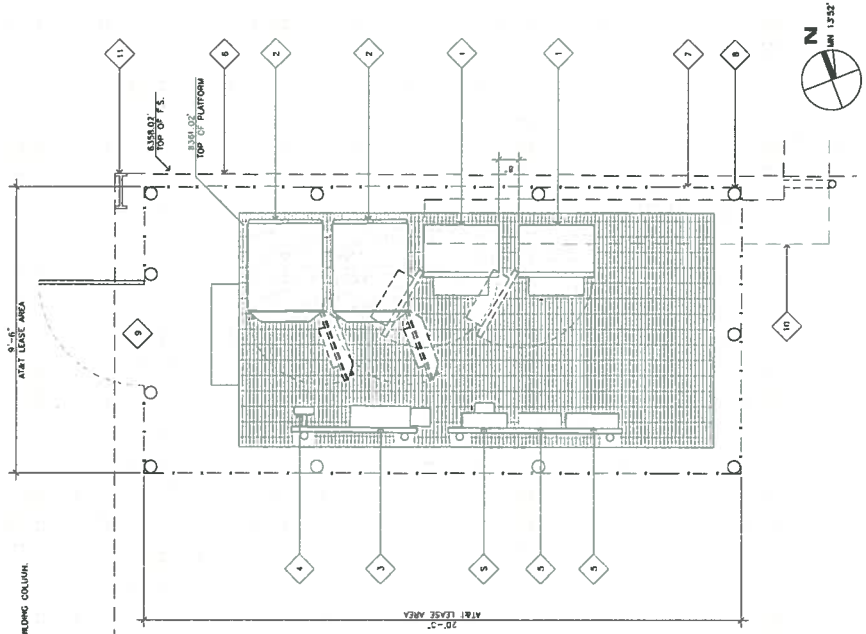
SCALE: 1" = 20'
 0 10' 20'
1

811
 U.S. DEPARTMENT OF TRANSPORTATION
USA North
 DIAL TOLL FREE
 1-800-277-2600
 AT LEAST TWO DAYS
 BEFORE YOU DIG

SITE PLAN

EQUIPMENT FLOOR PLAN KEYNOTES

- 1 PROPOSED (A) LITE UNITS PERCELL CABINETS STACKED AND MOUNTED ON AN ILLUMINATED SKILL ENCLOSURE.
- 2 PROPOSED (A) LITE UNITS PERCELL CABINETS STACKED AND MOUNTED ON AN ILLUMINATED SKILL ENCLOSURE.
- 3 PROPOSED (A) LITE UNITS PERCELL CABINETS STACKED AND MOUNTED ON AN ILLUMINATED SKILL ENCLOSURE.
- 4 PROPOSED (A) LITE UNITS PERCELL CABINETS STACKED AND MOUNTED ON AN ILLUMINATED SKILL ENCLOSURE.
- 5 PROPOSED (A) LITE UNITS PERCELL CABINETS STACKED AND MOUNTED ON AN ILLUMINATED SKILL ENCLOSURE.
- 6 EXISTING ROOF OVERHANG
- 7 PROPOSED 8'-0" DIA. CHINA LINK FENCE ENCLOSURE WITH DARK GREEN WOOD SLATS
- 8 PROPOSED 5" x 9 BOLLARD
- 9 PROPOSED 4'-0" WIDE ACCESS GATE WITH DARK GREEN WOOD SLATS.
- 10 PROPOSED CABLE BRIDGE.
- 11 EXISTING BUILDING COLUMN.



EQUIPMENT FLOOR PLAN

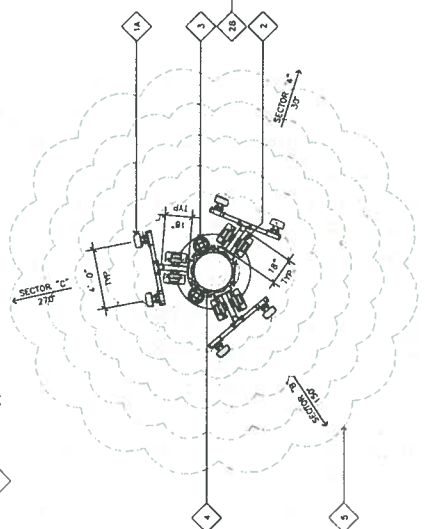
SCALE: 1/2"=1'-0"

0' 1' 2'

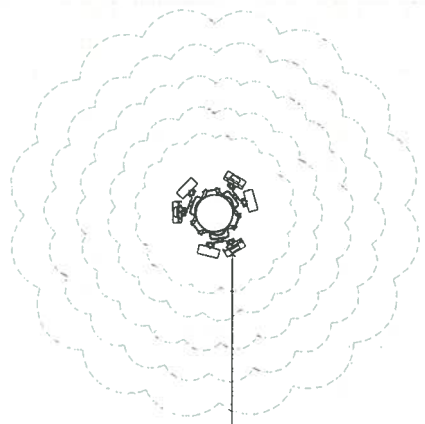
2

ANTENNA PLAN KEYNOTES

- 1 PROPOSED (A) AEA ANTENNAS MOUNTED ON A PROPOSED 117'-6" TOWER TO MATCH NEEDLES AND WITH GREEN PINE NEEDLE SOCKS.
- 1A PROPOSED (A) AEA ANTENNAS MOUNTED ON A PROPOSED 117'-6" TOWER TO MATCH NEEDLES AND WITH GREEN PINE NEEDLE SOCKS.
- 2 (N) (A) AEA LITE PERCELL-1 (2 PER SECTOR 3 SECTIONS) MOUNTED ON ANTENNA SUB-GUY PADS REAR ANTENNA. SEE DETAIL 3/14-4
- 2A (N) (A) AEA LITE PERCELL-1 (2 PER SECTOR 3 SECTIONS) MOUNTED ON ANTENNA SUB-GUY PADS REAR ANTENNA. SEE DETAIL 3/14-4
- 2B (N) (A) AEA LITE PERCELL-1 (2 PER SECTOR 3 SECTIONS) MOUNTED ON ANTENNA SUB-GUY PADS REAR ANTENNA. SEE DETAIL 3/14-4
- 3 PROPOSED (A) 80S SURGE SUPPRESSOR MOUNTED TO MONOPHIL
- 4 PROPOSED 117'-6" AEA MONOPHIL WITH FULL SHAW CLOUING.
- 5 EXTENT OF (N) MONOPHIL BRANCH BRIMLINE.



ANTENNA PLAN AT 89°-0° A.G.L. ROAD CENTER



ANTENNA PLAN AT 101°-0° A.G.L. ROAD CENTER

ANTENNA SCHEDULE

ANTENNA	DESCRIPTION	ANTENNA MODEL NO.	SECTOR	HEIGHT (E.S.)	WIND LOAD (E.S.)	WIND DIRECTION (E.S.)	WIND SPEED (E.S.)
1	AEA ANTENNA	AEA-117-6	1	117.6	100	100	100
2	AEA ANTENNA	AEA-117-6	2	117.6	100	100	100
3	AEA ANTENNA	AEA-117-6	3	117.6	100	100	100
4	AEA ANTENNA	AEA-117-6	4	117.6	100	100	100
5	AEA ANTENNA	AEA-117-6	5	117.6	100	100	100

Jeffrey Rime Associates
architectural | telecommunications
1 San Joaquin Plaza, Suite 250
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San Ramon, California 94583

APPROVALS

R.F. ENGINEER: _____ DATE: _____

SITE ACD AND ZONING: _____ DATE: _____

ENGINEER: CM: _____ DATE: _____

AA&T CONSTRUCTION MANAGER: _____ DATE: _____

OWNER APPROVAL: _____ DATE: _____

PROJECT NAME
INCLINE VILLAGE -
CRYSTAL BAY 2
PROJECT NUMBER
CVU0587
202 E. ENTERPRISE STREET
INCLINE VILLAGE, CALIFORNIA 94501
MAYNARD COUNTY

PROJECT TYPE: NEW SITE BUILD

DRAWING DATES

NO.	DATE	DESCRIPTION	REV.
07/19/13	REV. 20'S		0
08/23/13	100% 20'S		1
10/09/13	LANDLORD COMMENTS		2
10/27/13	CITY COMMENTS		3
12/17/13	REVISION RIGHT		3

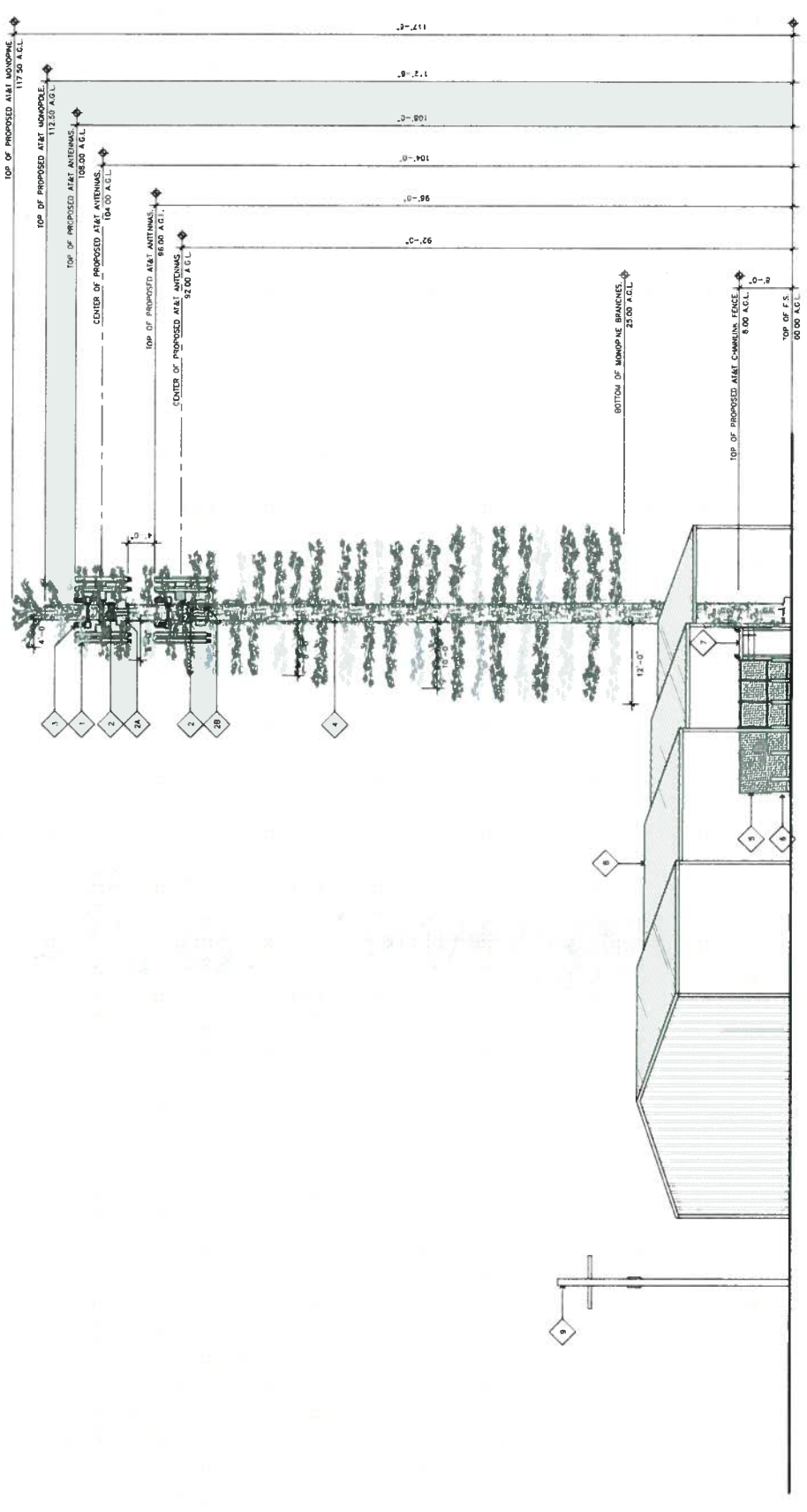
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SHEET TITLE
ANTENNA PLANS &
EQUIPMENT FLOOR PLAN

A-1

ELEVATION KEYNOTES

- 1. PROPOSED (12) AIR ANTENNAS (2 PER SECTOR, 3 SECTORS) MOUNTED ON A PROPOSED 117'-4" MONOPINE AND CENTER STACKED AT 104'-0" AND 92'-0" ANTENNAS TO BE MATCHED TO MATCH NEELED AND WITH PINE NEELED SOCKS.
- 2. QUANTITY (12) ANTENNA STAND-UP ARM BEHIND ANTENNAS.
- 3. (1) (1) WAVE BRIDE-11 MOUNTED ON (1) TR CENTER MOUNT.
- 4. (1) (1) WAVE BRIDE-11 MOUNTED ON (1) TR-COLLAR MOUNT.
- 5. (1) (1) WAVE BRIDE-11 MOUNTED ON (1) TR-COLLAR MOUNT.
- 6. (1) (1) WAVE BRIDE-11 MOUNTED ON (1) TR-COLLAR MOUNT.
- 7. PROPOSED (1) DUE SURF SUPPRESSOR MOUNTED TO MONOPINE.
- 8. (2) PER RAD CENTER.
- 9. PROPOSED AIR MONOPINE WITH FULL BARK CLADDING.
- 10. PROPOSED AIR 6'-0" HIGH CHAIN LINK FENCE.
- 11. PROPOSED 5" BOLLARDS.
- 12. PROPOSED CABLE BRIDGE.
- 13. EXISTING RENT STORAGE FACILITY.
- 14. EXISTING UTILITY POLE.



WEST ELEVATION

1/16" SCALE: 1/16"=1'-0"
 24x36 SCALE: 1/8"=1'-0"

16'

Jeffrey Rome Associates
 Architecture | Intercommunications
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PREPARED FOR

7400 California Avenue, 4th Floor West Wing
 San Ramon, California 94583

PROJECT NAME
**INCLINE VILLAGE -
 CRYSTAL BAY 2**

PROJECT NUMBER
CYU0587

202 E. ENTERPRISE STREET
 INCLINE VILLAGE, CALIFORNIA 94501
 WASHOE COUNTY

PROJECT TYPE: NEW SITE BUILD

DRAWING DATES

DATE	DESCRIPTION	REV
07/19/13	SUITE 202'S	A
08/23/13	100% 2D'S	D
10/09/13	LANDSCAPE COMMENTS	1
11/17/13	REVISIONS	2
12/11/13	ANTENNA HEIGHT	3

RFS: REVISION LEVEL: 0001

SHEET TITLE
WEST ELEVATION

Jeffrey Rome Associates
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REGISTERED ARCHITECT
STATE OF TEXAS
NO. 0000000000

PREPARED FOR
at&t

2900 Commerce Center, 4th Floor West Wing
San Antonio, California 95033

APPROVALS

R.F. ENGINEER DATE
SITE AND ZONING DATE
ENGINEER C.M. DATE
ART CONSTRUCTION MANAGER DATE
OWNER APPROVAL DATE

PROJECT NAME
**INCLINE VILLAGE -
CRYSTAL BAY 2**
PROJECT NUMBER
CYU0587
202 E. ENTERPRISE STREET
INCLINE VILLAGE, NEWMAN 89431
BOHNER COUNTY

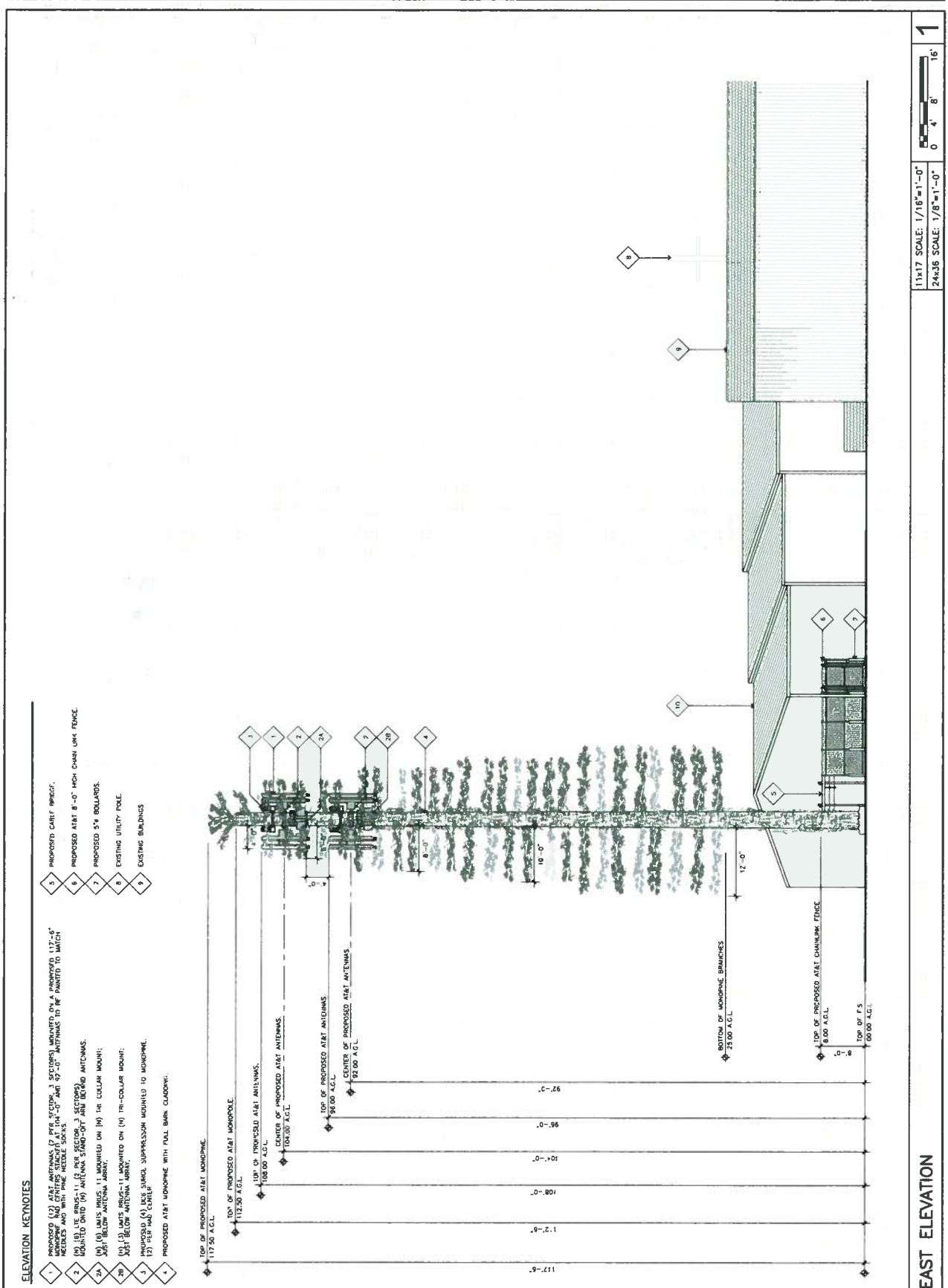
PROJECT TYPE: NEW SITE BUILD

DRAWING DATES
DATE DESCRIPTION REV
12/15/11 PREP THIS 0
08/23/13 100% THIS 1
10/07/13 LANDLORD COMMENTS 1
10/22/13 CLIENT COMMENTS 2
12/17/13 ANTENNA HEIGHT 3

RFB'S REVISION LEVEL: 00.01

SHEET TITLE
EAST ELEVATION

A-3

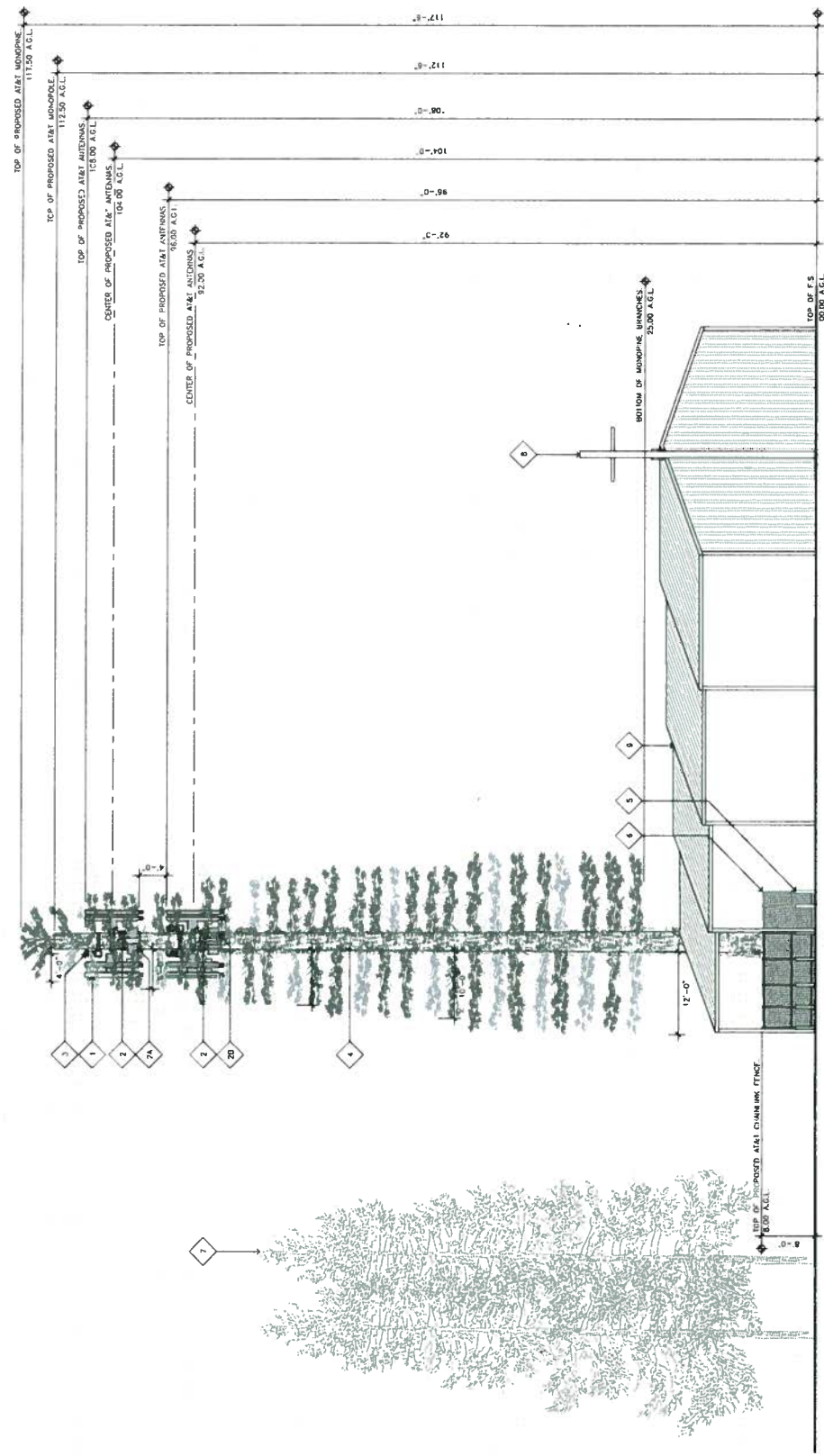


- ELEVATION KEYNOTES**
- 1 PROPOSED (1) AT&T ANTENNAS (1) PIPE SECTION, 3 SECTIONS) MOUNTED ON A PROPOSED 117'-6" MONOPOLE WITH PINE ANTENNA SOCKS
 - 2 (M) (1) LATE BRUSH-1 (1) PIPE SECTION, 3 SECTIONS) MOUNTED ON (M) THE CULMIN MOUNT; 300' BELOW ANTENNA ARRAY.
 - 3A (M) (1) LATE BRUSH-1 (1) PIPE SECTION, 3 SECTIONS) MOUNTED ON (M) THE CULMIN MOUNT; 300' BELOW ANTENNA ARRAY.
 - 3B (M) (1) LATE BRUSH-1 (1) PIPE SECTION, 3 SECTIONS) MOUNTED ON (M) THE CULMIN MOUNT; 300' BELOW ANTENNA ARRAY.
 - 4 PROPOSED AT&T MONOPOLE WITH PULL BAR GLASSING.
 - 5 PROPOSED CARL BRING.
 - 6 PROPOSED AIRT 8'-0" HIGH CHAIN LINK FENCE.
 - 7 PROPOSED 3" BOLLARDS.
 - 8 EXISTING UTILITY POLE.
 - 9 EXISTING BUILDINGS.

ELEVATION KEYNOTES

- 1 PROPOSED (12) BASE ANTENNAS (2 PER SECTOR, 3 SECTORS) MOUNTED ON 4 PROPOSED 117'-4" MONOPINE MAST CENTERS SPACED AT 10'-0" AND 9'-0" ANTENNAS TO BE PAINTED TO MATCH RECESSES AND WITH THE RECESS DOCKS.
- 2 POLYALLOY (10) ANTENNAS STAND-OFF ARE BEHIND ANTENNAS.
- 3 (6) (3) UNUS WRES-11 MOUNTED ON (4) 1/4" COLLAR HOODS; (2) BELOW ANTENNA ARMS.
- 4 (3) UNUS BRUS-11 MOUNTED ON (4) 1/4" TR-COLLAR HOODS; (2) PER RAD CENTER.
- 5 PROPOSED (4) UDS SHELVE SUPERLUSION MOUNTED TO MONOPINE.
- 6 PROPOSED AT&T MONOPINE WITH FULL BARK CLADDING.

- 7 PROPOSED 3" BOLLARDS
- 8 PROPOSED 1/4" 8'-0" HIGH CHAIN LINK FENCE
- 9 D STING TREES
- 10 D STING UTILITY POLE
- 11 D STING BUILDINGS.



NORTH ELEVATION

1:17 SCALE: 3/32"=1'-0"
24x36 SCALE: 3/16"=1'-0"

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PREPARED FOR

2600 Camino Remon, 4th Floor West Wing
San Ramon, California 94583

PROJECT NAME
**INCLINE VILLAGE -
CRYSTAL BAY 2**

PROJECT NUMBER
CVU0587

202 E OVERBROOK STREET
MUSKOGEE COUNTY, GA 30601
MUSKOGEE COUNTY

PROJECT TYPE: NEW SITE BUILD

DATE	DESCRIPTION	REV.
07/19/13	ISSUE 2D'S	A
08/23/13	ISSUE 2D'S	D
10/22/13	ISSUE 2D'S	E
10/22/13	CHANG COMMENTS	F
12/11/13	ANTI-NM RE-SCH	G

REASON LEVEL: 00.01

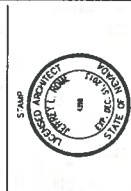
SHEET TITLE
NORTH ELEVATION

A-4



Jeffrey Rame | ASSOCIATES
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 San Ramon, California 94583

APPROVALS

P.F. ENGINEER	DATE
SITE, ACC AND ZONING	DATE
ENGINEER CM	DATE
ASST CONSTRUCTION MANAGER	DATE
OWNER APPROVAL	DATE

PROJECT NAME
**INCLINE VILLAGE -
 CRYSTAL BAY 2**
 PROJECT NUMBER
CVU0587
 202 E ENTERPRISE STREET
 INCLINE VILLAGE, NEVADA 89401
 WASHINGTON COUNTY

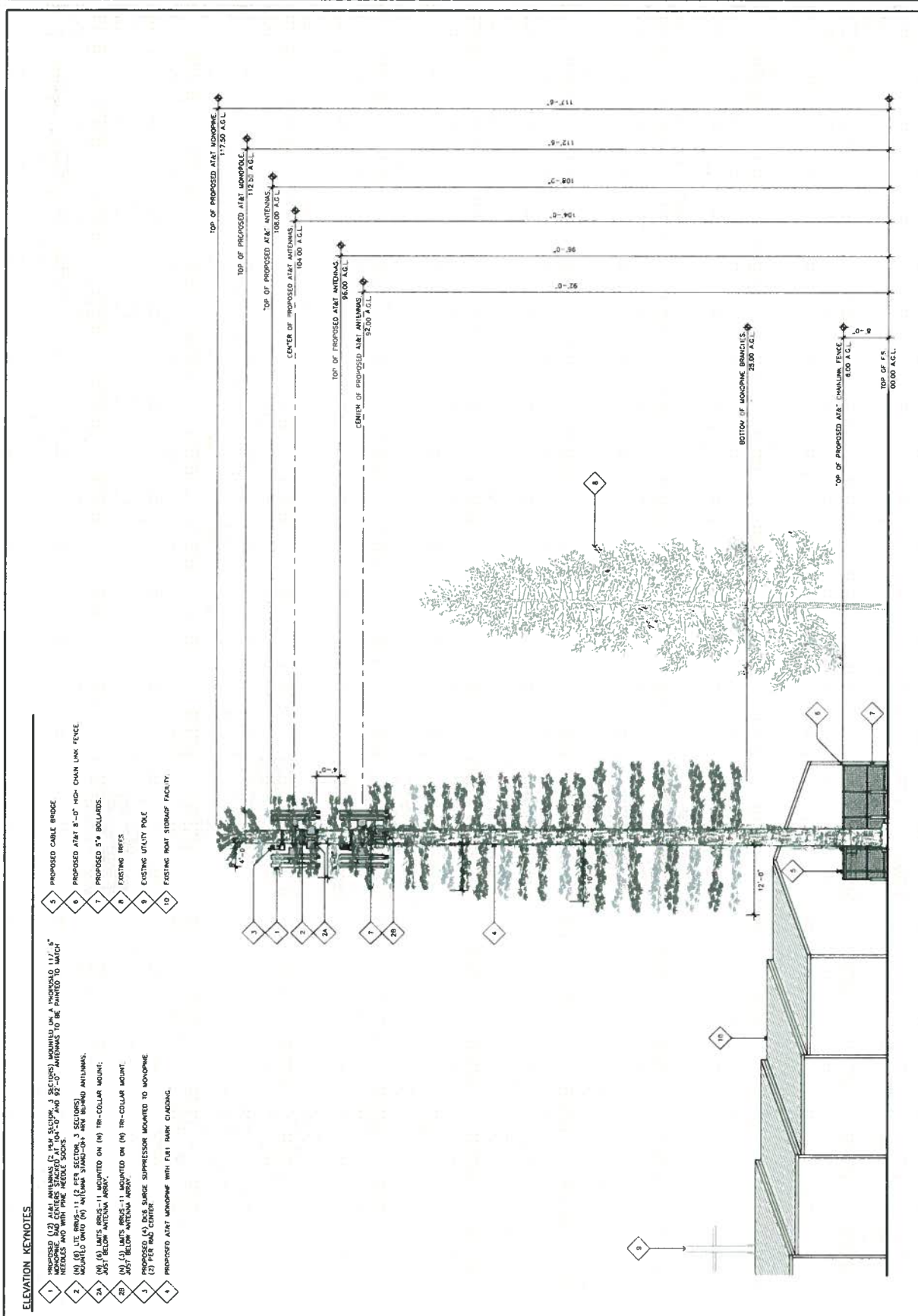
PROJECT TYPE: NEW SITE BUILD

DRAWING DATES		REV.
DATE	DESCRIPTION	
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08/22/13	ISSUE 02	1
10/09/13	LANDLORD COMMENTS	7
10/22/13	CITY COMMENTS	7
12/17/13	ANTENNA HEIGHT	3

REVISION LEVEL: 00.01

SHEET TITLE	
SHEET NO.	SHEET TITLE
01	SOUTH ELEVATION

A-5



- ELEVATION KEYNOTES**
- 1. PROPOSED (1) 12' x 12' x 12' SECTOR, 3 SECTORS MOUNTED TO MONOPOLE WITH PINE NEEDLE SOOCS.
 - 2. (N) (S) (E) (W) 12' x 12' SECTORS, 3 SECTORS MOUNTED TO MONOPOLE WITH PINE NEEDLE SOOCS.
 - 3A. (1) 12' x 12' x 12' SECTOR, 3 SECTORS MOUNTED TO MONOPOLE WITH PINE NEEDLE SOOCS.
 - 3B. (1) 12' x 12' x 12' SECTOR, 3 SECTORS MOUNTED TO MONOPOLE WITH PINE NEEDLE SOOCS.
 - 4. PROPOSED (1) 12' x 12' x 12' SECTOR, 3 SECTORS MOUNTED TO MONOPOLE WITH PINE NEEDLE SOOCS.
 - 5. PROPOSED CABLE BRIDGE.
 - 6. PROPOSED 8' x 8' x 8' HIGH-CHAIN LINK FENCE.
 - 7. PROPOSED 3' x 3' BOLLARDS.
 - 8. EXISTING TREES.
 - 9. EXISTING UTILITY POLE.
 - 10. EXISTING ROAT STORAGE FACILITY.

11x17 SCALE: 3/32"=1'-0"
 24x36 SCALE: 3/16"=1'-0"

1

SOUTH ELEVATION

ATT RF EME Compliance Report

CASPR# 3701462856
USID# 144217
Site No. CVU0587
Incline Village - Crystal Bay 2
202 East Enterprise Street
Incline Village, Nevada 89451
Washoe County
39.247225; -119.953464 NAD83
Monotree

EBI Project No. 62139900
August 27, 2013



Prepared for:

AT&T Mobility, LLC
c/o Ericsson Inc
7655-7665 Redwood Blvd.
Novato, CA 94945

Prepared by:



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2.0 FEDERAL COMMUNICATIONS COMMISSION (FCC) REQUIREMENTS 3
3.0 AT&T RF EXPOSURE POLICY REQUIREMENTS 5
4.0 WORST-CASE PREDICTIVE MODELING..... 5
5.0 RECOMMENDED SIGNAGE/COMPLIANCE PLAN 7
6.0 SUMMARY AND CONCLUSIONS..... 8
7.0 LIMITATIONS 8

APPENDICES

- Appendix A Personnel Certifications**
- Appendix B Antenna Inventory**
- Appendix C RoofView® Export File**
- Appendix D RoofView® Graphic**
- Appendix E Compliance/Signage Plan**

EXECUTIVE SUMMARY

Purpose of Report

EnviroBusiness Inc. (dba EBI Consulting) has been contracted by AT&T Mobility, LLC to conduct radio frequency electromagnetic (RF-EME) modeling for AT&T Site CVU0587 located at 202 East Enterprise Street in Incline Village, Nevada to determine RF-EME exposure levels from proposed AT&T wireless communications equipment at this site. As described in greater detail in Section 2.0 of this report, the Federal Communications Commission (FCC) has developed Maximum Permissible Exposure (MPE) Limits for general public exposures and occupational exposures. This report summarizes the results of RF-EME modeling in relation to relevant FCC RF-EME compliance standards for limiting human exposure to RF-EME fields.

This report contains a detailed summary of the RF-EME analysis for the site, including the following:

- Antenna Inventory
- Site Plan with antenna locations
- Antenna inventory with relevant parameters for theoretical modeling
- Graphical representation of theoretical MPE fields based on modeling
- Graphical representation of recommended signage and/or barriers

This document addresses the compliance of AT&T's transmitting facilities independently and in relation to all collocated facilities at the site.

Statement of Compliance

A site is considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits and there are no RF hazard mitigation measures in place. Any carrier which has an installation that contributes more than 5% of the applicable MPE must participate in mitigating these RF hazards.

As presented in the sections below, based on worst-case predictive modeling, there are no modeled areas on any accessible ground-level walking/working surface related to the proposed antennas that exceed the FCC's occupational or general public exposure limits at this site.

AT&T Recommended Signage/Compliance Plan

AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated September 21, 2012, requires that:

1. All sites must be analyzed for RF exposure compliance;
2. All sites must have that analysis documented; and
3. All sites must have any necessary signage and barriers installed.

Site compliance recommendations have been developed based upon protocols presented in AT&T's RF Exposure guidance document, dated September 21, 2012, additional guidance provided by AT&T, EBI's understanding of FCC and OSHA requirements, and common industry practice. Barrier locations have been identified (when required) based on guidance presented in AT&T's RF Exposure Policy guidance document, dated September 21, 2012. The following signage is recommended at this site:

- Green INFO I sign posted on or next to the access gate.
- Yellow CAUTION – TOWER sign posted at the base of the monotree.

The signage proposed for installation at this site complies with AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document and therefore complies with FCC and OSHA requirements. Barriers are not recommended on this site. More detailed information concerning site compliance recommendations is presented in Section 5.0 and Appendix E of this report.

1.0 SITE DESCRIPTION

This project involves the proposed installation of up to twelve (12) wireless telecommunication antennas on a monotree in Incline Village, Nevada. There are three Sectors (A, B, and C) proposed at the site, with four (4) proposed antennas per sector. For modeling purposes, it is assumed that there will be one (1) UMTS antenna in each sector transmitting in two bands each of the 850 MHz and 1900 MHz frequency ranges, one UMTS antenna in each sector transmitting in the 1900 MHz frequency range, and two (2) LTE antennas in each sector transmitting in the 700 and 1900 MHz frequency ranges. The Sector A antennas will be oriented 30° from true north. The Sector B antennas will be oriented 150° from true north. The Sector C antennas will be oriented 270° from true north. The bottoms of the UMTS 850/1900 MHz antennas and one of the LTE antennas in each sector will be 107.1 feet above ground level. The bottoms of the UMTS 1900 MHz antennas and the other LTE antennas will be 97.1 feet above ground level. Appendix B presents an antenna inventory for the site.

Access to this site is accomplished via a gate in the fence surrounding the monotree. Workers must be elevated to antenna level to access them, so these antennas are not accessible to the general public.

2.0 FEDERAL COMMUNICATIONS COMMISSION (FCC) REQUIREMENTS

The FCC has established Maximum Permissible Exposure (MPE) limits for human exposure to Radiofrequency Electromagnetic (RF-EME) energy fields, based on exposure limits recommended by the National Council on Radiation Protection and Measurements (NCRP) and, over a wide range of frequencies, the exposure limits developed by the Institute of Electrical and Electronics Engineers, Inc. (IEEE) and adopted by the American National Standards Institute (ANSI) to replace the 1982 ANSI guidelines. Limits for localized absorption are based on recommendations of both ANSI/IEEE and NCRP.

The FCC guidelines incorporate two separate tiers of exposure limits that are based upon occupational/controlled exposure limits (for workers) and general public/uncontrolled exposure limits for members of the general public.

Occupational/controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment and in which those persons who are exposed have been made fully aware of the potential for exposure and can exercise control over their exposure. Occupational/controlled exposure limits also apply where exposure is of a transient nature as a result of incidental passage through a location where exposure levels may be above general public/uncontrolled limits (see below), as long as the exposed person has been made fully aware of the potential for exposure and can exercise control over his or her exposure by leaving the area or by some other appropriate means.

General public/uncontrolled exposure limits apply to situations in which the general public may be exposed or in which persons who are exposed as a consequence of their employment may not be made fully aware of the potential for exposure or cannot exercise control over their exposure. Therefore, members of the general public would always be considered under this category when exposure is not employment-related, for example, in the case of a telecommunications tower that exposes persons in a nearby residential area.

Table I and Figure I (below), which are included within the FCC's OET Bulletin 65, summarize the MPE limits for RF emissions. These limits are designed to provide a substantial margin of safety. They vary by frequency to take into account the different types of equipment that may be in operation at a particular facility and are "time-averaged" limits to reflect different durations resulting from controlled and uncontrolled exposures.

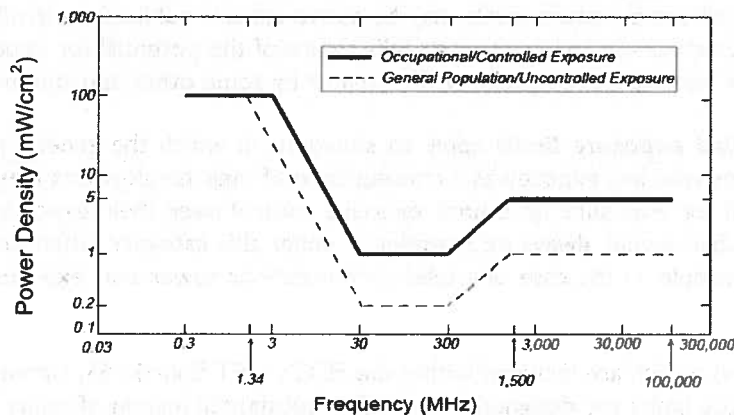
The FCC's MPEs are measured in terms of power (mW) over a unit surface area (cm²). Known as the power density, the FCC has established an occupational MPE of 5 milliwatts per square centimeter (mW/cm²) and an uncontrolled MPE of 1 mW/cm² for equipment operating in the 1900 MHz frequency range. For the AT&T equipment operating at 850 MHz, the FCC's occupational MPE is 2.83 mW/cm² and an uncontrolled MPE of 0.57 mW/cm². For the AT&T equipment operating at 700 MHz, the FCC's occupational MPE is 2.33 mW/cm² and an uncontrolled MPE of 0.47 mW/cm². These limits are considered protective of these populations.

Table 1: Limits for Maximum Permissible Exposure (MPE)				
(A) Limits for Occupational/Controlled Exposure				
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm ²)	Averaging Time [E] ² , [H] ² , or S (minutes)
0.3-3.0	614	1.63	(100)*	6
3.0-30	1842/f	4.89/f	(900/f ²)*	6
30-300	61.4	0.163	1.0	6
300-1,500	--	--	f/300	6
1,500-100,000	--	--	5	6
(B) Limits for General Public/Uncontrolled Exposure				
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm ²)	Averaging Time [E] ² , [H] ² , or S (minutes)
0.3-1.34	614	1.63	(100)*	30
1.34-30	824/f	2.19/f	(180/f ²)*	30
30-300	27.5	0.073	0.2	30
300-1,500	--	--	f/1,500	30
1,500-100,000	--	--	1.0	30

f = Frequency in (MHz)

* Plane-wave equivalent power density

Figure 1. FCC Limits for Maximum Permissible Exposure (MPE)
 Plane-wave Equivalent Power Density



Based on the above, the most restrictive thresholds for exposures of unlimited duration to RF energy for several personal wireless services are summarized below:

Personal Wireless Service	Approximate Frequency	Occupational MPE	Public MPE
Personal Communication (PCS)	1,950 MHz	5.00 mW/cm ²	1.00 mW/cm ²
Cellular Telephone	870 MHz	2.90 mW/cm ²	0.58 mW/cm ²
Specialized Mobile Radio	855 MHz	2.85 mW/cm ²	0.57 mW/cm ²
Most Restrictive Freq. Range	30-300 MHz	1.00 mW/cm ²	0.20 mW/cm ²

MPE limits are designed to provide a substantial margin of safety. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

Personal Communication (PCS) facilities used by AT&T in this area operate within a frequency range of 700-1900 MHz. Facilities typically consist of: 1) electronic transceivers (the radios or cabinets) connected to wired telephone lines; and 2) antennas that send the wireless signals created by the transceivers to be received by individual subscriber units (PCS telephones). Transceivers are typically connected to antennas by coaxial cables.

Because of the short wavelength of PCS services, the antennas require line-of-site paths for good propagation, and are typically installed above ground level. Antennas are constructed to concentrate energy towards the horizon, with as little energy as possible scattered towards the ground or the sky. This design, combined with the low power of PCS facilities, generally results in no possibility for exposure to approach Maximum Permissible Exposure (MPE) levels, with the exception of areas directly in front of the antennas.

3.0 AT&T RF EXPOSURE POLICY REQUIREMENTS

AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated September 21, 2012, requires that:

1. All sites must be analyzed for RF exposure compliance;
2. All sites must have that analysis documented; and
3. All sites must have any necessary signage and barriers installed.

Pursuant to this guidance, worst-case predictive modeling was performed for the site. This modeling is described below in Section 4.0. Lastly, based on the modeling and survey data, EBI has produced a Compliance Plan for this site that outlines the recommended signage and barriers. The recommended Compliance Plan for this site is described in Section 5.0.

4.0 WORST-CASE PREDICTIVE MODELING

In accordance with AT&T's RF Exposure policy, EBI performed theoretical modeling using RoofView® software to estimate the worst-case power density at the site ground-level resulting from operation of the antennas. RoofView® is a widely-used predictive modeling program that has been developed by Richard Tell Associates to predict both near field and far field RF power density values for roof-top and tower telecommunications sites produced by vertical collinear antennas that are typically used in the cellular, PCS, paging and other communications services. The models utilize several operational specifications for different types of antennas to produce a plot of spatially-averaged power densities that can be expressed as a percentage of the applicable exposure limit.

For this report, EBI utilized antenna and power data provided by AT&T, and compared the resultant worst-case MPE levels to the FCC's occupational/controlled exposure limits outlined in OET Bulletin 65.

The assumptions used in the modeling are based upon information provided by AT&T, and information gathered from other sources. There are no other wireless carriers with equipment installed at this site.

Based on worst-case predictive modeling, there are no modeled areas on any accessible ground-level walking/working surface related to the proposed AT&T antennas that exceed the FCC's occupational or general public exposure limits at this site. At the nearest walking/working surfaces to the AT&T antennas, the maximum power density generated by the AT&T antennas is approximately 4.80 percent of the FCC's general public limit (0.96 percent of the FCC's occupational limit).









The inputs used in the modeling are summarized in the RoofView® export file presented in Appendix C. A graphical representation of the RoofView® modeling results is presented in Appendix D. It should be noted that RoofView® is not suitable for modeling microwave dish antennas; however, these units are designed for point-to-point operations at the elevations of the installed equipment rather than ground-level coverage. Based on AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated September 21, 2012, microwave antennas are considered compliant if they are higher than 20 feet above any accessible walking/working surface. There are no microwaves installed at this site.

5.0 RECOMMENDED SIGNAGE/COMPLIANCE PLAN

Signs are the primary means for control of access to areas where RF exposure levels may potentially exceed the MPE. As presented in the AT&T guidance document, the signs must:

- Be posted at a conspicuous point;
- Be posted at the appropriate locations;
- Be readily visible; and
- Make the reader aware of the potential risks prior to entering the affected area.

The table below presents the signs that may be used for AT&T installations.

Informational Signs		Alerting Signs	
	INFO 1		NOTICE
	INFO 2		CAUTION - ROOFTOP
	INFO 3		CAUTION - TOWER
	INFO 4		WARNING

Based upon protocols presented in AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated September 21, 2012, and additional guidance provided by AT&T, the following signage is recommended on the site:

Recommended Signage:

- Green INFO I sign posted on or next to the access gate.
- Yellow CAUTION – TOWER sign posted at the base of the monotree.

No barriers are required for this site. The signage is graphically represented in the Signage Plan presented in Appendix E.

6.0 SUMMARY AND CONCLUSIONS

EBI has prepared this Radiofrequency Emissions Compliance Report for the proposed AT&T telecommunications equipment at the site located at 202 East Enterprise Street in Incline Village, Nevada.

EBI has conducted theoretical modeling to estimate the worst-case power density from AT&T antennas to document potential MPE levels at this location and ensure that site control measures are adequate to meet FCC and OSHA requirements, as well as AT&T's corporate RF safety policies. As presented in the preceding sections, based on worst-case predictive modeling, there are no modeled exposures on any accessible ground-level walking/working surface related to proposed equipment in the area that exceed the FCC's occupational and general public exposure limits at this site. As such, the proposed AT&T project is in compliance with FCC rules and regulations.

Signage is recommended at the site as presented in Section 5.0 and Appendix E. Posting of the signage brings the site into compliance with FCC rules and regulations and AT&T's corporate RF safety policies.

7.0 LIMITATIONS

This report was prepared for the use of AT&T Mobility, LLC. It was performed in accordance with generally accepted practices of other consultants undertaking similar studies at the same time and in the same locale under like circumstances. The conclusions provided by EBI are based solely on the information provided by the client. The observations in this report are valid on the date of the investigation. Any additional information that becomes available concerning the site should be provided to EBI so that our conclusions may be revised and modified, if necessary. This report has been prepared in accordance with Standard Conditions for Engagement and authorized proposal, both of which are integral parts of this report. No other warranty, expressed or implied, is made.

Appendix A

Certifications



[Faint, illegible text, possibly a signature or stamp]

Reviewed and Approved by:



Maribel Dentinger

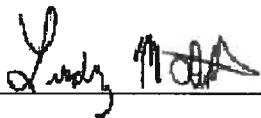
Maribel Dentinger, P.E.

Note that EBI's scope of work is limited to an evaluation of the Radio Frequency – Electromagnetic Energy (RF-EME) field generated by the antennas and broadcast equipment noted in this report. The engineering and design of the building and related structures, as well as the impact of the antennas and broadcast equipment on the structural integrity of the building, are specifically excluded from EBI's scope of work.

Preparer Certification

I, Lindsey Dutton, state that:

- I am an employee of EnviroBusiness Inc. (d/b/a EBI Consulting), which provides RF-EME safety and compliance services to the wireless communications industry.
- I have successfully completed RF-EME safety training, and I am aware of the potential hazards from RF-EME and would be classified "occupational" under the FCC regulations.
- I am familiar with the FCC rules and regulations as well as OSHA regulations both in general and as they apply to RF-EME exposure.
- I have been trained in on the procedures outlined in AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document (dated 12/09/11) and on RF-EME modeling using RoofView® modeling software.
- I have reviewed the data provided by the client and incorporated it into this Site Compliance Report such that the information contained in this report is true and accurate to the best of my knowledge.



Appendix B

Antenna Inventory

Antenna Number	Operator	Antenna Type	TX Freq (MHz)	ERP (Watts)	Gain (dBd)	Model	Azimuth (deg.)	Length (feet)	Horizontal Beamwidth (Deg.)	X	Y	Z
ATT A1	AT&T	Panel	LTE 700	1655	13.85	Ericsson KRC I18 054/1	30	7.8	65	30	41	107.1
ATT A1	AT&T	Panel	LTE 1900	1870	14.45	Ericsson KRC I18 054/1	30	7.8	65	30	41	107.1
ATT A2	AT&T	Panel	UMTS 850	979	14.65	Ericsson KRC I18 054/1	30	7.8	65	27	43	107.1
ATT A2	AT&T	Panel	UMTS 850	979	14.65	Ericsson KRC I18 054/1	30	7.8	65	27	43	107.1
ATT A2	AT&T	Panel	UMTS 1900	935	14.45	Ericsson KRC I18 054/1	30	7.8	65	27	43	107.1
ATT A2	AT&T	Panel	UMTS 1900	935	14.45	Ericsson KRC I18 054/1	30	7.8	65	27	43	107.1
ATT A3	AT&T	Panel	UMTS 1900	935	14.45	Ericsson KRC I18 054/1	30	7.8	65	30	41	97.1
ATT A4	AT&T	Panel	LTE 700	1655	13.85	Ericsson KRC I18 054/1	30	7.8	65	27	43	97.1
ATT A4	AT&T	Panel	LTE 1900	1870	14.45	Ericsson KRC I18 054/1	30	7.8	65	27	43	97.1
ATT B1	AT&T	Panel	LTE 700	1655	13.85	Ericsson KRC I18 054/1	150	7.8	65	25	33	107.1
ATT B1	AT&T	Panel	LTE 1900	1870	14.45	Ericsson KRC I18 054/1	150	7.8	65	25	33	107.1
ATT B2	AT&T	Panel	UMTS 850	979	14.65	Ericsson KRC I18 054/1	150	7.8	65	29	35	107.1
ATT B2	AT&T	Panel	UMTS 850	979	14.65	Ericsson KRC I18 054/1	150	7.8	65	29	35	107.1
ATT B2	AT&T	Panel	UMTS 1900	935	14.45	Ericsson KRC I18 054/1	150	7.8	65	29	35	107.1
ATT B2	AT&T	Panel	UMTS 1900	935	14.45	Ericsson KRC I18 054/1	150	7.8	65	29	35	107.1
ATT B3	AT&T	Panel	UMTS 1900	935	14.45	Ericsson KRC I18 054/1	150	7.8	65	25	33	97.1
ATT B4	AT&T	Panel	LTE 700	1655	13.85	Ericsson KRC I18 054/1	150	7.8	65	29	35	97.1
ATT B4	AT&T	Panel	LTE 1900	1870	14.45	Ericsson KRC I18 054/1	150	7.8	65	29	35	97.1
ATT C1	AT&T	Panel	LTE 700	1655	13.85	Ericsson KRC I18 054/1	270	7.8	65	21	41	107.1

Antenna Number	Operator	Antenna Type	TX Freq (MHz)	ERP (Watts)	Gain (dBd)	Model	Azimuth (deg.)	Length (feet)	Horizontal Beamwidth (Deg.)	X	Y	Z
ATT C1	AT&T	Panel	LTE 1900	1870	14.45	Ericsson KRC 118 054/1	270	7.8	65	21	41	107.1
ATT C2	AT&T	Panel	UMTS 850	979	14.65	Ericsson KRC 118 054/1	270	7.8	65	21	37	107.1
ATT C2	AT&T	Panel	UMTS 850	979	14.65	Ericsson KRC 118 054/1	270	7.8	65	21	37	107.1
ATT C2	AT&T	Panel	UMTS 1900	935	14.45	Ericsson KRC 118 054/1	270	7.8	65	21	37	107.1
ATT C2	AT&T	Panel	UMTS 1900	935	14.45	Ericsson KRC 118 054/1	270	7.8	65	21	37	107.1
ATT C3	AT&T	Panel	UMTS 1900	935	14.45	Ericsson KRC 118 054/1	270	7.8	65	21	41	97.1
ATT C4	AT&T	Panel	LTE 700	1655	13.85	Ericsson KRC 118 054/1	270	7.8	65	21	37	97.1
ATT C4	AT&T	Panel	LTE 1900	1870	14.45	Ericsson KRC 118 054/1	270	7.8	65	21	37	97.1

I. Note there are only 4 AT&T antennas per sector at this site. For clarity, the different frequencies for each antenna are entered on different lines.

Appendix C
Roofview® Export File

StartTableDefinition

Roof Max \ Roof Max \ Map Max \ Map Max \ Y Offset X Offset Number of envelope
 120 100 150 120 20 20 1 \$AE\$81:\$D \$AE\$81:\$DZ\$200

List Of Area
 \$AE\$81:\$D

StartSettingsData

Standard Method Uptime Scale Fact Low Thr Low Color Mid Thr Mid Color HI Thr HI Color Over Color Ap Ht Mult Ap Ht Method
 4 2 1 1 100 1 500 4 5000 2 3 1.5 1

StartAntennaData

It is advisable to provide an ID (ant 1) for all antennas

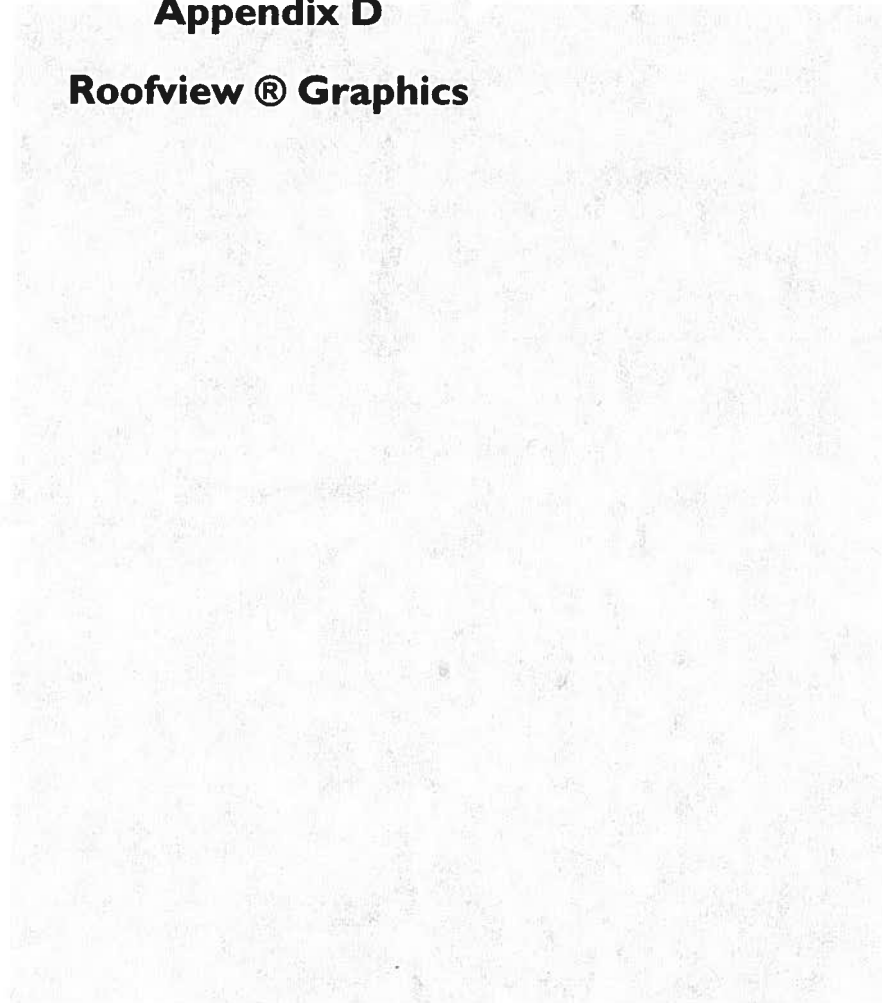
ID	Name	Freq (MHz)	Trans Power	Trans Count	Coax Len	Coax Type	Other Loss	Input Power	Calc Power	Mfg	Model	(ft) X	(ft) Y	(ft) Z	Type	(ft) Aper	dBd Gain	BWdth Pt Dir	Uptime Profile	ON flag
ATT A1	LTE	700	39.8	2	10	1/2 LDF	0.5	68.22021	Ericsson	KRC 118 05		30	41	107.1		7.8	13.85	65;30	ON+	
ATT A1	LTE	1900	39.8	2	10	1/2 LDF	0.5	67.12945	Ericsson	KRC 118 05		30	41	107.1		7.8	14.45	65;30	ON+	
ATT A2	UMTS	850	39.8	1	10	1/2 LDF	0.5	33.56472	Ericsson	KRC 118 05		27	43	107.1		7.8	14.65	65;30	ON+	
ATT A2	UMTS	850	39.8	1	10	1/2 LDF	0.5	33.56472	Ericsson	KRC 118 05		27	43	107.1		7.8	14.65	65;30	ON+	
ATT A2	UMTS	1900	39.8	1	10	1/2 LDF	0.5	33.56472	Ericsson	KRC 118 05		27	43	107.1		7.8	14.45	65;30	ON+	
ATT A2	UMTS	1900	39.8	1	10	1/2 LDF	0.5	33.56472	Ericsson	KRC 118 05		27	43	107.1		7.8	14.45	65;30	ON+	
ATT A3	UMTS	1900	39.8	1	10	1/2 LDF	0.5	33.56472	Ericsson	KRC 118 05		30	41	97.1		7.8	14.45	65;30	ON+	
ATT A4	LTE	700	39.8	2	10	1/2 LDF	0.5	68.22021	Ericsson	KRC 118 05		27	43	97.1		7.8	13.85	65;30	ON+	
ATT A4	LTE	1900	39.8	2	10	1/2 LDF	0.5	67.12945	Ericsson	KRC 118 05		27	43	97.1		7.8	14.45	65;30	ON+	
ATT B1	LTE	700	39.8	2	10	1/2 LDF	0.5	68.22021	Ericsson	KRC 118 05		25	33	107.1		7.8	13.85	65;150	ON+	
ATT B1	LTE	1900	39.8	2	10	1/2 LDF	0.5	67.12945	Ericsson	KRC 118 05		25	33	107.1		7.8	14.45	65;150	ON+	
ATT B2	UMTS	850	39.8	1	10	1/2 LDF	0.5	33.56472	Ericsson	KRC 118 05		29	35	107.1		7.8	14.65	65;150	ON+	
ATT B2	UMTS	850	39.8	1	10	1/2 LDF	0.5	33.56472	Ericsson	KRC 118 05		29	35	107.1		7.8	14.65	65;150	ON+	
ATT B2	UMTS	1900	39.8	1	10	1/2 LDF	0.5	33.56472	Ericsson	KRC 118 05		29	35	107.1		7.8	14.45	65;150	ON+	
ATT B2	UMTS	1900	39.8	1	10	1/2 LDF	0.5	33.56472	Ericsson	KRC 118 05		29	35	107.1		7.8	14.45	65;150	ON+	
ATT B3	UMTS	1900	39.8	1	10	1/2 LDF	0.5	33.56472	Ericsson	KRC 118 05		25	33	97.1		7.8	14.45	65;150	ON+	
ATT B4	LTE	700	39.8	2	10	1/2 LDF	0.5	68.22021	Ericsson	KRC 118 05		29	35	97.1		7.8	13.85	65;150	ON+	
ATT B4	LTE	1900	39.8	2	10	1/2 LDF	0.5	67.12945	Ericsson	KRC 118 05		29	35	97.1		7.8	14.45	65;150	ON+	
ATT C1	LTE	700	39.8	2	10	1/2 LDF	0.5	68.22021	Ericsson	KRC 118 05		21	41	107.1		7.8	13.85	65;270	ON+	
ATT C1	LTE	1900	39.8	2	10	1/2 LDF	0.5	67.12945	Ericsson	KRC 118 05		21	41	107.1		7.8	14.45	65;270	ON+	
ATT C2	UMTS	850	39.8	1	10	1/2 LDF	0.5	33.56472	Ericsson	KRC 118 05		21	37	107.1		7.8	14.65	65;270	ON+	
ATT C2	UMTS	850	39.8	1	10	1/2 LDF	0.5	33.56472	Ericsson	KRC 118 05		21	37	107.1		7.8	14.65	65;270	ON+	
ATT C2	UMTS	1900	39.8	1	10	1/2 LDF	0.5	33.56472	Ericsson	KRC 118 05		21	37	107.1		7.8	14.45	65;270	ON+	
ATT C2	UMTS	1900	39.8	1	10	1/2 LDF	0.5	33.56472	Ericsson	KRC 118 05		21	37	107.1		7.8	14.45	65;270	ON+	
ATT C3	UMTS	1900	39.8	1	10	1/2 LDF	0.5	33.56472	Ericsson	KRC 118 05		21	41	97.1		7.8	14.45	65;270	ON+	
ATT C4	LTE	700	39.8	2	10	1/2 LDF	0.5	68.22021	Ericsson	KRC 118 05		21	37	97.1		7.8	13.85	65;270	ON+	
ATT C4	LTE	1900	39.8	2	10	1/2 LDF	0.5	67.12945	Ericsson	KRC 118 05		21	37	97.1		7.8	14.45	65;270	ON+	

StartSymbolData

Sym	Map Mark	Roof X	Roof Y	Map Label	Description (notes for this table only)
Sym		5	35	AC Unit	Sample symbols
Sym		14	5	Roof Access	
Sym		45	5	AC Unit	
Sym		45	20	Ladder	

Appendix D

Roofview® Graphics



0 10. 30.



% of FCC Public Exposure Limit

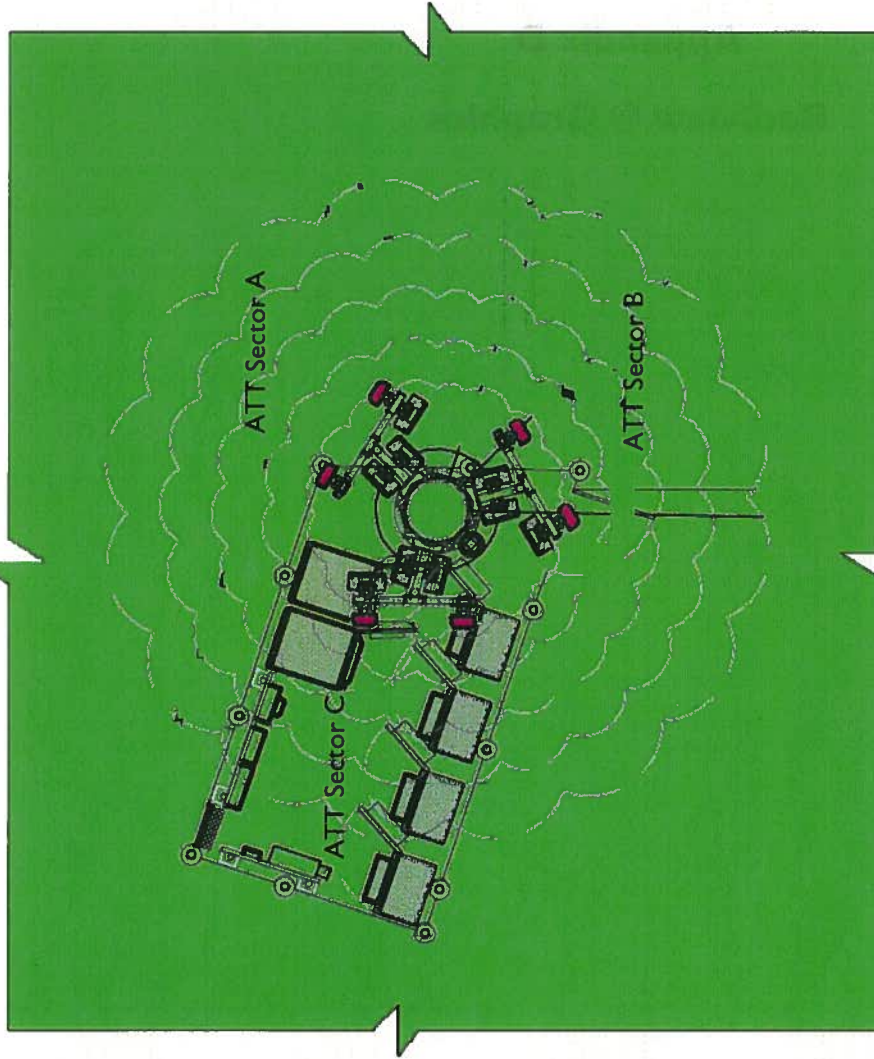


Exposure Level \geq 5,000

500 < Exposure Level \leq 5000

100 < Exposure Level \leq 500

Exposure Level \leq 100



0 10' 20'

Figure 1.
Roofview: Composite Exposure Levels

Facility Operator: AT&T Mobility

Site Name: Incline Village - Crystal Bay 2

AT&T Site Number: CVU0587

USID Number: 144217

Report Date: 08-27-13

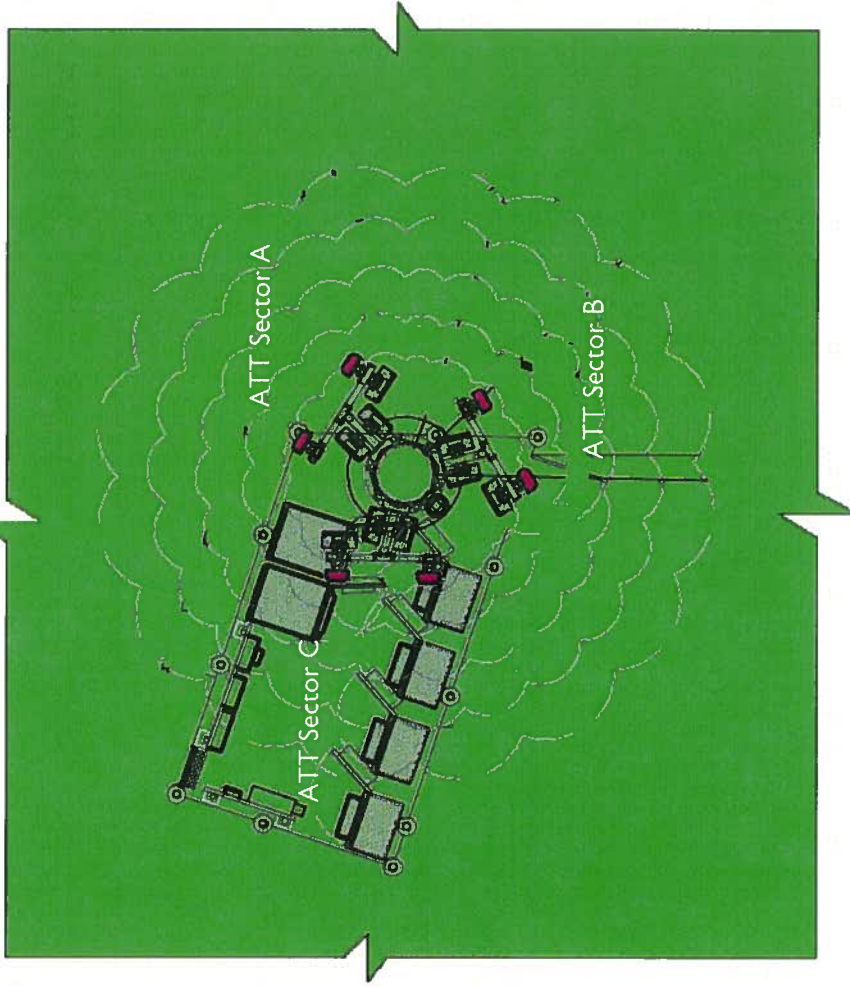


AT&T Antennas



% of FCC Public Exposure Limit

-  Exposure Level >5
-  Exposure Level ≤ 5



0 10' 20'

Note that the areas shown in brown are where AT&T antennas contribute more than 5% of the FCC's general exposure RF limit. These do not overlap any areas in front of other carrier antennas exceeding the FCC's general exposure RF limit because there are no other carriers as shown in Figure 1. Under FCC regulations, AT&T is therefore not responsible for any predicted exceedances of another carrier's antennas.

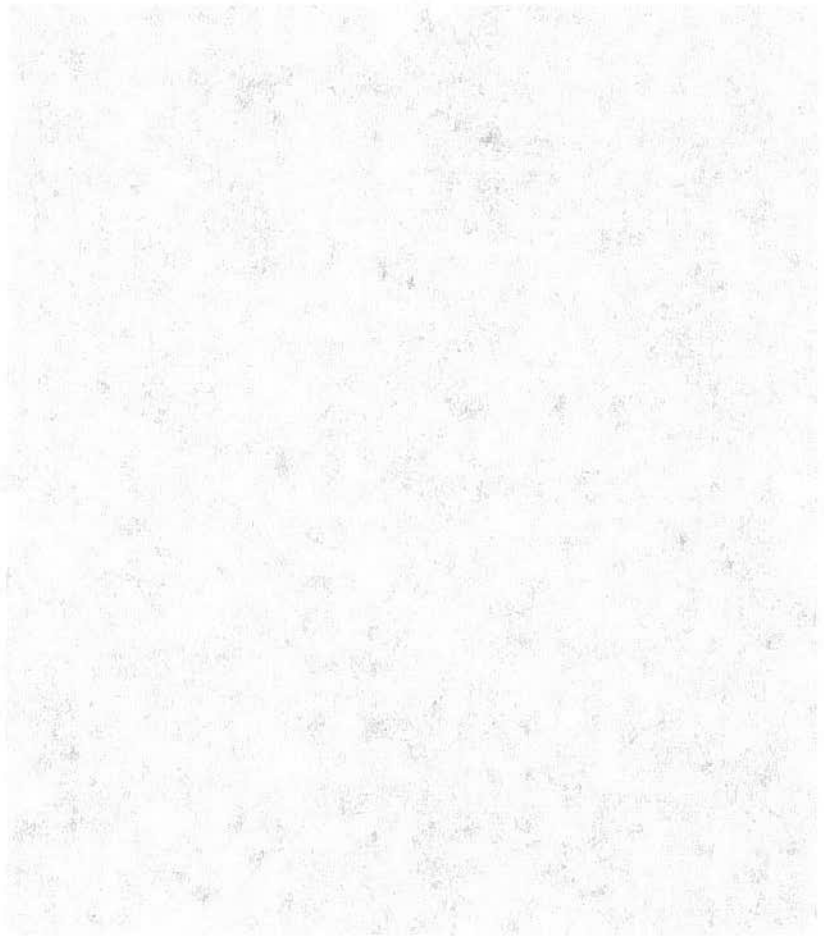


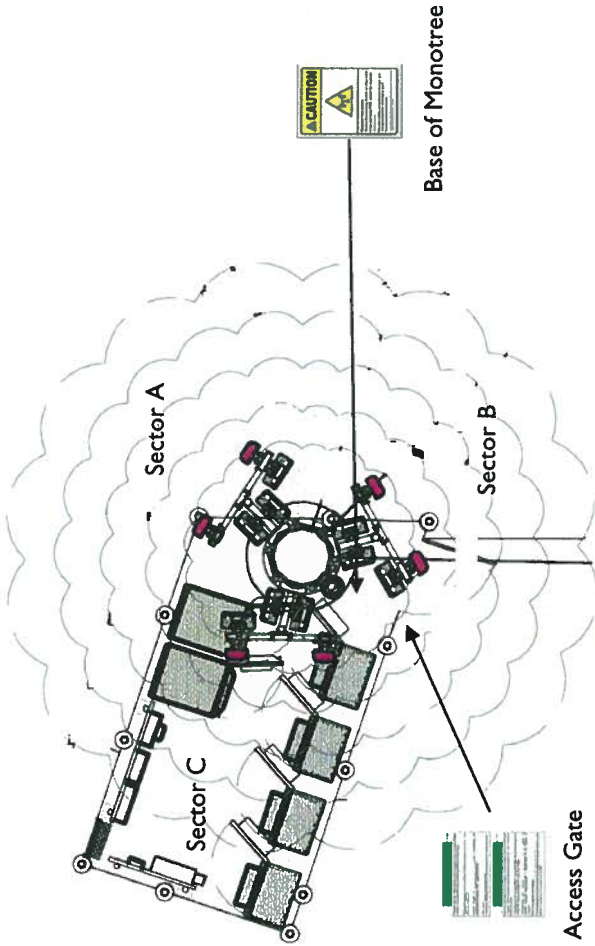
Figure 2.
Roofview: AT&T Exposure Levels
 Facility Operator: AT&T Mobility
 Site Name: Incline Village - Crystal Bay 2
 AT&T Site Number: CVU0587
 USID Number: 144217
 Report Date: 08-27-13



Appendix E

Compliance/Signage Plan






Sign Identification Legend	
	Denotes AT&T Informational Sign 1
	Denotes AT&T Informational Sign 2
	Denotes AT&T Informational Sign 3
	Denotes AT&T Informational Sign 4
	Denotes AT&T NOTICE Sign
	Denotes AT&T CAUTION Sign
	Denotes AT&T WARNING Sign

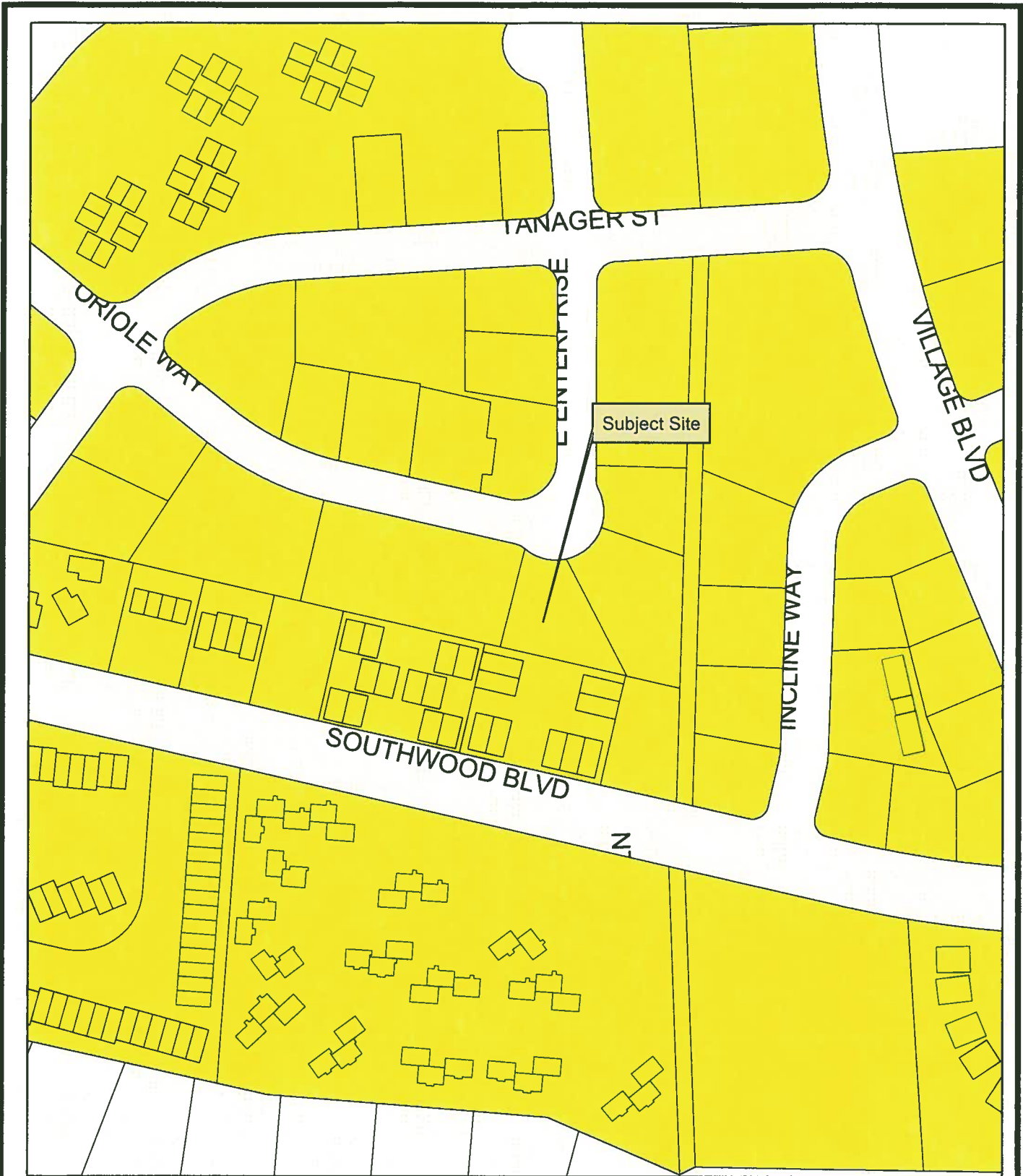


0 10' 20'

Compliance/Signage Plan
 Facility Operator: AT&T Mobility
 Site Name: Incline Village - Crystal Bay 2
 AT&T Site Number: CVU0587
 USID Number: 144217
 Report Date: 08-27-13



EBI Consulting
 environmental engineering design



Mailing Label Map

Case No SB13-022
AT&T Mobility



Department of
Community
Development
WASHOE COUNTY
NEVADA

Post Office Box 11130
Reno, Nevada 89520
(775) 328-3800

Source: Community Planning Services

Date: February 2014

SB13-022 (AT&T)
EXHIBIT H



**Washoe County Board of
Adjustment
February 6, 2014**

**AT&T Mobility
SB13-022**



REQUEST

- To install a wireless telecommunications facility (monopine), ± 112.5 feet tall (± 117 feet to top of branches), including all ancillary equipment as necessary.
- 202 E. Enterprise Street in Incline Village
- Zoned General Commercial (GC)



Project Area

Photosimulation of view looking north through a gap in the trees from Southwood Blvd.



45-ft scale pole
for exact height and placement



Proposed 110 ft monopole

Incline Village - Crystal Bay 2
202 E. Enterprise Street
Incline Village, NV 89451
CYU0587



Existing


Proposed

Photosimulation of view looking west-southwest from Incline Way at Village Blvd.

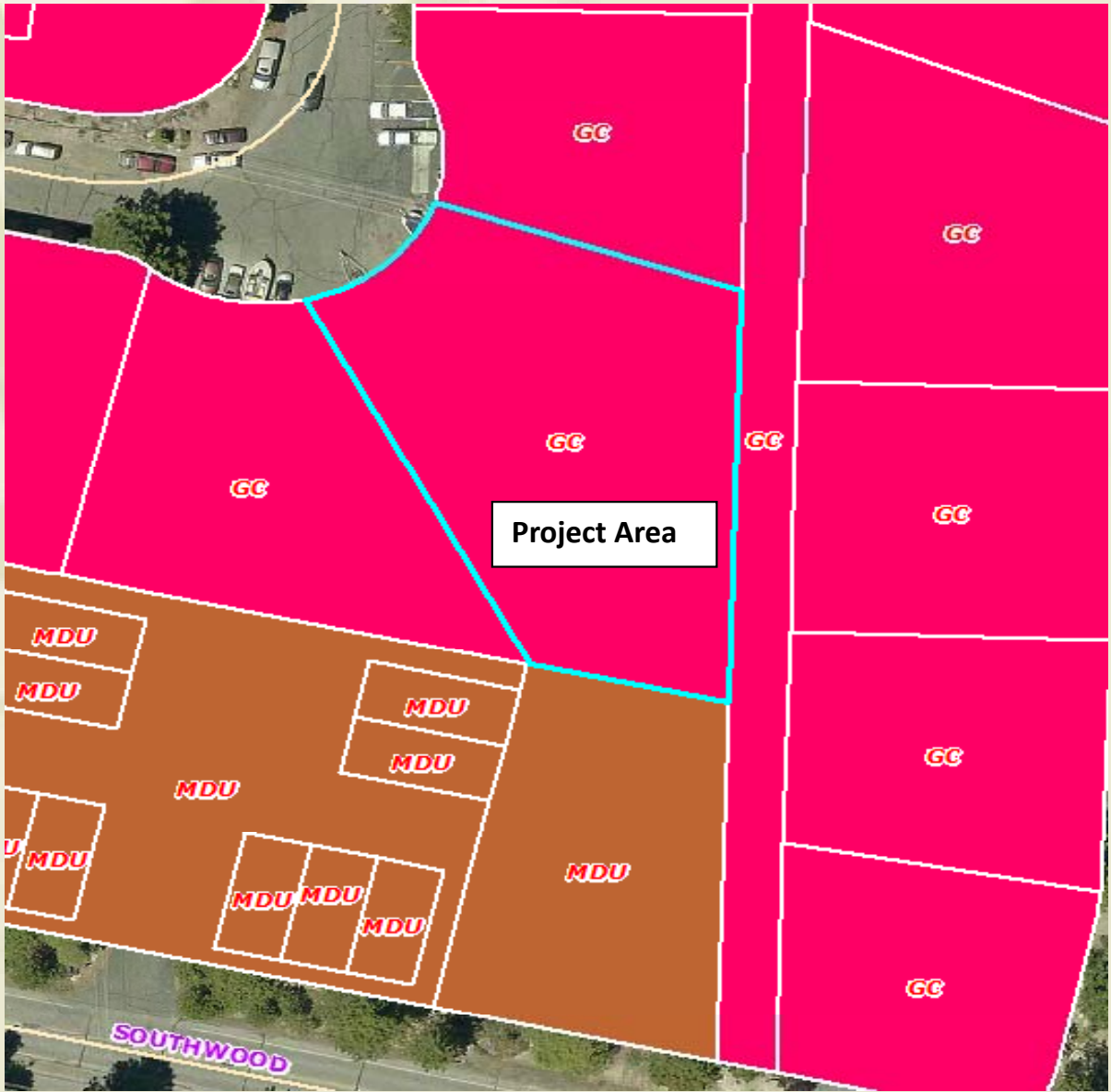


Proposed

Incline Village - Crystal Bay 2
202 E. Enterprise Street
Incline Village, NV 89451
CVU0567



Zoning



Section 110.324.50 Wireless Communication Placement Standards:

- (e) **Monopole Antenna.** The placement of a monopole antenna shall comply with the following criteria:
- (1) **“Antennas shall be allowed in**
 - (3) **An additional twenty-five (25) percent pole height shall be granted...**

(1) **“Antennas shall be allowed in all Rural Residential, Public/Semi-Public Facilities (PSP), General Commercial (GC), Neighborhood Commercial/Office (NC), Tourist Commercial (TC), Industrial (I), Parks and Recreation (PR), and Specific Plan (SP) regulatory zones.**

Antennas may be allowed in Urban Residential and Suburban Residential regulatory zones when the antenna is proven by a technical review to be required to fill a “Significant Gap Coverage” as defined in Section 110.324.55. **Antennas shall be limited to the building standard height for an allowed main structure plus up to ten (10) feet above that height.”**

(3) An additional twenty-five (25) percent pole height shall be granted if the monopole is a stealth design that may include a slim line pole, a tree or other proposed camouflaged design compatible with the surrounding area.

Height:

- **General Commercial Zone = 80 feet**
- **Additional 10 feet allowed**
- **Additional 25% allowed for Stealth Design**

**$80 \text{ ft} + 10 = 90 \text{ ft.} \times 25\% = 22.50 \text{ ft.} + 90 \text{ ft. Total}$
proposed height to top of tower = 112.50
and 117 ft. to top of highest branches.**

REVIEWING AGENCIES

- **Washoe County Building & Safety**
- **Washoe County Engineering & Capital Projects – Land Development**
- **Incline Village/Crystal Bay Citizen Advisory Board**
- **Washoe County District Health**
- **Incline Village General Improvement District (IVGID)**
- **North Lake Tahoe Fire Protection District**
- **Deputy District Attorney Greg Salter**
- **Tahoe Regional Planning Agency – staff contacted TRPA per telephone conversation in regard to their permitting requirements.**
- **Washoe County Sheriff's Office**
- **Regional Transportation Commission**

CITIZEN INPUT

- **Application sent to Incline Village/Crystal Bay CAB members. No comments received, next meeting is March 24, 2014.**
- **Received comments and phone calls from several community members.**

RECOMMENDATION

- **Staff has made the required findings as outline in Article 810 of the Development Code, and the 3 additional findings as required in Section 110.324.75.**
- **Recommend Approval with Conditions – Exhibit A**
- **Findings, Recommendation & Motion pgs. 13 & 14.**

MOTION

- I move to adopt all of the eight findings listed in the staff report and based on those findings approve Special Use Permit Case No. SB13-022 for AT&T Mobility, subject to the conditions contained in Exhibit A to the Staff Report. The Findings are adopted based on individual consideration of information contained in the Staff Report (including, but not limited to the staff comments regarding the findings) and all exhibits as well as testimony and exhibits presented at the public hearing. Counsel for the Board and the Board Secretary are hereby directed to prepare a written Action Order consistent with this motion.***

FINDINGS

1. **Consistency.** *That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Tahoe Area Plan;*
2. **Improvements.** *That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven of the Development Code;*
3. **Site Suitability.** *That the site is physically suitable a for a telecommunications monopole/monopine for the intensity of such a development;*
4. **Issuance Not Detrimental.** *That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area.*
5. **Effect on a Military Installation.** *Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.*

Findings required by Section 110.324.75, for a telecommunications facility.

- 6. That the communications facility meets all the standards of Sections 110.324.40 through 110.324.60 as determined by the Director of Community Development and/or his/her authorized representative;**
- 7. That public input was considered during the public hearing review process; and**
- 8. That the monopole or lattice tower will not unduly impact the adjacent neighborhoods or the vistas and ridgelines of the County.**

L'Ermitage Homeowners' Association

C/o Incline Property Management
848 Tanager Street, Suite M, Incline Village, Nevada 89451
Phone 775-832-0284 * Fax 775-832-4036
www.ipm-tahoe.com (passcode 24)

February 5, 2014

To Whom It May Concern:

Incline Property Management (IPM) represents several Homeowners and Homeowners Associations within a 2000 foot radius of AT&T's proposed 112 foot communication tower. The Boards of Directors of the HOAs within this radius as well as individual homeowners and IPM are opposed to the tower on the grounds that it violates Washoe County Article 324.

Page 11 of the article, Table 110.324.55.1, clearly states that poles in excess of 100 feet cannot be located any closer than 2000 feet from any paved right of way or residential zoned property. The proposed tower would be located less than 100 feet from paved roads, i.e., Oriole Way and E. Enterprise Road, and perhaps 300 to 400 feet from Southwood Boulevard.

Moreover, there are several high density residences (condominiums) that are well within a 2000 foot radius of the proposed tower, and one HOA within 100 feet. While these technically might not be in an area zoned residential, they are nevertheless inhabited by hundreds of people who should certainly be considered within the spirit of Article 324.

In reading the staff report on the proposed tower, we do not see any mention of these facts, and it appears that the tower does not meet the requirements of Article 324. We therefore recommend that the use permit not be granted.

Sincerely,

L'Ermitage Homeowners' Association
Board of Directors