



Updated and Revised Board of Adjustment Staff Report

Meeting Date: June 5, 2014

Subject: Special Use Permit Case Number SB14-002
Applicant: Sacramento-Valley LP dba Verizon Wireless
Agenda Item Number: 8.A. (continued from April 3, 2014 meeting)
Project Summary: Construct a Wireless Communications Facility, including a 100 ft high faux water tower, a ground equipment cabinet, utility easements and access easement.
Recommendation: Denial
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Washoe County Community Services Department
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Description

Special Use Permit Case No. SB14-002 for Verizon Wireless – To allow for the construction of a Wireless Communications Facility consisting of a 17 foot high faux water tank concealing six antennas situated on top of an 83 foot high tower (total height 100 feet) and an equipment shelter containing telecommunication ground equipment, all of which shall be enclosed within a 50 foot x 50 foot fenced area on a ±35.73 acre parcel. Three easements to be located on the subject parcel are also included in the proposal; two of which will be 6 foot wide Verizon Wireless utility easements for overhead utility poles; and one will be for a 15 foot wide Verizon Wireless access and utility easement.

- Applicant: Sacramento Valley LP dba Verizon Wireless
- Consultant: Complete Wireless Consulting
- Property Owner: Washoe Valley Storage
- Project Address: 205 US Highway 395 N, Washoe Valley, NV; located on the west side of US Highway 395, across the highway from Old Washoe Drive

- Assessor's Parcel No: 046-080-42
- Total Parcel Size: ±35.73 Acres
- Enclosed Facility Area: 50 feet x 50 feet (2,500 square feet) – This does not include the proposed Verizon utility or access easements.

- Master Plan Category: Commercial (C)
- Regulatory Zone: General Commercial (GC)
- Area Plan: South Valleys
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Article 324, *Communication Facilities*
Article 810, *Special Use Permits*

- Commission District: 2 – Commissioner Humke
- Section/Township/Range: Within Section 24, T17N, R19E, MDM, Washoe County, NV

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Radio Frequency – Electromagnetic Energy (RF-EME) Compliance Report..... Exhibit F
Land Development, Washoe County Engineering & Capital Projects Division..... Exhibit G
Regional Parks and Open Space, Washoe County Planning & Development DivisionExhibit H
Air Quality Management Division, Washoe County Health District..... Exhibit I
Reno-Tahoe Airport Authority Exhibit J
Truckee Meadows Fire Protection DistrictExhibit K
Revised Plans submitted for June public hearing Exhibit L
Verizon Email - Cell Tower Height Exhibit M
V&T LogoExhibit N
Washoe Valley Alliance Comments Exhibit O

Project Application

The subject application is available for review on the Washoe County website:
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.

Conditions of Approval. The Conditions of Approval for this case are attached to this staff report and will be included with the Action Order if granted approved.

Variiances. 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.

Special Communications Facility requirements. The proposed facility is a “communications facility” under Article 324 of the County Development Code which imposes specialized requirements and provides that when approving a special use permit, the Board must adopt the three additional findings listed in WCC Section 110.324.75 which are discussed in this staff report.

Special Federal and State Rules The proposed facility is a “personal wireless service facility” protected by federal law (Telecommunications Act of 1996, 47 U.S.C. Section 332 (c) (7)) and state law (NRS 707.550 – 707. 920). Generally, federal and state laws provide that when regulating the placement, construction or modification of wireless facilities:

- We shall not unreasonably discriminate among providers of functionally equivalent services;
- We shall not prohibit or have the effect of prohibiting the provision of personal wireless services;
- We must act within a reasonable time on applications for permits (presumed to be 150 days under FCC “shot clock” rules);
- If we deny a request to place, construct, or modify personal wireless service facilities, we must do so in a separate writing, and the decision must be supported by substantial evidence (evidence that a reasonable mind might accept as adequate to support a conclusion) contained in a written record. State law (NRS 707.585) requires that a decision

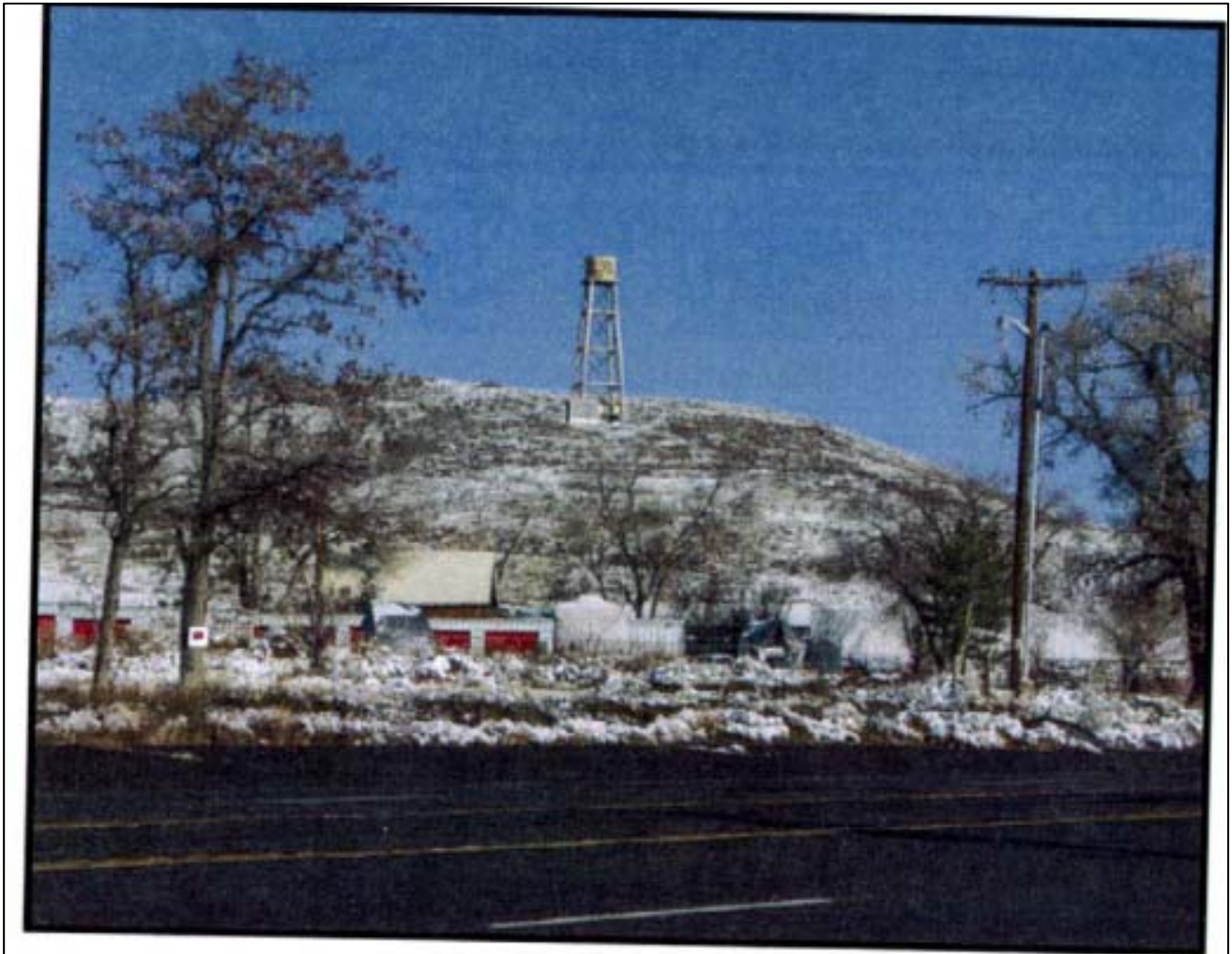
denying an application must set forth with specificity each ground on which the authority denied the approval of the application, and must describe the documents relied on by the Board in making its decision.

- We may not regulate the placement, construction and modification of personal wireless facilities on the basis of environmental effects of radio frequency emissions to the extent that such facilities comply with FCC regulations concerning such emissions.



Vicinity Map

The subject parcel is addressed as 205 S. U.S. Highway 395 N., Washoe Valley, NV. (APN 046-080-42). The wireless communications facility would be located within a 50 foot x 50 foot leased area of a ±35.73 acre parcel owned by Washoe Valley Storage.

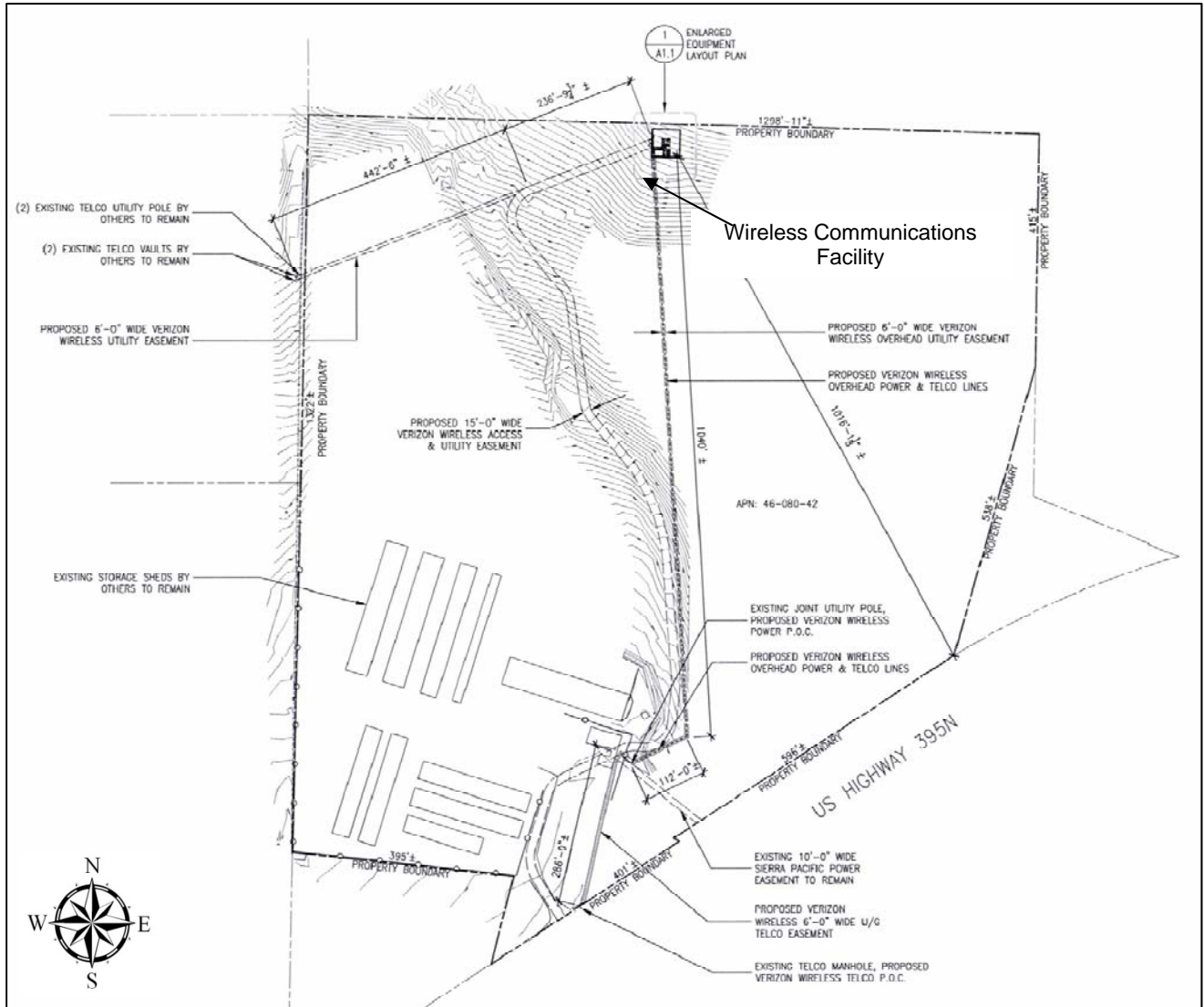


Proposed Verizon Wireless Facility

Located at: 205 US Highway 395, Washoe Valley, NV 89704

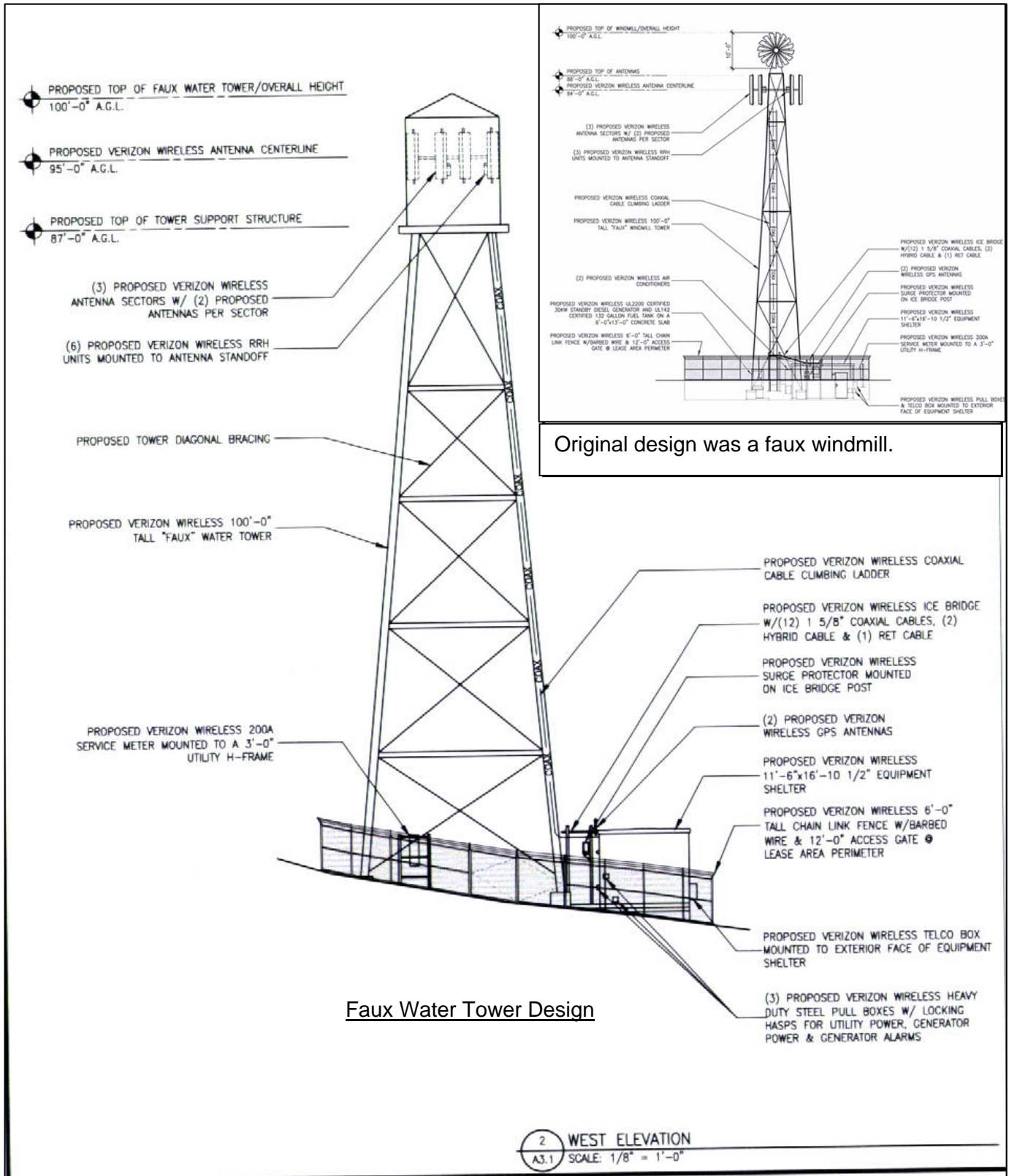
Verizon Wireless Site Name: "Pleasant Valley Nevada"

Photo Simulation of Silhouette



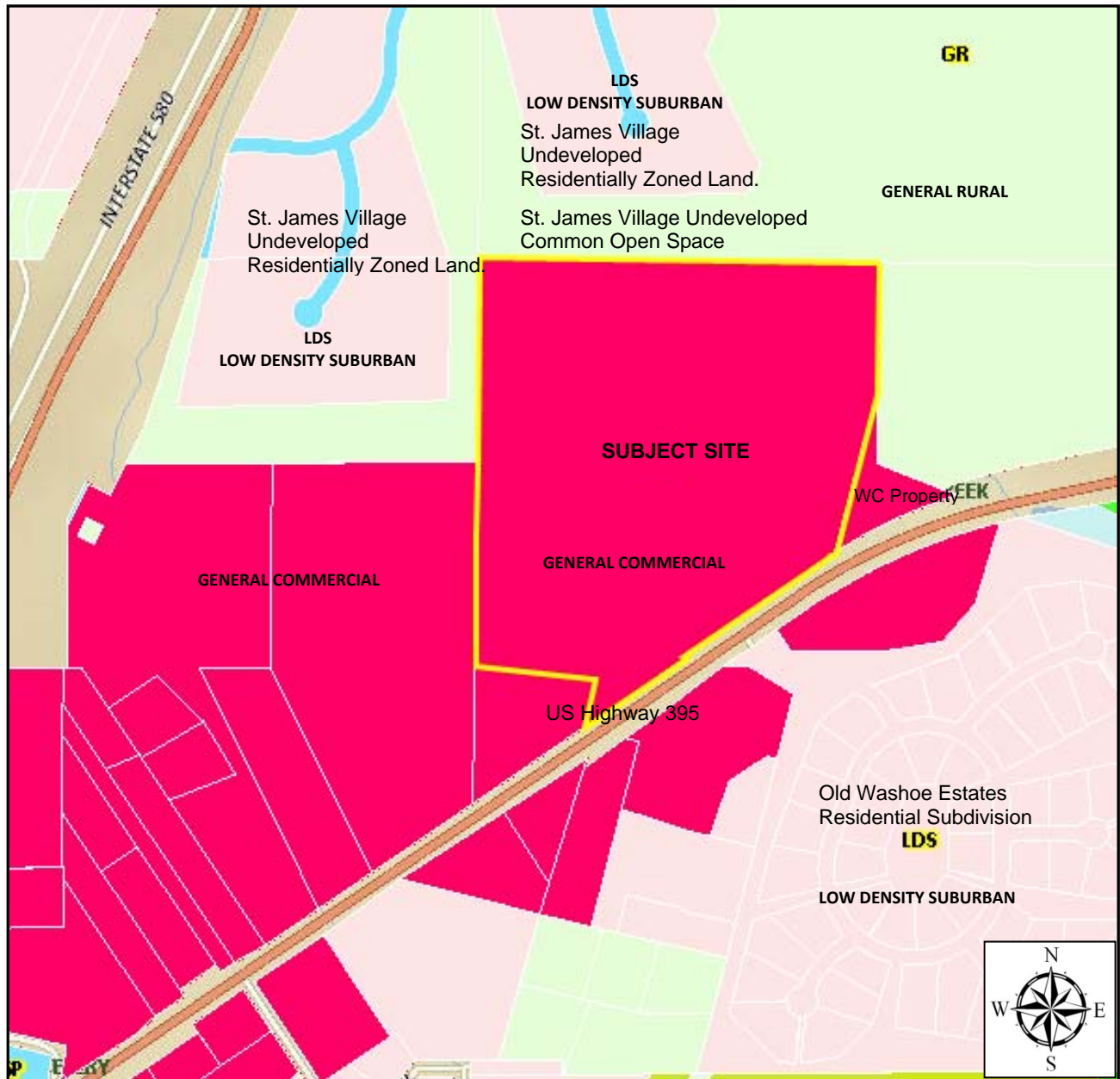
Site Plan

The site plan submitted by Verizon Wireless for the June public hearing before the Board of Adjustment remains the same as the site plan submitted for the April Board of Adjustment public hearing. The original submitted site plan is dated 11/26/13. The resubmitted site plan for the June public hearing is dated 04/15/2014.

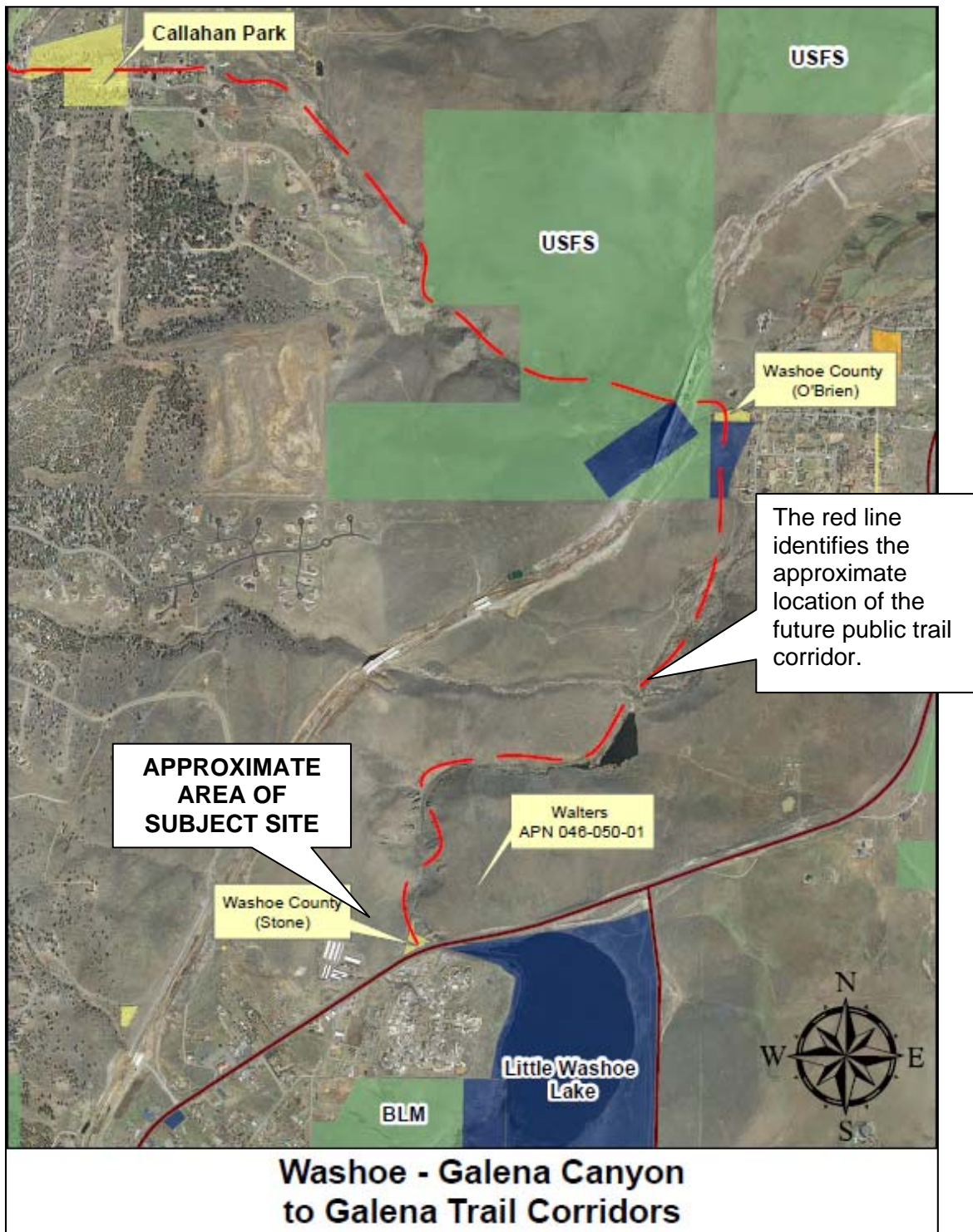


Revised Cell Tower Design

The applicant is proposing a faux water tank tower in their revised plans, to be presented at the June 5, 2014 Board of Adjustment public hearing. The original plans submitted proposed a faux windmill tower (see upper right hand corner).



Regulatory Zone Map



Source: Washoe County Regional Parks and Open Space

Public Trail Map



Source: http://www.highsierracomm.com/site_detail.php?id=11
Red Peak, Sun Valley NV



Source: <https://maps.google.com/>
Red Peak, Sun Valley NV



Source: <http://www.summitpost.org/looking-up-at-the-mclellan-peak-summit/493800/c-49377>
McClellan Peak

Photos of Red Peak & McClellan Peak Towers

Public Notice

NRS 278.315 and Washoe County Development Code, Article 810, *Special Use Permits*, require a minimum 500 foot radius from the subject parcel and notice of the public hearing to a minimum of 30 separate property owners. The notices must be mailed at least 10 days prior to the public hearing date.

Notification of Special Use Permit Case Number SB14-002 was mailed out twice, once on April 28, 2014 to 127 property owners within a half mile of the subject parcel advising of the tentative May 8, 2014 South Truckee Meadows/Washoe Valley Citizen Advisory Board meeting and then again to 127 property owners on May 23, 2014 advising of the June 5, 2014 public hearing. (Exhibit D – Public Notice Map)

In response to the request by the South Truckee Meadows/Washoe Valley Citizen Advisory Board at their March Citizen Advisory Board meeting, and the decision issued by the Washoe County Board of Adjustment at the April 3, 2014 meeting, which directed broader public notice for the application, consequently, the number of noticed property owners was increased from 30 for the April public hearing to 127 for the June public hearing.

Background

Verizon Wireless' proposal was originally scheduled to be heard at the April 3, 2014 public hearing before the Washoe County Board of Adjustment (BOA). Subsequent to being advised that staff was recommending denial of their proposal, Verizon requested a continuance to the June Board of Adjustment public hearing. Verizon's stated request was to allow time for a new design of the cell tower; to allow Verizon time to address issues concerning adjacency to a future public trail; to allow extra time for more property owners to be noticed (by Washoe County); and to allow Verizon time to work on all the issues that prompted staff to recommend denial.

Staff's original recommendation of denial was based on the determination at the time that the proposed application did not support the required findings in that it was not consistent with the policies and standards of the Washoe County Master Plan and the South Valleys Area Plan; specifically, the proposed site was not suitable for a wireless communications facility, and the granting of the special use permit would be a detriment to the surrounding community and to the nearby future public trail corridor.

A motion was unanimously passed by the BOA to continue Verizon's application to the June 5, 2014 public hearing to allow the applicant time to amend their proposal, to expand the noticing radius so that a greater number of property owners were noticed of both the BOA public hearing date of June 5, 2014, and the South Truckee Meadows/Washoe Valley Citizen Advisory Board meeting date of May 8, 2014, and to require the applicant to present their revised proposal for public input at the May 8, 2014, South Truckee Meadows/Washoe Valley Citizen Advisory Board meeting.

Identified Changes in Plans

Original plans proposed by Verizon Wireless for the April public hearing included a faux windmill with an overall height of 100 feet that contained six fully exposed antennas situated on a lattice tower with windmill blades sitting atop; and an ancillary ground equipment shelter, all enclosed within a 50 ft. x 50 ft. neutral color slatted chain link fenced area on a ±36 acre parcel owned by Washoe Valley Storage. Also included in the plans were two utility easements and one access/utility easement for overhead utility lines.

Revised plans proposed by Verizon Wireless for the June public hearing include a faux water tower with an overall height of 100 feet that contains six antennas concealed inside the faux

water tank, and an ancillary ground equipment shelter, all enclosed within a 50 ft. x 50 ft. neutral color slatted chain link fenced area on a ±36 acre parcel owned by Washoe Valley Storage. The revised plans show two utility easements and one access/utility easement for overhead utility lines.

Verizon's resubmitted cell tower elevations lacked full tower dimensions. Upon request from staff, Verizon emailed a statement that the tower itself would be 83 feet high and the water tank would be 17 feet high (Exhibit M). On May 15, 2014, staff requested updated cell tower elevations that show dimension details. Staff received the updated cell tower elevations on May 28, 2014, that show the tower to be 87 feet high and the water tank to be 13 feet high. While the overall height of the cell tower remains at 100 feet, there is a four foot height discrepancy between the email and submitted cell tower elevations regarding the tower and the water tank.

Project Summary

Verizon Wireless is requesting a special use permit to allow the construction of a wireless communications facility on leased land in a Special Character Management Area of the South Valleys Area Plan identified as the Old Washoe City Historic District. Verizon is proposing the addition of a 100 foot tall lattice stealth designed cell tower comprised of an 87 foot high tower and a 13 foot high water tank concealing six antennas to support service delivery along the major roadways and within the residential communities along the U.S. Highway 395 and I-580 corridors by both expanding and enhancing Verizon's existing network.

The faux water tank will conceal six antennas and an ancillary ground equipment shelter, all enclosed within a 50 ft. x 50 ft. neutral color slatted chain link fenced area on a ±36 acre parcel owned by Washoe Valley Storage. Three easements located on the subject parcel are also included in the proposal; two of which are Verizon Wireless utility easements for overhead utility poles; and one is for a Verizon Wireless access and utility easement.

Verizon Wireless' application advises that the surrounding area is served by two communication facility sites, Slide Mountain and McClellan Peak. McClellan Peak is the primary server for this area. The proposed site is intended to provide capacity support to the existing Slide Mountain and McClellan Peak facilities (see photos on Page 11).

The proposed wireless communication facility would be about 800 linear feet up the hill from the Washoe Valley Storage facility, about 10 feet from the northern property line of the subject parcel, approximately 639 feet from the eastern property line, approximately 680 feet from a future public trail to the east, approximately 611 feet from the western property line, and approximately 1,016 feet from the southern property line which borders US Highway 395. The proposed site would be about 935 feet east of the U.S. Interstate Highway 580 corridor. The proposed site is below the midway point in elevation between the toe of the subject hill and the top of the subject hill. The applicant states that the top of the hill rises ±217 feet in elevation above the proposed site and the U.S. Highway 395 corridor is ±147 feet in elevation below the proposed site. The subject parcel is zoned General Commercial (GC), which requires 10 foot setbacks for front, rear and side yards.

The proposed facility would be about 650 feet from Steamboat Creek, which is a perennial stream designated as a Significant Hydrological Resource (SHR). This more than exceeds the distance regulations found in Washoe County Development Code Article 418 *Significant Hydrologic Resources*. The Sensitive Stream Zone Buffer Area is 150 feet from centerline of a perennial stream.

The application states that the proposed wireless communications facility would be unmanned, except for regular maintenance visits, which average about twice a month and would be during normal business hours. One downshielded sensor light would be placed on the outside of the equipment shelter and one small sign would provide site identification information, and routine and emergency contact information. The facility site would be surrounded by security fencing.

The resubmitted site plan shows two proposed 6 foot wide Verizon overhead utility easements, which would provide for new Verizon overhead power and telephone lines. One of the utility easements would run across the subject parcel in a north/south direction, approximately 1,152 feet from the wireless communications facility down the hill to an existing utility pole. The other utility easement would run in a westerly direction about 680 feet from the wireless communications facility to an existing utility pole at the western property line. Overhead utilities are not permitted in the area as discussed below (see "South Valleys Area Plan") and so the application does not conform to the Master Plan. However, at the May 8th CAB meeting, the applicant agreed to place utilities underground, so the special use permit may be conditioned on underground utilities.

The wireless communications facility would be accessed by vehicle by a proposed 15 foot wide access and utility easement that would extend $\pm 1,500$ feet across the subject parcel in a northwesterly direction beginning from the existing Washoe Valley Storage driveway off of US Highway 395. As discussed below, (See "Reviewing Agencies – Truckee Meadows Fire Protection District") the application does not conform to the County's Fire Prevention and Protection Code. The special use permit may be conditioned on compliance.

Silhouette of Cell Tower

South Valleys Area Plan Policy SV.12.5 states that view sheds and ridgelines shall be protected from significant degradation and that development near ridgelines should blend with the natural contours and shall be sited in such a way so as not to create a silhouette against the skyline. Ridgeline areas that "skyline" are those viewed from any scenic corridor at a distance of 2.5 miles or less. Corridors for Washoe Valley include U.S. Highway 395, Eastlake Boulevard and Franktown Road. While full mitigation of development impacts may not be reasonable, negative impacts to the views throughout Washoe Valley should be minimized.

As the applicant's photo simulation demonstrates (see Page 7), the proposed cell tower would silhouette against the sky to the north when looking from a distance of 2.5 miles or less from the U.S. Highway 395 corridor. This does not comply with South Valleys Area Plan Policy SV.12.5, which is a part of the Washoe County Master Plan. There are no natural contours, trees or bushes for the wireless communications facility to blend with. The hill where the proposed facility would be located is sparsely covered with low lying grasses. Locating the cell tower further down the subject hill and/or reducing the overall height of the 100 foot cell tower would help to mitigate the negative visual impacts of the silhouette against the skyline. Locating the facility to another location where there is no silhouetting and where the cell tower could be better camouflaged would be another option. The application does not contain any analysis as to whether or not the proposed structure can be modified or moved to an alternate site that would mitigate or minimize the visual impacts.

Lattice Tower Discussion

During staff's original analysis of Verizon's original plans submitted in April 2014, a determination was made that the proposed cell tower design was a lattice tower with six mounted wireless antennas in plain view with windmill blades sitting atop the lattice tower. At that time, it was determined that the proposal was a lattice tower as restricted in Washoe County Development Code Section 110.324.50(f). It was also determined that the proposal was not of a stealth design because the six antennas were in plain view.

Washoe County Development Code Section 110.324.50(f) defines a “Lattice Tower Mounted Antenna” as “a communications receiving and/or transmitting device that is attached to a ground mounted, free-standing or guyed lattice structure that is erected for the purposes of supporting one or more antennas”. This same section of code prohibits lattice towers in Washoe County except for the following communication sites, which are commonly known as McClellan Peak, Chimney Peak, Fox Mountain, Marble Bluff, Mt. Rose Knob, Pah Rah Peak, Peavine Peaks, Poito Mountain, Red Peak, Slide Mountain and Virginia Peak.

Since the continuation of this application, staff did further research to discover that the lattice towers on McClellan Peak, Red Peak (Red Hill) and the other communication sites are large scale lattice towers. Photos of existing lattice towers on McClellan Peak and Red Peak (aka Red Hill) are provided for comparison on Page 11 of this report.

Staff believes that while the design of the proposed facility is within the general definition of a “lattice tower” it should not be within the general prohibition against lattice towers set out in WCC Section 110.324.50 (f) (1). The proposed facility is not the same as the large massive structures with multiple antennas and dishes openly hung on them intended for mountaintops where visual and aesthetic compatibility are of a lesser concern than the need for expansive communications hubs and infrastructure which are limited in Code Section 110.324.50 (f) (1). Rather, the proposed facility is intended to be closer to populated service areas where aesthetics are as important as service and as a result the proposed facility is smaller, less obtrusive, and intended to conceal antennas and blend in with the surroundings, and was designed in part based on public sentiment and comments. It is a design that was not contemplated when Article 324 was written and is not covered by specific requirements and therefore staff believes it should be governed by the general principles set out in Article 324 as well as the standards for a special use permit under Article 810, as provided in WCC Section 110.324.75, and the Master Plan just like other facilities that are generally governed by special use permits.

The Board of Adjustment is charged with interpreting and applying the code and if it disagrees with staff, it should consider denying the special use permit and instructing staff and the applicant to bring forward an application for a code amendment as provided in WCC Section 110.324.50 (f) (1) as the appropriate form of application.

Future Public Trail Corridor

Washoe County Regional Parks and Open Space staff advised that the subject ±36 acre parcel is adjacent to a ±1.3 acre parcel consisting of public open space owned by Washoe County (APN 046-080-01). This Washoe County owned parcel will be a gateway to a future regional public trail system utilizing a public easement on St. James Village land to the northeast, up Washoe Canyon connecting to Galena Canyon and west to Callahan and Galena Creek Parks (Parks & Open Space Comments - Exhibit H). The proposed public trail map provided by Washoe County Regional Parks and Open Space staff can be found near the beginning of this report. Regional Parks and Open Space staff advises that 100 feet to 150 feet on either side of the proposed trail shown on the map should be allowed for the trail corridor, as terrain often dictates the trail alignment that is identified on the ground. Allowing 100 feet for on-ground alignment, Washoe County staff estimates that the proposed wireless communications facility would be approximately 680 feet from the future public trail corridor.

Washoe County Development Code Section 110.324.50 (e)(10) prohibits monopole mounted antennas from being located within 1,000 feet of future or existing public trails unless a “significant gap” can be demonstrated with a technical review. In response to this regulation, Verizon submitted a Significant Gap Report (Exhibit E) for the purpose of exempting the proposed facility from the requirements of Section 110.324.50 (e)(10). However, due to the

fact that staff has determined that the proposed cell tower is a lattice stealth designed cell tower rather than a monopole, this section of code does not apply, and a Significant Gap Report is not required.

Scenic Byway

Tim Mueller of Nevada Division of Transportation (NDOT) and Andrew Soderborg of the Federal Highway Administration (FHWA) were contacted by staff regarding how Verizon's proposal might impact the pending Scenic Byway designation of the U.S. Highway 395 corridor. They stated that neither NDOT nor FHWA has an opinion on the cell tower location. They did mention that if the water tower concept is utilized, that the brown V&T logo should be used. They were of the opinion that the proposed cell tower would not adversely affect this segment of the Washoe Valley Scenic Byway; however they recommended delaying installation of the wireless communications facility until after this segment of U.S. Highway 395 is evaluated for a Scenic Byway designation, which is anticipated to be around the end of September 2014.

Alternative Sites Considered

Verizon's original application provided the following alternate sites that were not chosen over the proposed site.

- a. 23600 Tinhorn Road, APN 050-170-18, has an existing slim line monopole; however, this monopole is at capacity and cannot accommodate additional equipment.
- b. 23620 Tinhorn Road, APN 050-170-15, is too close to developed residential properties.
- c. 15300 Mt. Rose Highway, APN 045-252-05, is outside the search area.

The three alternative sites were immediately ruled out as not viable, for good reason, so the application contains no credible analysis as to whether or not the proposed lattice structure could be modified or placed elsewhere and provide the same gap or capacity coverage. Indeed, during the May 8th meeting with the South Truckee Meadows/ Washoe Valley CAB, the applicant admitted that more research would have to be done to establish where other sites could be considered. There is no analysis as to the possibility of co-locating with a nearby cell tower facility or the possibility of co-locating other antennas on the proposed facility, and at the May 8th CAB meeting, the applicant rejected requests to consider co-location. Thus, the alternative site analysis is incomplete and does not establish whether or not the proposed site is the least intrusive alternative as required under federal law.

South Valleys Area Plan

The Character Statement of the South Valleys Area Plan states that this area, including the Washoe Valley, Pleasant Valley, and the Old Washoe City Historic District has one of the last expansive vistas in southern Washoe County. It states that Old Washoe City is a historically significant area of mixed commercial and residential land uses. It speaks about maintaining the scenic, agricultural, and rural character of the South Valleys and of the Old Washoe City Historic District, and states that the Old Washoe City corridor is a critical component of the valley's character. It further states that Washoe County will encourage and promote a mix of uses in this area (Old Washoe City) that provide quality services to local residents and support the growing needs of visitors to the valley. It states that the area's more recent history as a valuable way-station for the two-lane trip between Reno and Carson City should be recognized.

The following are policies within the South Valleys Area Plan that are relevant to Verizon Wireless' subject proposal.

South Valleys Area Plan Policies

Policy SV.2.4 requires that applicants presenting their items to the Citizen Advisory Board (CAB) must submit a statement to staff regarding how the final proposal responds to the community input received from the CAB.

Staff Comment: *The applicant presented Verizon's proposal at the May 8, 2014 and March 13, 2014 CAB meetings. The input provided by the CAB members and those in attendance was that the proposal was not appropriate for the subject location, and concern was voiced about Verizon's claim of a "significant coverage gap". The applicant has not submitted a written statement to staff regarding how the final proposal responds to the community input received from the CAB.*

Policy SV.2.13 addresses impact of development on adjacent land uses and how that impact will be mitigated. The appropriate form of mitigation should be determined through community consultation and cooperation. Applicants should be prepared to demonstrate how the project conforms to this policy.

Staff Comment: *After the March 13, 2014 CAB meeting, the applicant responded with a lattice tower stealth designed cell tower that offers a faux water tank concealing six antennas. The community and the CAB members continued to voice unanimous opposition for various reasons, including location, height, cell tower design, and health concerns.*

Policy SV.2.14 states that development activities should be designed to support the efficient use of infrastructure and the conservation of recharge areas, habitat, and open vistas.

Staff Comment: *The development of an overall 100 foot high lattice stealth designed cell tower that would silhouette against the sky does not support the South Valleys Area Plan's emphasis on open vistas.*

Policy SV.2.16 requires that all special use permits include a finding that the community character will be adequately conserved through mitigation of any identified potential negative impacts.

Staff Comment: *This policy will be discussed later in this report under "Staff Comments on Required Findings".*

Policy SV.8.3 is specific to the Old Washoe City Historic District, and states that all new development shall be designed in a manner that reflects the historic and natural character of the area.

Staff Comment: *The applicant is proposing an old-fashioned faux water tank with the V&T logo on it. It is uncertain at the time of this writing whether the applicant will be successful in gaining the rights to use the V&T logo as shown on the photo simulations. If granted approval, the V&T logo on the old-fashioned water tank would be the best fit for the Old Washoe City Historic District. A faux water tank and tower without the V&T logo wouldn't be as distinct.(Exhibit N – Images with V&T logo)*

Policy SV.12.1 requires the underground placement of new utility distribution infrastructure with the South Valleys Character Management Areas.

Staff Comment: *The resubmitted plans show overhead utilities within proposed Verizon utility easements, however, at the May 8, 2014 Citizen Advisory Board meeting, the applicant stated that the utilities would be placed underground. In the event that the application is granted*

approval, staff is recommending a condition that requires all new utilities related to this project be placed underground.

Policy SV.12.5 states that view sheds and ridgelines shall be protected from significant degradation and that development near ridgelines should blend with the natural contours and shall be sited in such a way so as not to create a silhouette against the skyline. Ridgeline areas that “skyline” are those viewed from any scenic corridor at a distance of 2.5 miles or less. Corridors for Washoe Valley include U.S. Highway 395, Eastlake Boulevard and Franktown Road. While full mitigation of development impacts may not be reasonable, negative impacts to the views throughout Washoe Valley should be minimized.

Staff Comment: As previously stated, this proposal is non-compliant with Policy SV.12.5. The proposed cell tower silhouettes against the sky looking north from the U.S. Highway 395 corridor at a distance of 2.5 miles or less.

Appendix A, Allowed Uses - Table Two: Old Washoe City Historic Commercial Character Management Area (within the South Valleys Area Plan) states that a Wireless Communications Facility is allowed pursuant to Washoe County Development Code Article 324, Communication Facilities.

Staff Comment: Staff’s analysis included review of Washoe County Development Code Article 324, Communication Facilities.

South Truckee Meadows/Washoe Valley Citizen Advisory Board

Due to the continuance of this application, the South Truckee Meadows/Washoe Valley Citizen Advisory Board discussed this proposal at two separate meetings, March 13, 2014, and May 8, 2014. Both meetings are discussed below and memorandums submitted for each CAB meeting are attached as Exhibit A.

May 8, 2014: The applicant presented Verizon’s revised proposal at the May 8, 2014 South Truckee Meadows/Washoe Valley Citizen Advisory Board meeting. The revised proposal includes a faux water tank concealing six antennas and a lattice tower with a total height of 100 feet. The South Truckee Meadows/Washoe Valley CAB voted unanimously to recommend denial of the proposal based on non-compliance with the standards of the scenic byway corridor and with Washoe County Code and the South Valleys Area Plan. The South Truckee Meadows/Washoe Valley CAB meeting memorandum submitted by the CAB’s Administrative Recorder reflects the discussion at the May 8, 2014 CAB meeting. Following is a summary of the meeting memorandum.

- Members of the audience stated that they currently have adequate Verizon cellular service.
- The applicant stated that Verizon selected this site because it is the best service available; however, there is a possibility that another location could be considered.
- The applicant stated that Verizon would provide screening of the ground equipment cabinet that would reduce the negative visual impact of the installation per Washoe County requirements.
- The applicant stated that the intent of this installation is to provide service along the roadway that will increase and be needed during peak cell usage times within the next twelve months.
- Opposition was voiced for the negative visual impact from a 100 foot tall installation.
- The applicant stated that research would have to be done to establish where other sites could be considered.

- Concerns were voiced that the main benefactors would seem to be those traveling through the 395 corridor through Pleasant Valley, not the residents of Washoe Valley, that the proposal does not comply with the standards of the South Valleys Area Plan, the Nevada Department of Transportation Scenic Byway and violates protection of the ridgelines and viewsheds.
- A request was made to research co-location on an existing cell tower located on William Brent Road.
- The applicant stated that the tower is proposed to serve the north end of Washoe Valley as well as in Pleasant Valley.
- Concern was voiced about the negative impacts to wildlife and habitat, including the Pacific Flyway for migratory birds and established wildlife habitat.
- The applicant stated that the tower is not designed for co-location.
- Concern was voiced for long lasting negative impacts to health.
- Concern was voiced that this is a lattice tower, which is not allowed in the local area, and if approved, this would set a very dangerous precedent for future wireless carriers.
- Complaint was voiced that the notice sent in the mail didn't request citizen's opinions.
- In response to questions, the applicant stated that an executed lease between the property owner and Verizon would be in place.
- Concern was voiced that the proposal is too close to public trails and that the application stated that the site is proposed for capacity, not coverage.

March 13, 2014: The proposed project was presented by the applicant at the regularly scheduled Citizen Advisory Board meeting on March 13, 2014. The CAB voted unanimously to recommend denial of the proposal until such time that this application is presented to local residents *[for a second time]* for their opinions, and then bring the application back to the STM/WVCAB for further review and recommendations, and that the engineering specifications be available for review. The motion was amended to include that Planning and Development staff work with Verizon Wireless to coordinate a [second] meeting with local residents for their review and opinions. The STM/WVCAB meeting memorandum submitted by the CAB's Administrative Recorder reflects the discussion at the March 13, 2014 CAB meeting on the following items.

- Concerns were raised that a faux pine tree design would be inappropriate.
- Support was stated for making the tower more aesthetically compatible with the neighborhood.
- Support was stated for an installation that blends with the surrounding area.
- The tower will have six Verizon antennas, which is the maximum number allowed by the Washoe County Development Code, therefore co-location is not possible.
- Concern was raised that not enough residents were notified of the proposed project.
- Concern about the adequacy of the engineering was raised.
- The applicant provided a copy of the engineering specifications for review.
- The applicant stated that Verizon Wireless will maintain the structure, including the aesthetic features, and the facility and tower will be painted in neutral colors to blend with the area.
- The applicant stated that the tower would be engineered to withstand local winds.
- Staff stated that the courtesy notice was mailed to 40 residents in the adjacent areas. *[Staff's statement was in error regarding the number of residents noticed. 30 separate property owners were sent notice, which meets Nevada Revised Statutes and County noticing regulations.]*
- A member of the audience committed to personally delivering notices to all residents in Pleasant Valley.

- The applicant was asked to postpone going to the April Board of Adjustment public hearing until such time that Planning and Development could coordinate a [second] public meeting for Pleasant Valley residents.
- A member of the audience stated that there is another windmill in the area that sticks out like a sore thumb. The tower needs to be more rustic and blend with the surrounding area.

Public Comment

The following public comments received by Washoe County staff expressed opposition to this application (Exhibit B).

Written comment was received from Bill Naylor of Washoe Valley Alliance (WVA). The Washoe Valley Alliance website describes WVA as “a group of passionate and eager volunteers with the goal to protect Washoe Valley’s unique qualities through education and stewardship.” Mr. Naylor sent an email to Washoe County Regional Parks and Open Space staff referring to Washoe County Development Code Section 110.324.50 (e)(10)(i) and commented in connection with this particular section that the proposed tower will be less than 1,000 feet from the future public trail in Washoe/Allen’s Canyon. This section of Article 324, *Communications Facilities*, states that monopole mounted antennas are restricted from being located within 1,000 feet of a public trail. He further commented that Washoe County Parks has worked hard in previous years with Sierra Reflections and St. James Village to plan for this future public trail.

Cheryl Surface, Washoe County Park Planner, forwarded Mr. Naylor’s email to Washoe County Planning and Development staff and stated that “*This Verizon Wireless Cell Tower impacts the Washoe Valley Scenic Byway. This comment comes from the Washoe Valley Alliance, which has been the largest supporter of the Washoe Valley Scenic Byway.*”

Staff Comment: In talking with Park Planner Cheryl Surface, she advised that they will attempt to align the future public trail with Steamboat Creek, but that they allow about 100 foot width on either side of the trail shown on paper due to possible issues with terrain. Washoe County Planning and Development staff estimates that the proposed wireless communications facility would be about 680 linear feet in distance from the future public trail corridor and it would be approximately 168 feet higher in elevation. Mr. Naylor in his comment referred to Washoe County Development Code Section 110.324.50 (e)(10)(i), which restricts monopole mounted antennas from being within 1,000 feet of a public trail.

Other public comment received expresses opposition to Verizon’s proposal. These comments were submitted by Brien and Mirta Walters; Cathy Rotes; Thomas S. Lee, NMD, APH and Rita Glover; Larry and Judy Price; Shyrl Bailey, and Fred Woodside on behalf of St. James Village and Sierra Reflections (World Properties). Their comments include concerns about cluttering the view shed and vistas, maintaining the rural and historic character; health issues caused by electromagnetic radiation, property values, and an over abundance of cell towers.

At the April 3, 2014 Board of Adjustment meeting, public comment was opened due to the application being placed on the agenda. Public comment was received from six people who all spoke out against the proposal stating in general that the proposed project would obstruct views, bring down property values, and could obstruct wildlife in the area.

Reviewing Agencies

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

- Washoe County Community Services Department

- Planning and Development Division
- Engineering and Capital Projects Division, Land Development
- Regional Parks and Open Space
- Water Resources
- Washoe County Health District
 - Vector-Borne Diseases Division
 - Environmental Health Division
 - Air Quality
- Truckee Meadows Fire Protection District
- Regional Transportation Commission
- Nevada Department of Transportation
- Reno-Tahoe Airport Authority

The following agencies/departments provided comments and/or recommended conditions of approval in response to their evaluation of the project application. A **summary** of each agency's comments and/or recommended conditions of approval and their contact information is provided below.

- Planning and Development, Washoe County Planning and Development Division cannot support approval of this application because the proposal is noncompliant with South Valleys Area Plan Policy SV.12.5 which restricts development near ridgelines to silhouette against the skyline from the U.S. Highway 395 corridor at a distance of 2.5 miles or less.
Contact: Grace Sannazzaro, 775.328.3771, gsannazzaro@washoecounty.us
- Land Development, Washoe County Engineering and Capital Project Division is recommending that the applicant submit a complete set of construction improvement drawings, including an on-site grading plan, and provide and show permanent easements for the lease area, access and utilities.
Contact: Leo Vesely, 775.325.8032, lvesely@washoecounty.us
- Regional Parks and Open Space, Washoe County Planning and Development Division is recommending that Best Management Practices (BMPs) be implemented during construction to prevent spreading of noxious and invasive weeds, and included a fact sheet, "*Measures to Prevent the Spread of Noxious and Invasive Weeds During Construction Activities*"; that disturbed land be revegetated, and that the applicant make a reasonable effort to work with the local residents to ensure that the project blends with the natural environment.
Contact: Jennifer Budge, 775.325.8094, jbudge@washoecounty.us
- Air Quality Management Division, Washoe County Health District responded by stating that after completing a review of the application, it has been determined that the proposal will not have any air quality impacts.
Contact: Charlene Albee, 775.784.7211, calbee@washoecounty.us

- Reno-Tahoe Airport Authority responded by stating that it doesn't appear that the height and location of Verizon's proposal exceeds federal regulations, however, the applicant is ultimately responsible for making this determination and for notifying the Federal Aviation Administration if required.

Contact: Lissa K. Butterfield, 775.328.6476, lbutterfield@renoairport.com

- Truckee Meadows Fire Protection District (TMFPD) will require compliance with Washoe County Code 60, which includes a required 20 foot wide access to the facility not to exceed a ten percent slope. The grading needed to satisfy TMFPD regulations may trigger grading thresholds of Washoe County Development Code Article 438 *Grading Standards* and may require subsequent review by means of a special use permit for grading. The subject parcel and surrounding area are designated as "High" fire risk on a four level tier of identified fire risk; these levels are Extreme, High, Moderate and Low.

Contact: Amy Ray, 775.326.6005, aray@tmfpd.us

Staff Comment on Required Findings

Following are required findings from Washoe County Development Code Article 810, *Special Use Permits*, Article 324, *Communication Facilities*, and Policy SV.2.16 of the South Valleys Area Plan, a part of the Washoe County Master Plan. All of these findings must be made to the satisfaction of the Washoe County Board of Adjustment before granting approval of the request.

Staff has completed an analysis of the special use permit application, has provided comment under each of the following findings, and has determined that the proposal is not in compliance with all of the following findings.

Findings from Section 110.810.30 of Article 810 Special Use Permits

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

Staff Comment: As discussed above (see "South Valleys Area Plan") the proposed wireless communications facility does not comply with Policy SV.12.5 of the South Valleys Area Plan, which is a part of the Washoe County Master Plan in that the cell tower will silhouette against the skyline when looking north from the U.S. Highway 395 corridor, nor does it comply with the provisions of Policy SV.2.14 regarding open vistas. Further, the applicant has not submitted a statement regarding how the final proposal responds to the community input received from the CAB as is required by S.V.2.4

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.**

Staff Comment: The application appears to meet this requirement, however, as discussed above, if the special use permit is approved, it must be conditioned to comply with access improvements as stipulated in Chapter 60 of Washoe County Code by the Truckee Meadows Fire

Protection District; and the application will also be conditioned to comply with South Valleys Area Plan Policy SV.12.1 which requires the underground placement of new utility distribution infrastructure.

3. **Site Suitability.** That the site is physically suitable for a wireless communications facility including a 100 foot high lattice stealth designed cell tower, a ground equipment cabinet, and overhead utility lines; and for the intensity of such a development.

Staff Comment: The subject site is not physically suited for the proposed wireless communications facility because Verizon's proposed 100 foot lattice stealth designed cell tower creates a silhouette against the skyline, which is not compliant with South Valleys Area Plan Policy SV.12.5.

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: The proposed wireless communications facility would be a significant detriment to the visual character of the surrounding area because the lattice stealth designed cell tower silhouettes against the skyline when looking north from a distance of 2.5 miles or less from the U.S. Highway 395 corridor, which is noncompliant with South Valleys Area Plan Policy SV.12.5.

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 nearby military installation.

Findings from Section 110.324.75 of Article 324 Communication Facilities

1. **Meets Standards.** That the wireless communications facility meets all the standards of Sections 110.324.40 through 110.324.60 as determined by the Director of the Planning and Development Division and/or his authorized representative;

Staff Comment: Staff Comment: As discussed above (see "Lattice Tower Discussion") the proposal meets the standards of Section 110.324.40 through 110.324.60 which would be applicable to the proposed facility.

2. **Public Input.** That public input was considered during the public hearing review process;

Staff Comment: Public notice regarding the revised plans was mailed on April 28, 2014, and again on May 23, 2014, to 127 separate property owners who own property within a one-half mile radius of the subject parcel. Public Notice regarding the original application was mailed on February 27, 2014 and again March 21, 2014 to 30 separate property owners within 700 feet of the subject parcel. The proposal was presented by the applicant at the May 8, 2014, and again at the March 13, 2014 South Truckee Meadows/Washoe Valley Citizen Advisory Board meetings. Staff contact information was provided on each public

notice. The design was changed from a windmill to a water tower in response to public input at the March 13 CAB. However, the applicant has not responded in writing to the comments on May 8th as required by South Valleys Area Plan Policy SV.2.4.

3. **Impacts. That the wireless communications facility will not unduly impact the adjacent neighborhoods or the vistas and ridgelines of the County.**

Staff Comment: The wireless communications facility is not compliant with South Valleys Area Plan Policy SV.12.5, which requires that development shall not create a silhouette against the skyline from a distance of 2.5 miles or less from the U.S. Highway 395 corridor. This policy is under Goal Twelve of the South Valleys Area Plan, which has an objective to maintain open vistas and minimize the visual impact of hillside development in a manner that implements the community character.

Finding from Policy SV.2.16. of the South Valleys Area Plan

1. **Impact on the Community Character. Impact on the Community Character can be adequately conserved through mitigation of any identified potential negative impacts.**

Staff Comment: While its design as a faux water tower may be compatible with the historic district area, the lattice stealth designed cell tower that silhouettes the skyline still negatively impacts the community character pursuant to South Valleys Area Plan Policy SV.12.5 and there has been no analysis of how that may be mitigated.

Summary

Staff cannot support Verizon's revised plans due to the fact that the proposal continues to be noncompliant with South Valleys Area Plan Policy SV.12.5, a part of the Washoe County Master Plan, which states that there shall be no silhouetting against the skyline from a distance of 2.5 miles or less from the U.S. Highway 395 corridor.

Recommendation

After a thorough analysis and review, Special Use Permit Case Number SB14-002 for Verizon Wireless is being recommended for denial. Staff offers the following motion for the Board's consideration.

Motion

I move that after considering the information contained within the staff report and the information received during the public hearing, the Washoe County Board of Adjustment deny Special Use Permit Case No. SB14-002 for Verizon Wireless, not having satisfied all five findings in accordance with Washoe County Development Code Section 110.810.30 Special Use Permits, and not able to make all three findings in accordance with Washoe County Development Code Section 110.324.75 Wireless Communications, and not able to make the one finding listed in the South Valleys Area Plan, a part of the Washoe County Master Plan:

Findings from Section 110.810.30:

1. **Consistency. That the proposed use is not consistent with the action programs, policies, standards and maps of the Master Plan and the South**

Valleys Area Plan because the proposed tower is non-compliant with Policy SV.12.5 of the South Valleys Area Plan, a part of the Master Plan;

2. Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage and other necessary facilities will be provided through conditions of approval, the proposed improvements as conditioned are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven.
3. Site Suitability. That the site is not physically suitable for a wireless communications facility and for the intensity of such a development because the proposed tower will create a silhouette against the skyline, which is non-compliant with Policy SV.12.5 of the South Valleys Area Plan;
4. Issuance Not Detrimental. That issuance of the permit will 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 because of noncompliance with South Valleys Area Plan Policy SV.12.5;
5. Effect on a Military Installation. That issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation;

Findings from Section 110.324.75:

6. Meets Standards. That the wireless communications facility meets all the standards of Sections 110.324.40 through 110.324.60 as determined by the Director of the Planning and Development Division and/or his authorized representative;
7. Public Input. That public input was considered during the public hearing review process; and
8. Impacts. That the proposal will unduly impact the adjacent neighborhoods or the vistas and ridgelines of the County due to noncompliance with South Valleys Area Plan Policy SV.12.5.

Findings from Policy SV.2.16, of the South Valleys Area Plan:

9. Impact on the Community Character. That impact on the Community Character cannot be adequately conserved through mitigation of the identified negative impact caused by silhouetting against the skyline as prohibited in South Valleys Area Plan Policy SV.12.5.

Motion Upon Denial

If the special use permit is denied, the following motion should be made and approved:

I move to instruct counsel and the Board Secretary to prepare a written decision as required by state and federal law setting forth the grounds for denial of the application and the documents, testimony and evidence relied on and the discussions of this Board. The appeal period shall start upon mailing of the written decision to the applicant and filing with the Secretary.

Appeal Process

Board of Adjustment action will be effective 10 days after the written decision is mailed to the applicant and filed with the Board Secretary, unless the action is appealed to the Washoe County Board of County Commissioners.

xc: Applicant: Sacramento-Valley LP dba Verizon Wireless, Attn: David Downs, 2009
V Street, Sacramento, CA 95818

Property Owner: Washoe Valley Storage, 205 S US Highway 395 N, Washoe Valley, NV
89704



South Truckee Meadows/Washoe Valley Citizen Advisory Board

MEMORANDUM

To: Grace Sannazzaro, Staff Representative
Re: Special Use Permit SB14-002 Verizon Wireless
From: Allayne Donnelly-Everett, Administrative Recorder
Date: May 18, 2014

Special Use Permit Case Number SB14-002 (Verizon Wireless) Updated proposed cell tower design that has been modified for SB14-002 – David Downs, Complete Wireless Consulting representing Verizon Wireless presented the request to allow for the construction of a Wireless Communications Facility, located at 205 US Highway 395 N, Washoe Valley, NV; located on the west side of US 395, across the highway from Old Washoe Drive, Within Section 24, T17N, R19E, MDM, Washoe County, consisting of a 100 foot high faux water tank cell tower containing six antennas, and an equipment shelter containing telecommunication ground equipment, all of which shall be enclosed within a 50' x 50' fenced area on a ±35.73 acre parcel. Three easements located on the subject parcel are also included in the proposal; two of which are Verizon Wireless utility easements for overhead utility poles; and one is for a Verizon Wireless access and utility easement. Sacramento Valley LP dba Verizon Wireless, Applicant, Attn: David Downs, Complete Wireless Consulting. Mr. Downs provided printed copies of his presentation. Washoe Valley Storage, Property Owner. Staff Representative: Grace Sannazzaro, gsannazzaro@washoecounty.us 775-328-3771 was available to address questions regarding this Special Use Permit. This application is tentatively scheduled to be heard by the Board of Adjustment, Thursday, June 5, 2014. **MOTION:** Eric Scheetz moved to recommend denial of SB14-002 based on non-compliance with the standards of the scenic byway corridor and the Washoe County and South Valleys Area Plan. Jim Rummings seconded the motion. Brad Stanley added that there seems to be viable alternative locations. Eric Scheetz approved the amendment to the motion. Jim Rummings seconded the amended motion. The motion carried unanimously. Tom Judy stated that for a number of reasons, this application does not comply with Washoe County code. Jim Rummings stated that he has not heard any comments in support for the application. Mr. Rummings stated that he feels that Scenic Nevada would not support this proposed installation. Brad Stanley stated kudos for Mr. Downs and Verizon and that they are very aware and have all of the support data for a cell tower installation. Patricia Phillips stated her support for the citizens who want to protect their homes, their community and for protecting the area for tourism. Ms. Phillips urged Verizon to look at alternatives. Kathie Roberts stated appreciation for the comments regarding protection for public health.

Comments and Concerns **All written comments will be held in the Washoe County Managers office and available for public review.

- Mr. Downs was asked to accurately identify the location of this proposed site as Washoe Valley.
- In response to questions raised, Grace Sannazzaro reported that staff was recommending denial of this application to the Board of Adjustment and the applicant asked that the application be continued to the Board of Adjustment June 5th agenda. The conditions were that Washoe County expand their noticing and that the application be rescheduled on the May STM/WVCAB agenda. Ms. Sannazzaro stated that she has had limited response to the expanded noticing.
- Mr. Downs was asked to provide photos of the actual location of the proposed installation. Mr. Downs stated that he would take additional photos as requested, including a 360 degree radius.
- Mr. Downs stated that Verizon has selected this proposed site because it is the best service available, however, there is a possibility that another location could be considered.
- In response to questions raised, Ms. Sannazzaro stated that the Code reads that a monopole is not allowed within 1000 feet of an existing or proposed trail unless the applicant can prove a significant gap in service.
- Ms. Sannazzaro stated that the storage unit facility is not registered with the Assessors office. Residents of Old Washoe Circle and Old Washoe City were in attendance to state their opinions. In response to concerns raised, Ms. Sannazzaro stated that she had a list of property owners who received notices available for review.
- In response to questions raised, Mr. Downs stated that Verizon would provide screening and other treatments that would reduce the negative visual impact of the installation per Washoe County requirements.
- Members of the audience, when asked, agreed that they currently have adequate Verizon cellular service.
- In response to questions raised, Mr. Downs stated that the intent of this installation is to provide service along the roadway that will increase and be needed during peak cell usage times within the next twelve months.
- Opposition was stated for the negative visual impact from a 100 foot tall installation.
- Mr. Downs stated that research would have to be done to establish where other sites could be considered.

- Gary Houk, Washoe Valley Alliance stated concern that the application does not address the screening, future of possible co-location with other carriers, the maps are confusing and the main benefactors seem to be the 395 corridor through Pleasant Valley and not Washoe Valley. Mr. Houk also asked why the application seems to indicate that there is a requirement for notification with California PUC.
- In response to questions raised Mr. Downs stated that utilities would be installed underground and that a mention of California in the application was a mistake.
- **Marilyn Naylor read her comments into the record and recommended denial of this application because it does not comply with the standards of the South Valleys Area Plan, the standards of the Nevada Department of Transportation Scenic By-way and violates protection of the ridgelines and view sheds. Ms. Naylor provided a photograph of a 100 foot cell tower taken in the state of Virginia.
- Debbie Sheltra stated that there is a tower on Mr. Rasmussen's property on William Brent Road and that would most likely be an appropriate co-location for Verizon. Ms. Sheltra stated that this installation does not comply with neighborhood commercial land uses nor has the applicant considered using other existing locations. Mr. Downs stated that there is no proposed beacon for the tower and Verizon would be interested in alternative locations. Mr. Downs stated that the tower is proposed to serve the north end of Washoe Valley as well as in Pleasant Valley.
- **Karen Criter read her comments into the record. Ms. Criter recommended denial of this application for reasons including negative impacts to wildlife and habitat including the Pacific Flyway for migratory birds and established wildlife habitat.
- Barbara Rainey submitted the follow question in writing for the record. Will the Verizon project be built with additional capacity for other carriers to co-locate in order to minimize further blight on the view shed? Mr. Downs stated that the tower is not designed for co-location.
- In response to questions raised by Judy Price Old Washoe City resident Mr. Downs stated that the signal strength is documented for achieving the needed capacity, and dropped calls. Four of the five criteria are based on customer service. The site would be accessed once every 2 months for maintenance.
- Ann York, Washoe Valley resident stated that she agreed with statements by Marilyn Naylor and recommended denial of this application since the South Valleys Area Plan does not allow for any installation taller than 30 feet.
- Thomas Lee, Washoe Valley resident and Doctor of Naturopathic Medicine stated concern regarding the proven health risks and unproven benefits to health patterns for residents who live adjacent to cellular towers. Dr. Lee stated concern for the negative impacts to the elderly, the young and house pets. The health risks need to be studied in depth and the negative impacts to future residential development in Washoe County. The negative impacts would be long lasting.
- **Bill Naylor, Washoe Valley resident read his comments into the record and stated that the applicant is proposing a lattice tower which is not allowed in the local area. Mr. Naylor provided definitions as stated in the Washoe County Development Code and provided designs of lattice towers and monopole mounted antennas. Mr. Naylor recommended denial of the application as it would set a very dangerous precedent for future wireless carriers.
- Rita Glover stated concern that the application does not include a real map of the proposed location.
- Ginger Pierce, Pleasant Valley stated that the area where this tower is proposed is full of wild horses who don't need cell towers, it is illegal in Nevada to drive and talk on a cell phone, residents in Pleasant Valley have denied the cell tower three times. What part of 'no' is unclear?
- Jerry Shoemaker, South Truckee Meadows General Improvement District (STMGID) board member stated that STMGID has several water storage tanks, two of which have that have cell phone antenna on them that provides an income for STMGID. Mr. Shoemaker stated that the antennas blend in and are difficult to identify. Mr. Shoemaker stated that water tanks are not meant to rise into the air.
- **Maurine Collins Old Washoe Estates stated that she agrees with many of the comments made by others and stated her opposition to the proposed tower. Ms. Collins submitted her comments in writing. Ms. Collins submitted the notice she received in the mail from Washoe County which does not request citizen's opinions.
- In response to questions raised, Mr. Downs stated that an executed lease between the property owner and the applicant.
- **Carol Christensen submitted her written comments for the record recommending denial of the proposed project. Ms. Christensen cited the violations of the Development Code related to public trails. Regarding significant gap, the application stated that the site is proposed for capacity and not coverage.

cc: Commissioner David Humke
 Tom Judy, Acting Chair
 Sarah Tone, Community Outreach Coordinator
 Al Rogers, Director of Management Services
 Nancy Leuenhagen, Community Relations Manager
 Andrea Tavener, CAB Program Assistant



South Truckee Meadows/Washoe Valley Citizens Advisory Board

MEMORANDUM

To: Grace Sannazzaro, Staff Representative
Re: SB14.002 Verizon Wireless
From: Allayne Donnelly-Everett, Administrative Recorder
Date: March 19, 2014

Special Use Permit SB14-002 Verizon Wireless – Rich Johnson, Planning Manager, Verizon Wireless presented the request to construct a Wireless Communications Facility consisting of a 100 foot high specialty monopole designed as a faux windmill containing six antennas, and an equipment shelter containing telecommunications ground equipment, all of which shall be enclosed within a 50' x 50' fenced area on a +35.73 acre parcel. The project is located at 205 US Highway 395N. on the west side of US 395 across the highway from Old Washoe Drive. Mr. Johnson provided photos of the proposed location of the tower. Applicant: Sacramento Valley LP dba Verizon Wireless. Grace Sannazzaro, Staff Representative was available to address questions and concerns. 775-328-3771 gsannazzaro@washoecounty.us **MOTION:** Malachy Horan moved to recommend denial of SB14-002 until such time that this application is presented to local residents for their opinions, and then bring the application back to the STM/WVCAB for further review and recommendations and that the engineering specifications be available for review. Eric Scheetz seconded the motion. **MOTION:** Malachy Horan amended his motion to include that Community Development staff work with Verizon Wireless to coordinate a meeting with local residents for their review and opinions. Eric Scheetz seconded the amended motion. The motion carried unanimously. Ms. Sannazzaro stated that the applicant is on the Board of Adjustment schedule and has the right to have their item heard or postpone their presentation until the item is brought back to the CAB. The applicant can also move forward to the Board of Adjustment for their approval or denial.

Comments and Concerns

- In response to questions raised, Mr. Johnson stated that they have cellular coverage but need additional capacity.
- In response to questions raised, Mr. Johnson stated that the tower is designed to be compatible for co-location.
- Grace Sannazzaro stated that Washoe County Code will not allow for more than six antennas on a tower so this tower is at capacity and will not allow for co-location of other carriers.
- Concerns were raised that a monopole that is supposed to look like a pine tree would be inappropriate.
- Support was stated for making the tower more aesthetically compatible with the neighborhood.
- Mr. Johnson stated that they would work with Washoe County Staff to design an appropriate tower.
- In response to questions raised, Ms. Sannazzaro stated that this ridgeline is not visually protected.
- In response to concerns raised, Mr. Johnson stated that Verizon would maintain the structure.
- In response to concerns raised, Mr. Johnson stated that the tower would be painted in a color that would blend (be compatible) with the surrounding area.
- Ms. Sannazzaro stated that Washoe County would require that the structure be painted a neutral color.
- Mr. Johnson stated that the tower would be engineered to withstand local winds.
- Ms. Sannazzaro stated that courtesy notices were mailed to 40 residents in the adjacent areas and there will be a public hearing by the Board of Adjustment on April 3, 2014.
- Ginger Pierce stated that she would personally deliver notices to all residents in Pleasant Valley.
- Malachy Horan stated concern that not enough residents have been notified of this proposed project. Malachy Horan also stated concern whether the engineering would be adequate.
- Mr. Johnson provided a copy of the engineering specifications for review.
- Support was stated for an installation that blends with the surrounding area.
- The applicant was asked to postpone presenting the application to the Board of Adjustment until such time that Community Development would coordinate a public meeting for Pleasant Valley residents.

- Questions were raised whether there is enough time for notices to be sent to local residents prior to the Board of Adjustment hearing.
- Mr. Johnson stated that the purpose of this meeting was for public comments and recommendations.
- Questions were raised on how the comments from local residents would be brought forward to the Board of Adjustment.
- In response to questions raised, Mr. Johnson stated that the clock is running for their application to move forward but if a meeting with local residents gets them further down the road, that he would discuss that with staff.
- Jane Countryman stated for the record that she supports denial of the application because there is another windmill in the area that sticks out like a sore thumb. The tower needs to be more rustic and blend with the surrounding area.

cc: Commissioner David Humke
Tom Judy, Acting Chair
Sarah Tone, County Liaison
Nancy Leuenhagen, Community Relations Manager
Andrea Tavener, Program Assistant

From: Surface, Cheryl
Sent: Thursday, March 20, 2014 8:08 AM
To: Sannazzaro, Grace
Subject: FW: Verizon Wireless Antenna Request

Categories: No Changes Made

Grace-

This Verizon Wireless Cell Tower impacts the Washoe Valley Scenic Byway. This comment comes from the Washoe Valley Alliance, which has been the largest supporter of the Washoe Valley Scenic Byway.

Cheryl Surface | Park Planner
p 775.328-2019 | f 775.829.8014
Washoe County | Community Services Department-Parks
P.O. Box 11130 | Reno, NV 89520

www.washoecountyparks.com

 Please consider the environment before printing this e-mail



From: naylorhome@charter.net [<mailto:naylorhome@charter.net>]
Sent: Wednesday, March 19, 2014 10:36 AM
To: Surface, Cheryl
Subject: Verizon Wireless Antenna Request

Hi Cheryl,

Wanted to make sure that you were aware of a request by Verizon Wireless to construct a 100' high cell tower behind the storage units at the North end of Washoe Valley. The request number is SB14-002. This request is coming up before the Board of Adjustment on April 3, 2014. In reading the Washoe County Development Code 110.324.50 (e)(10) it appears that this tower is less than 1000 ft. from the proposed trail in Washoe/Allen's Canyon. I know that you have worked hard to plan, acquire land and coordinate with Sierra Reflections to make this park a reality. I thought that the Parks Department might want to give Community Development and the Board of Adjustment some input on this proposed project.

Best Wishes, Bill Naylor

SB14-002
Exhibit B
SB14-002
EXHIBIT B

March 3, 2014

Grace Sannazzaro
Washoe County Planning & Development
1001 E Ninth St. Bldg. A
P.O. Box 11130
Reno, NV 89520

Subject: Planning Application for Verizon Wireless Communications Site

Ms. Sannazzaro,

Thanks for the courtesy notice -- above subject (ATTACH I).

Tower and power lines O.K. subject to Washoe County permitting, legal protocol protecting neighborhood.

This input 1) because I am a contiguous neighbor and 2) I have documented decade of bullying by Verizon on their trespass issue -- our California property.

Be careful!

Our 27A rural residential zoned parcel 046-060-01 will have 4 approx. 5A hilltop homes and a historic V&T remainder.

It is less than 1000' from the proposed Verizon tower.

We are contiguous neighbors to County's 046-080-01 (ATTACH II).

Last week Mirta and I overviewed the westerly-proposed tower site, and overhead power lines corridor from our above hilltop.

Additionally, the following are my comments specific to the numbered pages of Verizon's application given to me by Roger and Eric (thanks) on Friday 2-28-14:

Pg

- 1 ---"associated ground equipment"--- Includes over 1000' of overhead lines and poles from Hwy 395 northerly to the 100' tower.
Any agreement, if facility is built, must incorporate Verizon's demolish and removal and restoration when facility becomes obsolete -- including poles and lines.
- 3 Antennas are not "---- over 1000' from residentially zoned property---"!
- 9 (mid page) -- Technician visiting site twice per month seems insufficient and possibly 2 Individuals needed per OSHA.
Last ¶ refers to California Government Code!

- 15 "West" photo shows Walters' hilltop homesites immediately easterly.
- 24-29 Insure engineers (O'Conner, Geil) licensed and insured appropriately in NV.
- 49 7. already designed – without consulting us (neighbors)!
- 51 12. Tower appears to be less than "req'd" 1000 ft from residential zoned property

Immediately east of court 4 at the Washoe County Tennis Complex is a tree tower with continuously humming machinery at its base. Very annoying.

Such noise at our property from the Verizon site (except from the weekly 15 min genset exercising, and power outages) will not be tolerated.

Request Verizon monitor/record current and after construction continuous noise levels at our hilltop, and westerly property line.

Hopefully this will avoid another costly confrontation with Verizon for which Mirta and I do not have legal resources.

Sincerely,


Brien and Mirta Walters

cc: Eric Young
Roger Peiharn

} without Verizon's Application & ATTACHMENTS

From: Cathy Rotes [catrot@sbcglobal.net]
Sent: Friday, March 21, 2014 11:52 AM
To: Sannazzaro, Grace
Subject: Re: proposed cell tower-cathy rotates

Morning,

I personally would be against this tower. I feel we have enough towers in our area. I'm not sure how helpful our homeowners association will be because even though St James property line borders the other property it's on the other side of the freeway and we're wondering if we would have much weight. I need to go and try to find out just where this tower will be. On the map I know but I'm not sure what hill it will sit in correlation to St James. Donna Peterson said she would send an e-mail to our homeowners telling them about the meeting.

As I said before I will be out of town on April 4th but if this goes any further I would like to be informed.

Good luck and I will be in touch,
Cathy Rotes

SB14-002
Exhibit B
SB14-002
EXHIBIT B

From: Rita [rita@naturodoc.com]
Sent: Tuesday, April 01, 2014 10:32 PM
To: Horan, Phil; Wideman, Robert; Lawrence, Lee; Toulouse, Kim; Humke, David; Sannazzaro, Grace; washoevalleyalliance@gmail.com
Cc: Susan Strandberg; Gary Hurst; jlplwolf@msn.com
Subject: Verizon application for permit to build a cell tower in Washoe Valley

To: The Washoe County Board of Adjustment members and planner Grace Sannazzaro
Re: Project SB14-002, Verizon Wireless

I am Dr. Thomas Lee, and I reside in North Washoe Valley. I have just received notice, via a one-page flyer discarded near my mailbox, that the second and final public hearing on this project is to be held in one day in the middle of a workday in downtown Reno.

The application is schedule to be heard by the Board of Adjustment on April 3, 2014 at 1:30 pm. The meeting will be in the County Commission Chambers in Building A of the Washoe County Complex, 1001 E. 9th Street, in Reno.

That kind of inadequate notice should keep the public input to a minimum. Public input does not seem to be a priority for our county representatives.

In the notice, a concern is voiced that this will become a significant eyesore affecting aesthetic and property values, since it will further degrade the rural character of this neighborhood. I share their dismay, since we located here, as have many others, for its rural characteristics and proximity to these gorgeous views. But Verizon sure needs to make money, and they are very good at it. Why not here?

My concern is about the scientifically demonstrated health risks and brain damage associated with excessive electromagnetic radiation. I will provide a link below to extensively referenced argumentation, and that article is merely the tip of a very large iceberg that chillingly describes the process under way nationally.

Also, it's important to realize that this tower will probably host more than a single cell phone transmitter. Verizon can and will enjoy lucrative options to rent out space for other frequency ranges provided to law enforcement, civil defense agencies, navigational beacons, and who knows what level of military and corporate network hosting. And who would know?

The financial benefits from small taxes gained from Verizon for our county or state won't help those who might suffer damages to their physical health, especially the elderly and the young. Nor will it attract health-conscious tourists or employers to join us here.

Here's a recent article on this subject from Natural News posted on March 26, 2014:

Americans' brains being fried by cell towers: New scientific evidence reveals shocking extent of electropollution damage

http://www.naturalnews.com/044464_cell_towers_EMF_pollution_mental_confusion.html...

The brains of everyone living within range of cell towers are being damaged by

electropollution. A hard-hitting new scientific study published in the *British Medical Journal* reveals how cell towers cause **mental confusion, irritability, and loss of sleep**, among other brain-altering side effects."

The planners of this project and the representatives of our county are respectfully asked to and notified to end this threat to our health and wellbeing, by declining Verizon's application to install yet another cell tower in our backyard.

Sincerely,
Thomas S. Lee, NMD, APH
Rita Glover
45 Middlefield Place
Washoe Valley NV 89704

From: Price, Judy M [JPrice@dot.state.nv.us]
Sent: Thursday, May 01, 2014 2:25 PM
To: Humke, David
Cc: 'washoevalleyalliance@gmail.com'; Sannazzaro, Grace
Subject: Verizon Wireless Cell Tower

Dear Mr. Humke,

I am a 3rd generation Nevadan residing in the west Washoe Valley area since 1958. Our retirement property (which is our primary residence) sits 1 block east of Washoe Drive and this obstruction would be just that ... an obstruction! My husband and I are 100% against this Special Use Permit and trust that as our elected official, you will do whatever is in your power, to discourage the approval by Washoe County, of this Special Use Permit.

Secondary concerns involve the manner in which the tower will reside ... in that ... Verizon (as well as other potential sub-lease telecommunication agencies) have NO vested interest in our community, other than profit i.e., residing on a 'leased' piece of property ... therefore having no property value interest in terms of loss of property values impacting adjacent property owners who do have a long term financial commitments/investments, in our scenic valley.

We continue to reside in this area specifically so that we can avoid being surrounding with these types of facilities.

We are adamantly opposed to this Special Use Permit request. Please make our concerns known to Washoe Counties Planning & Development department. We will be attending this meeting to assure that our voice is heard!

Thank you for your time and support regarding this matter.

Respectfully Submitted,

Larry & Judy Price
555 Oro Loma Road
Old Washoe City, NV 89704

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Thank you for your time and support regarding this matter.

Respectfully Submitted,

Larry & Judy Price
555 Oro Loma Road
Old Washoe City, NV 89704

From: Fred Woodside [fred.woodside@att.net]
Sent: Tuesday, May 20, 2014 10:59 AM
To: Sannazzaro, Grace
Subject: SB14-002

Hi Grace,

Wanted to go on record with you that on behalf of St James's Village and Sierra Reflections(World Properties) we are in opposition to the proposed cell tower under the referenced SUP. The cell tower will significantly affect the view corridors of both projects. The tower will be located at an elevation that is the same as a large portion of both projects. An unobstructed view corridor is paramount in protecting the value of each lot.

Please call if you have questions. We appreciate your efforts in this matter.

Thanks,
Fred

Sannazzaro, Grace

From: Bailey, Shyrl
Sent: Wednesday, May 28, 2014 9:29 AM
To: Sannazzaro, Grace
Subject: SB-14-002

Categories: No Changes Made

Hello Grace,

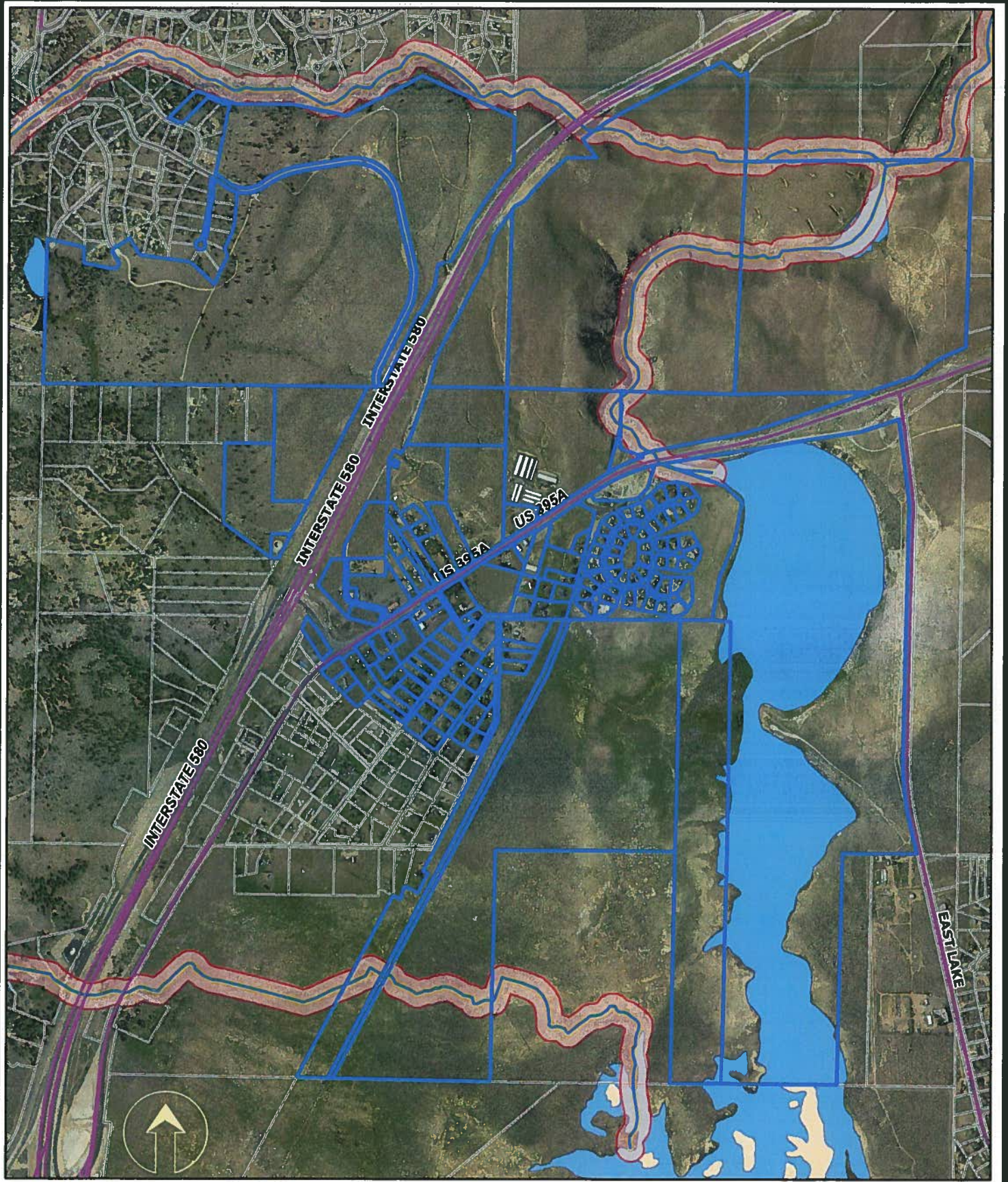
I live @4105 OLD US HWY 395 N in West Washoe Valley. I attended the last meeting concerning this project. At that meeting, pretty conclusive evidence was presented that this project violates our South Valleys Area Plan. Is the planning department going to protect our plan or not?

The neighbors do not want it and do not need it. Surely a more appropriate site could be found for this unsightly edifice. Pleasant Valley did not want it in their valley so it looks like Verizon just moved it down to Washoe Valley without even changing the name.

Help us protect our Views in Washoe Valley.

Sincerely,

Shyrl Bailey
775-849-1211



PUBLIC NOTICE MAP
 Special Use Permit SB14-002
 Verizon Wireless Communications Facility
 205 US Highway 395 North, Washoe Valley
 May 8th CAB meeting & June 5th Board of Adjustment meeting
 127 separate property owners
 Noticed within one-half mile of subject parcel

Date: April 2014

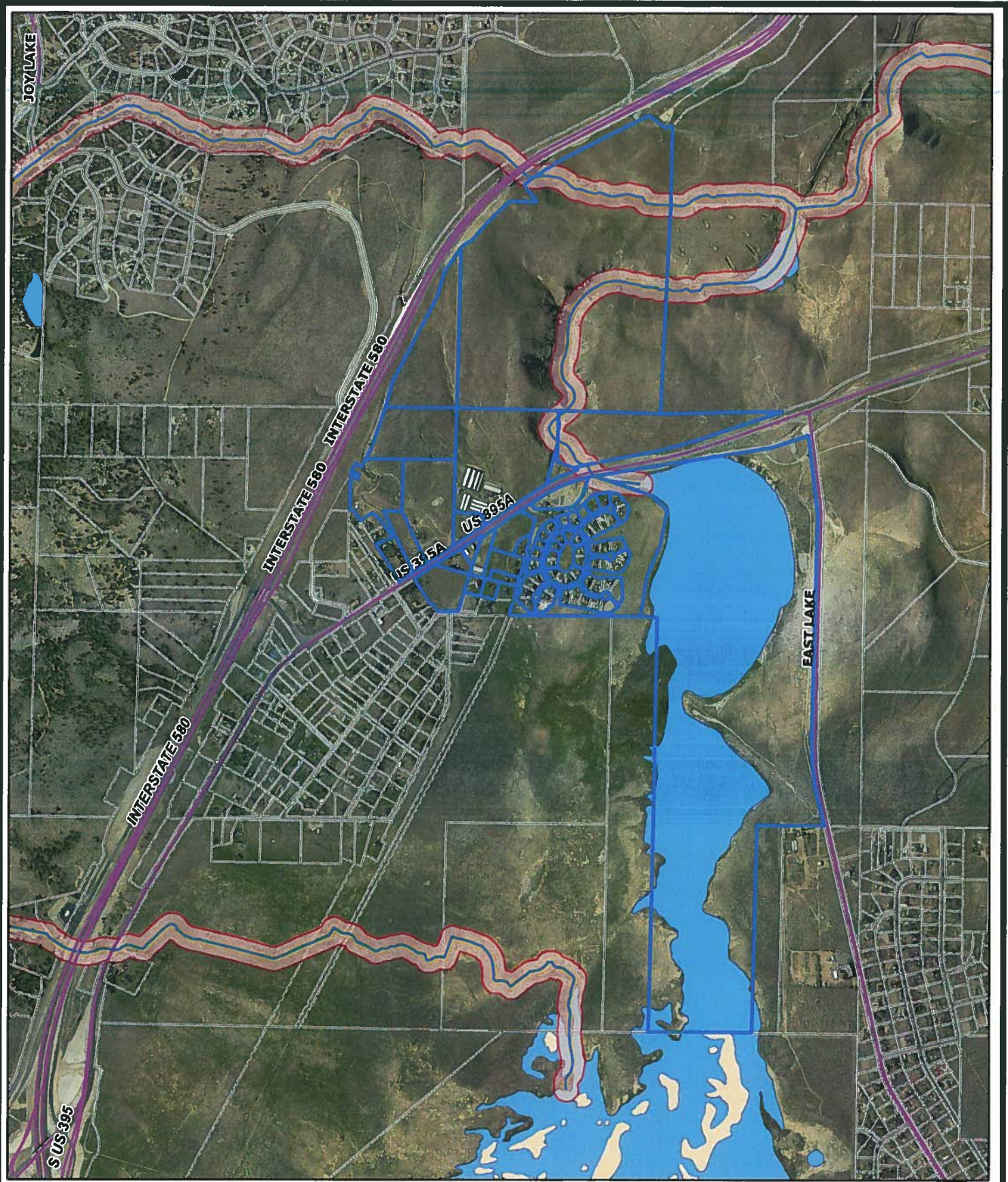
Source: Washoe County Planning & Development Division

**Planning &
 Development
 Division**

**WASHOE COUNTY
 NEVADA**

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





PUBLIC NOTICE MAP
SPECIAL USE PERMIT SB14-002
 Verizon Wireless
 205 US Highway 395 North
 APN 046-08-42
 30 Separate Property Owners
 Noticed within 700 feet of Subject Parcel



Date: February 2014

Source: Washoe County Planning & Development

**Planning and
 Development**

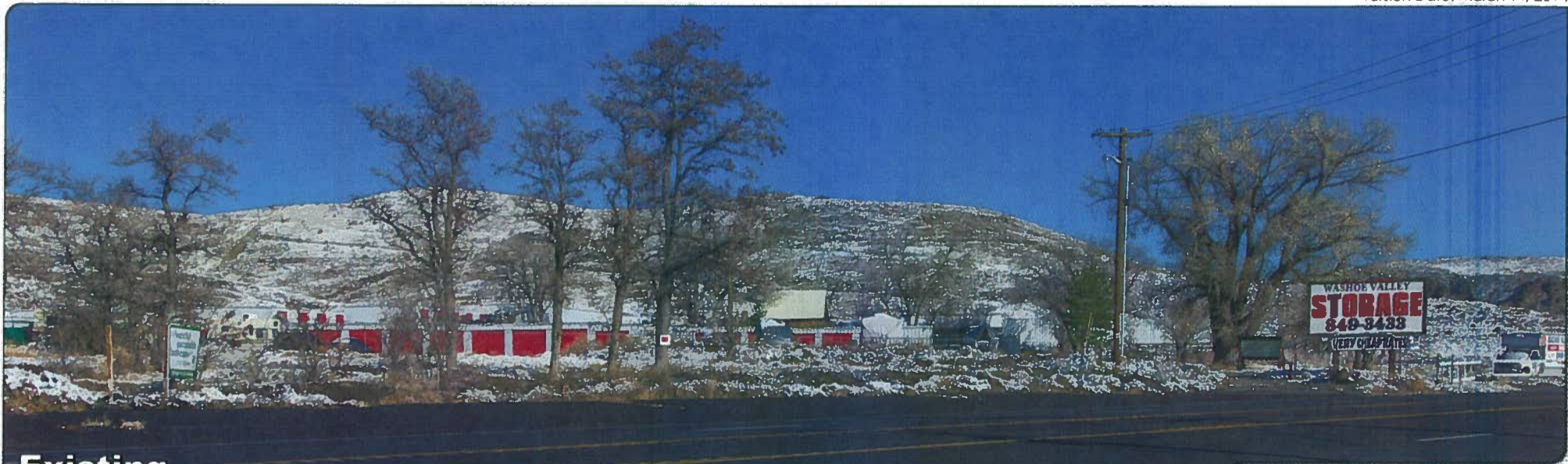
**WASHOE COUNTY
 NEVADA**

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



SB14-002

Exhibit C



Existing

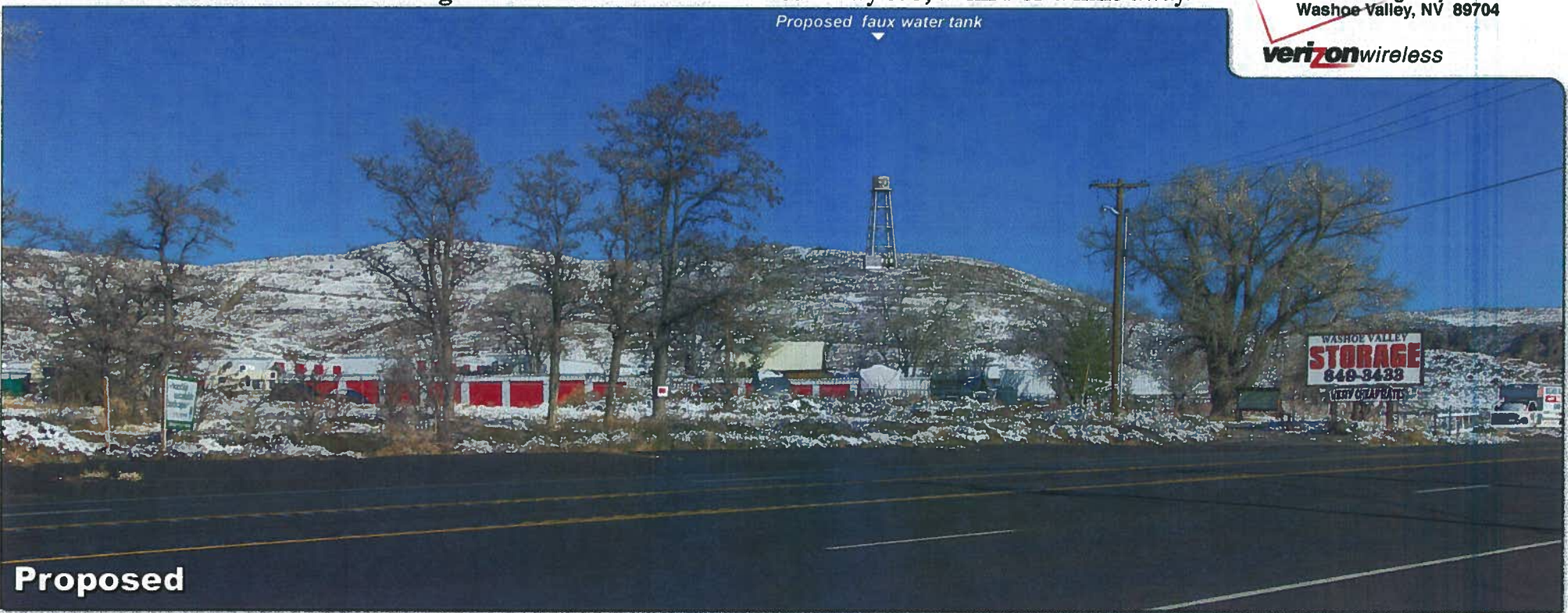
Photosimulation of the view looking north from the shoulder of Old Hwy 395, a third of a mile away.

Pleasant Valley

205 US Highway 395
Washoe Valley, NV 89704

verizonwireless

Proposed faux water tank



Proposed



Existing

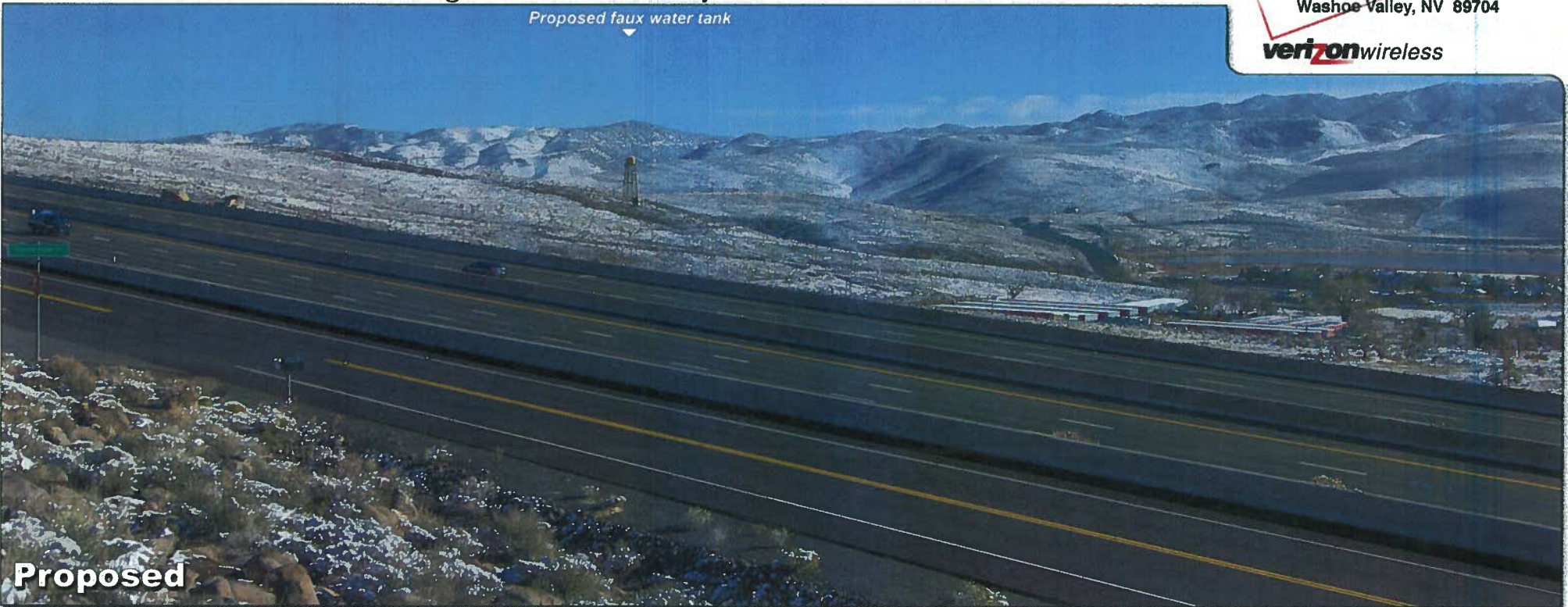
Photosimulation of the view looking east from across Hwy 395: two thirds of a mile from the site.

Pleasant Valley

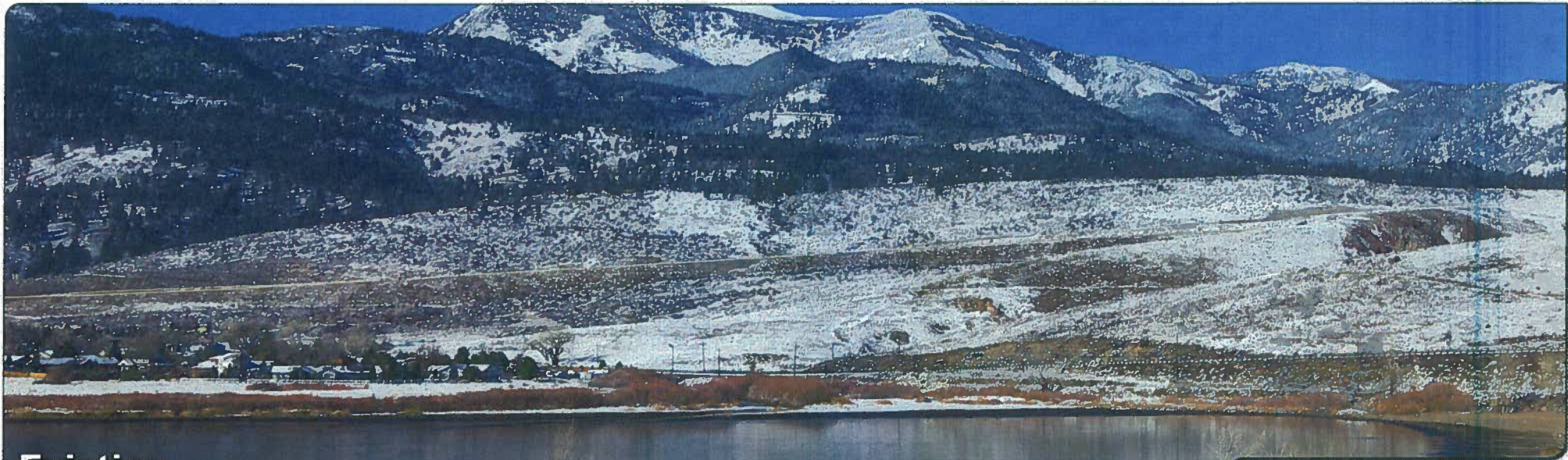
205 US Highway 395
Washoe Valley, NV 89704



Proposed faux water tank



Proposed



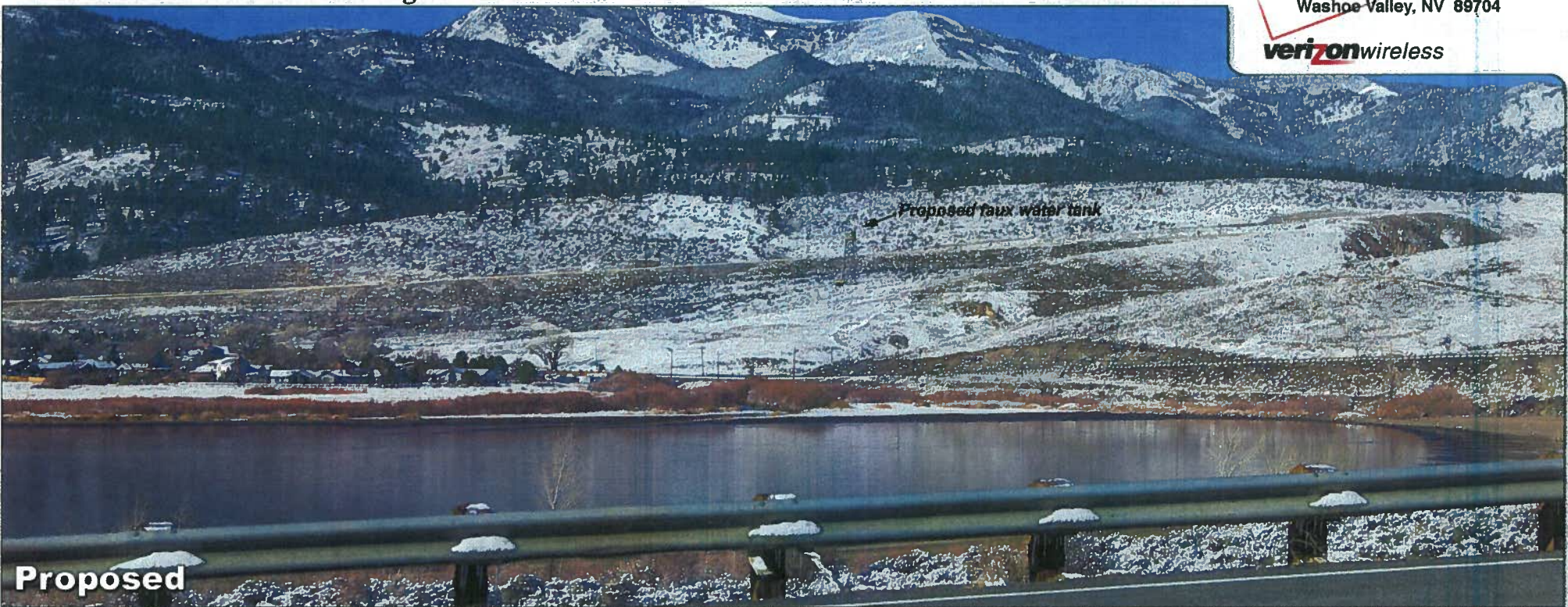
Existing

Photosimulation of the view looking west from the clearest view on Eastlake Blvd: 0.8 miles from the site.

Pleasant Valley

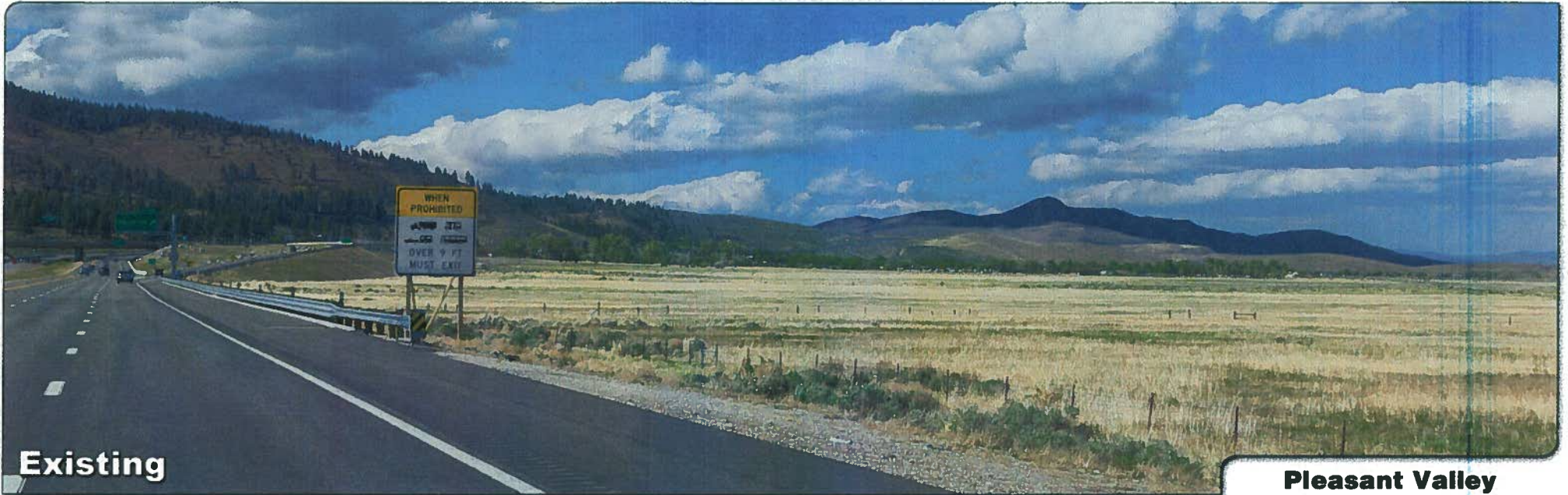
205 US Highway 395
Washoe Valley, NV 89704

verizonwireless



Proposed faux water tank

Proposed



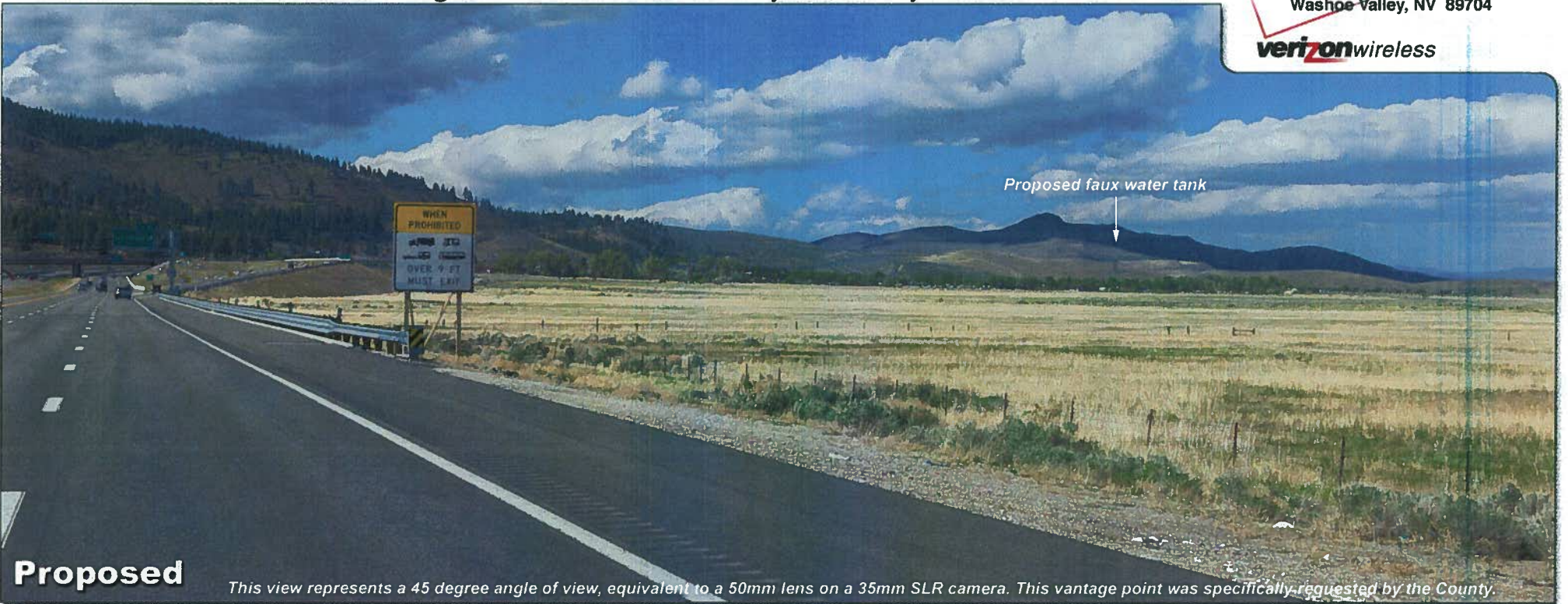
Existing

Photosimulation of the view looking north from northbound Hwy 395, exactly 2.5 miles from the site.

Pleasant Valley

205 US Highway 395
Washoe Valley, NV 89704

verizonwireless



Proposed

This view represents a 45 degree angle of view, equivalent to a 50mm lens on a 35mm SLR camera. This vantage point was specifically requested by the County.



Existing

Photosimulation of the view looking southwest from Hwy 395: three quarters of a mile from the site.

Pleasant Valley

205 US Highway 395
Washoe Valley, NV 89704

verizonwireless



Proposed faux water tank

Proposed

Pleasant Valley

205 US Highway 395
Washoe Valley, NV 89704

verizonwireless

Photosimulation looking due south, 2.5 miles from the site, at E. Shawni Lane.

*Location of the proposed water tank. Not visible in this view.
The top of the tank would need to be 130 feet taller in order to become visible.*



Demand for Wireless Service / Significant Gap Report

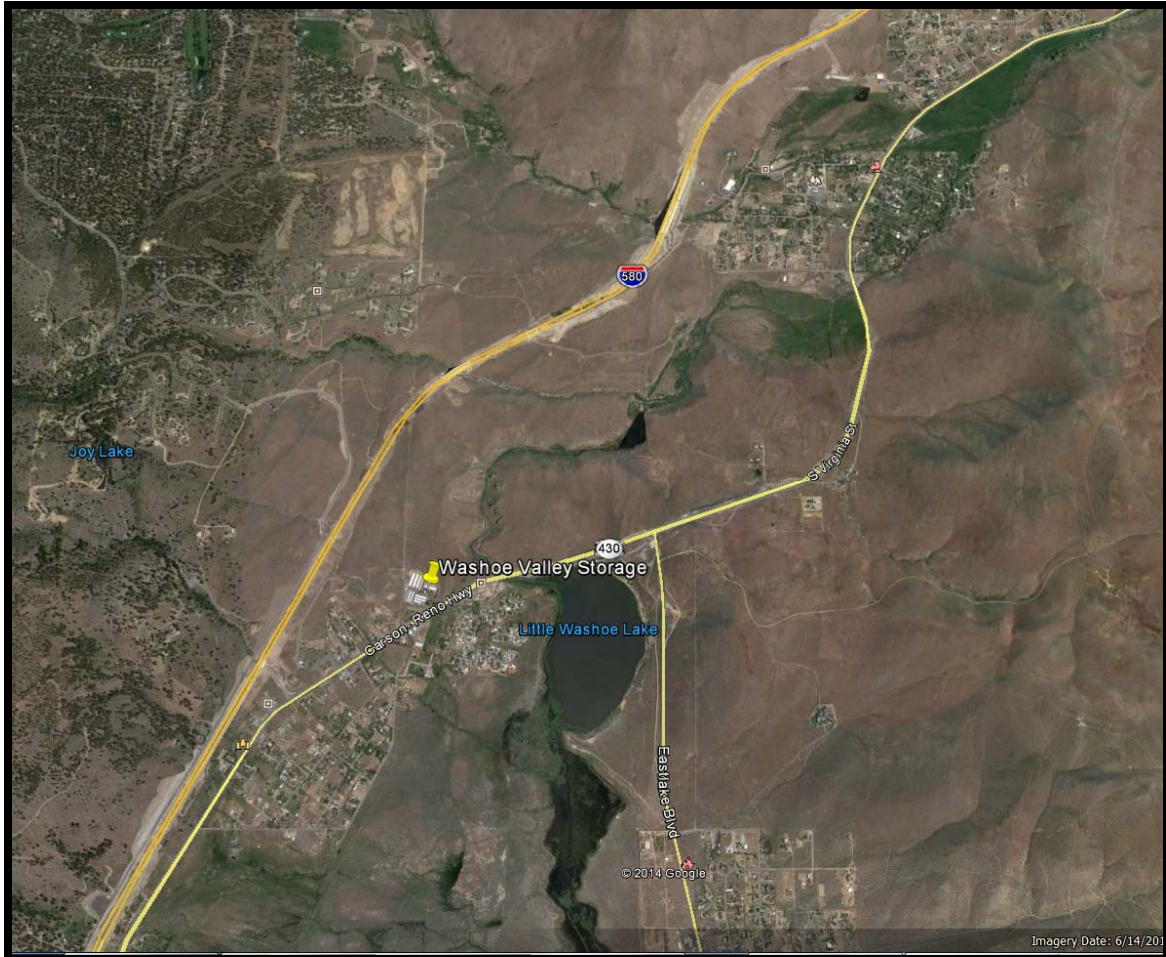


Proposed Verizon Wireless Facility

Located at: 205 US Highway 395, Washoe Valley, NV 89704

Verizon Wireless Site Name: "Pleasant Valley Nevada"

This report is intended to define the need for Verizon Wireless service in the area of Washoe County shown in the image below:



The proposed facility is being proposed to satisfy the service objectives depicted by the maps below. The general intent of the proposed facility is to improve wireless service along the major roadways and within the residential communities along the Highway 395/580 corridor by both expanding and enhancing Verizon's existing network.

The Verizon Wireless customers within this area are currently served via two existing sites named "McClellan Peak" (southeast of proposed facility) and "Slide Mountain" (southwest of proposed facility). These two sites can be seen on the propagation maps below. Unfortunately, both of these existing sites are currently reaching their maximum information processing capacity. In addition, these existing sites do not provide coverage to a significant portion of the residential communities and roadways shown on the above map. Given the current trends, the area shown above is scheduled to suffer from capacity related issues within the next 12 months. Once capacity is reached in this area, data processing speeds will suffer and both phone and data connections will be blocked or dropped on an increasingly frequent basis. To summarize, Verizon customers will no longer experience the same level of service they are currently experiencing.

To resolve the existing coverage and impending capacity issues in this area, Verizon is proposing the Pleasant Valley Nevada new build facility, as well as antenna and radio modifications to the existing McClellan Peak and Slide Mountain facilities. Unfortunately, there is no way to modify or improve the existing facilities to an extent that will provide adequate service in this area. The proposed "Pleasant Valley Nevada" facility is the key component to resolving the existing service issues in this area. Without this proposed site, service in the area shown above will not only remain below a satisfactory level but will also significantly degrade over time. This means that the number of dropped calls and connections will continue to increase over time and customers will experience an ongoing decline in service quality.

The attached maps provide a visual depiction of before and after scenarios related to the following information:

- **Advanced Wireless Service Frequency Coverage**
- **Reference Signal Received Power**

Advanced Wireless Service Frequency Coverage (AWS)-

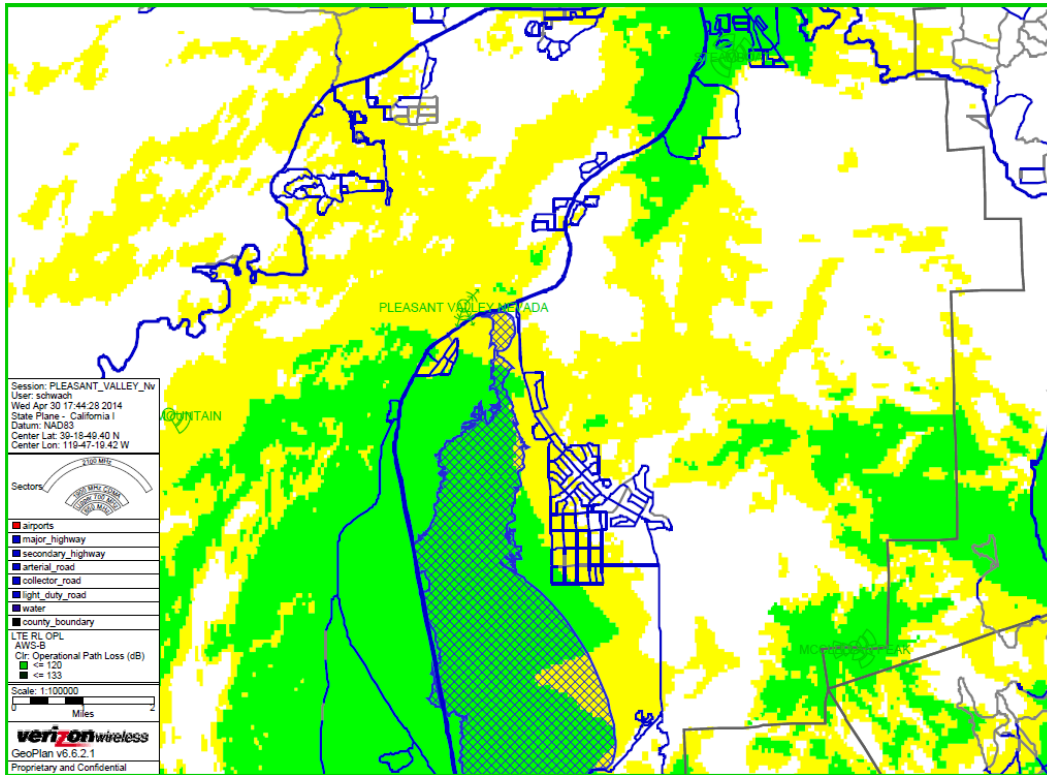
AWS is a wireless telecommunications spectrum band used for mobile voice and data services, video, and messaging. The colors shown by this mapping feature provide a direct indication of the AWS coverage provided before and after initiation of the proposed facility. Green represents high quality indoor service. Yellow represents high quality outdoor service. All other colors represent a level of service that is below Verizon's minimum requirements.

Reference Signal Received Power-

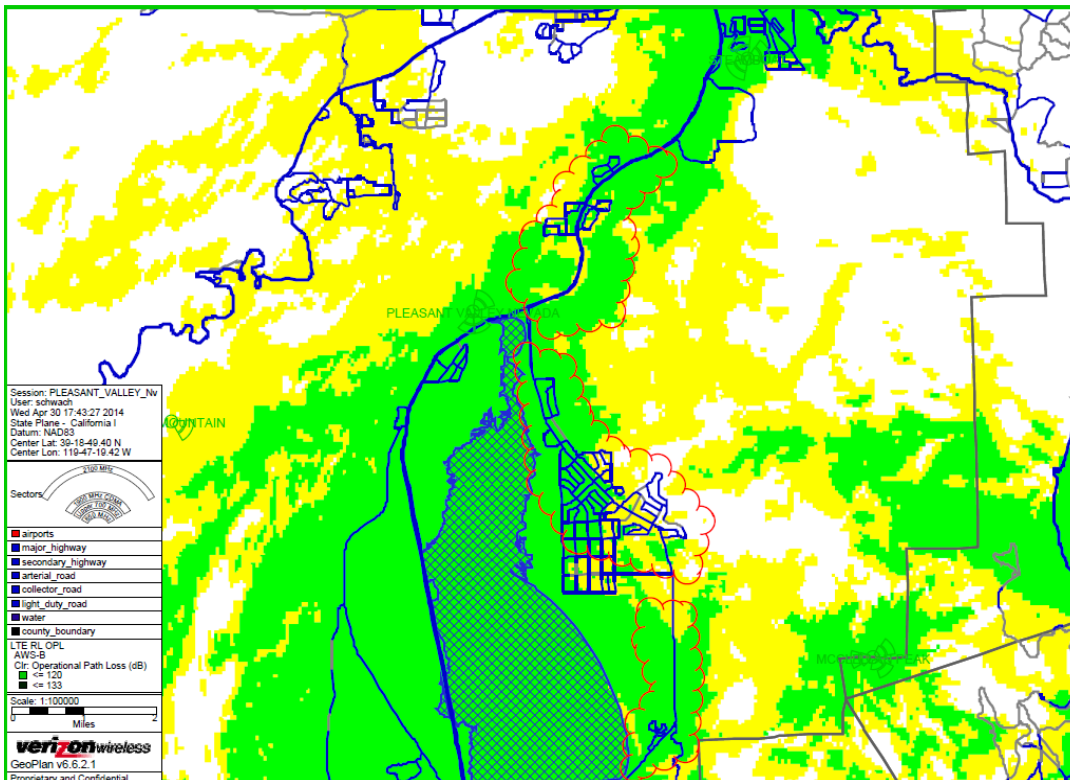
These maps show the before and after scenarios related to the reference signal. The colors shown by this mapping feature provide a direct indication of the amount of capacity in a specific area. In general, anything in green is considered to be a desirable capacity level. Yellow is considered to be a reasonable capacity level. All other colors represent capacity that is below Verizon's minimum requirement. These areas are subject to capacity related issues, especially at peak usage times.

AWS Frequency

Before

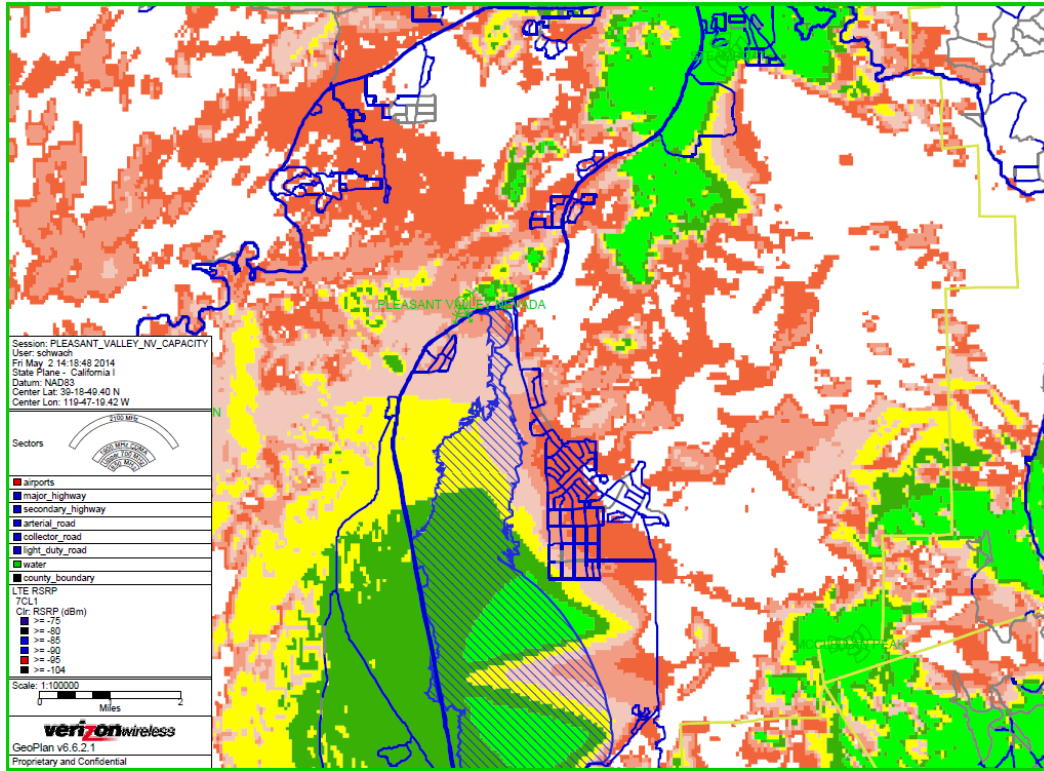


After

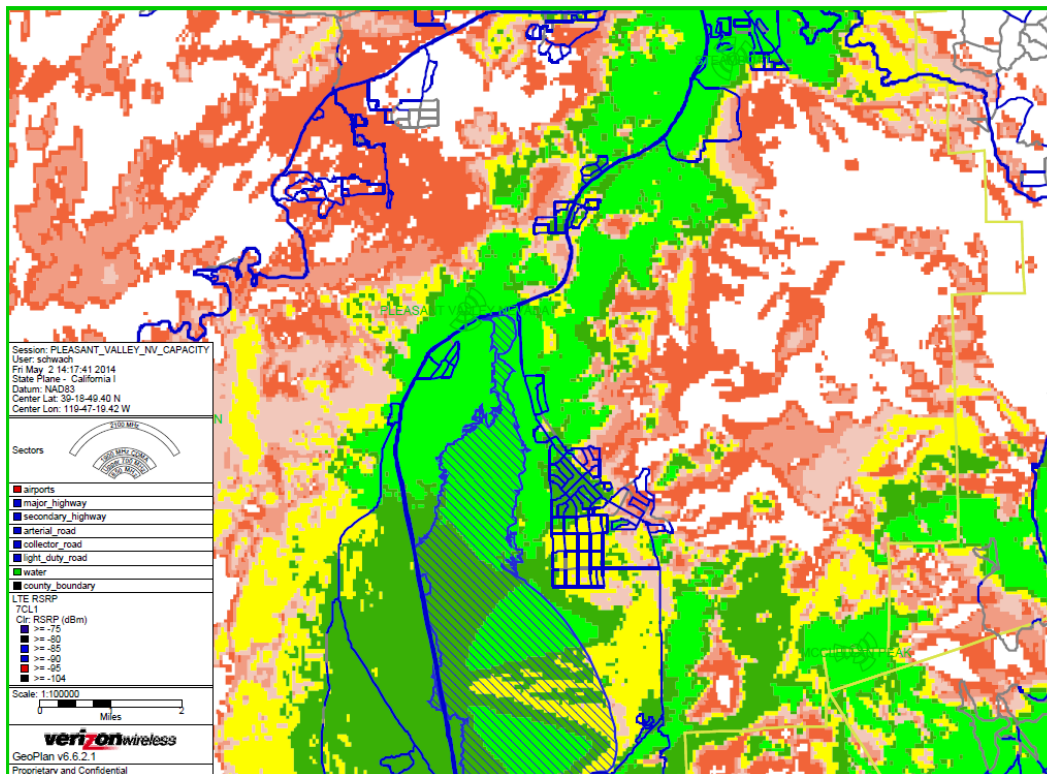


Reference Signal Received Power

Before



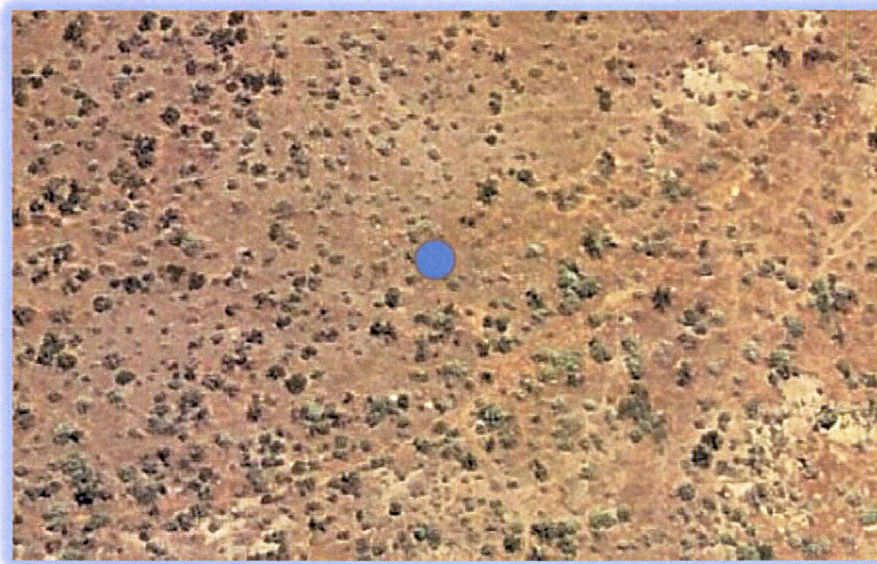
After



Radio Frequency- Electromagnetic Energy (RF-EME) Compliance Report

Site No. N/A
Pleasant Valley
205 US Highway 395 N
Washoe Valley, Nevada 89704
Washoe County
39.331253; -119.804981 NAD83

EBI Project No. 69132002
November 12, 2013



Prepared for:
Complete Wireless Consulting Inc
2009 V Street
Sacramento, CA 95818

Prepared by:



TABLE OF CONTENTS

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7.0 LIMITATIONS 7

APPENDICES

- APPENDIX A CERTIFICATIONS**
- APPENDIX B RADIO FREQUENCY ELECTROMAGNETIC ENERGY SAFETY / SIGNAGE PLANS**
- APPENDIX C ROOFVIEW® EXPORT FILES**

EXECUTIVE SUMMARY

Purpose of Report

EnviroBusiness Inc. (dba EBI Consulting) has been contracted by Verizon Wireless to conduct radio frequency electromagnetic (RF-EME) modeling for Verizon Site N/A located at 205 US Highway 395 N in Washoe Valley, Nevada to determine RF-EME exposure levels from proposed Verizon 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.

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 rooftop or ground-level walking/working surface related to the proposed antennas that exceed the FCC's occupational or general public exposure limits at this site.

Recommended control measures are outlined in Section 5.0 and within a Site Safety Plan (attached); this plan includes instructions to shut down and lockout/tagout this wireless equipment in accordance with Verizon's standard operating protocol.

1.0 INTRODUCTION

Radio frequency waves are electromagnetic waves from the portion of the electromagnetic spectrum at frequencies lower than visible light and microwaves. The wavelengths of radio waves range from thousands of meters to around 30 centimeters. These wavelengths correspond to frequencies as low as 3 cycles per seconds (or hertz [Hz]) to as high as one gigahertz (one billion cycles per second).

Personal Communication (PCS) facilities used by Verizon in this area operate within a frequency range of 700-2100 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 a distance 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 in areas in the immediate vicinity of the antennas.

MPE limits do not represent levels where a health risk exists, since they 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.

2.0 SITE DESCRIPTION

This project site includes six (6) wireless telecommunication antennas (at three sector locations) on a windmill located at 205 US Highway 395 N in Washoe Valley, Nevada.

Verizon Antenna Information (proposed Configuration)									
Antenna# and Model	Frequency (MHz)	# of Transmitters	Transmit Power (Watts)	Azimuth	Gain (dBd)	Feet above Ground (CL)	X	Y	Z
A1	850	6	20	45°	12	84 ft AGL	21	22	80
Unknown	1900	3	16		16				
A2	700	1	20	45°	12	84 ft AGL	24	20	80
Unknown	2100	2	40		16				
B1	850	6	20	155°	12	84 ft AGL	24	10	80
Unknown	1900	3	16		16				
B2	700	1	20	155°	12	84 ft AGL	20	8	80
Unknown	2100	2	40		16				
C1	850	6	20	200°	12	84 ft AGL	15	8	70
Unknown	1900	3	16		16				

C2	700	1	20		12				
Unknown	2100	2	40	200°	16	84 ft AGL	11	9	70

The FCC guidelines incorporate two separate tiers of exposure limits that are based upon occupational/controlled exposure limits (for workers) and general population/uncontrolled exposure limits for members of the general public that may be exposed to antenna fields. While access to this site is considered controlled, the analysis has considered exposures with respect to both controlled and uncontrolled limits as an untrained worker may access adjacent rooftop locations. Additional information regarding controlled/uncontrolled exposure limits is provided in Section 3.0. Appendix B presents a site safety plan that provides a plan view of the windmill with antenna locations.

3.0 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.

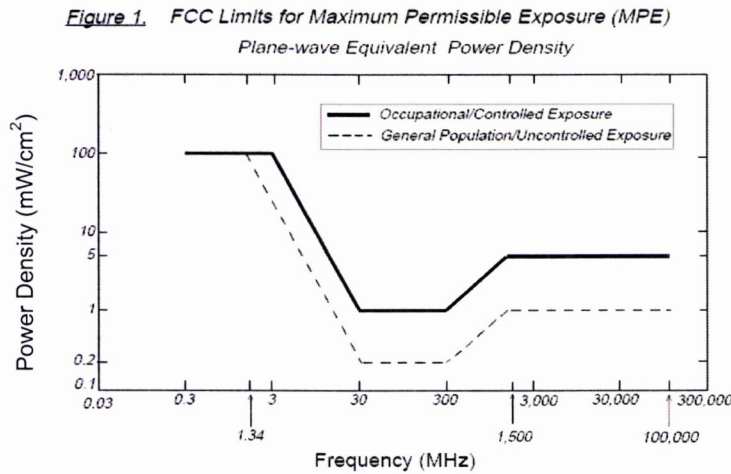
The FCC’s MPEs are measured in terms of power (mW) over a unit surface area (cm²). Known as the power density, the FCC has established an occupational MPE of 5 milliwatts per square centimeter (mW/cm²) and an uncontrolled MPE of 1 mW/cm² for equipment operating in the 1900 MHz frequency

range. For the Verizon equipment operating at 700 MHz or 850 MHz, the FCC's occupational MPE is 2.83 mW/cm² and an uncontrolled MPE of 0.57 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



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

Personal Wireless Service	Approximate Frequency	Occupational MPE	Public MPE
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 Verizon in this area operate within a frequency range of 700-2100 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.

4.0 WORST-CASE PREDICTIVE MODELING

EBI has performed theoretical modeling using RoofView® software to estimate the worst-case power density at the site rooftop and 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.

The modeling is based on worst-case assumptions for the number of antennas and transmitter power. The modeling assumes a maximum 12-12-12 radio configuration for Sectors A, B and C, with a power level of 43 dBm (20 watts) per transmitter for 850 and 700 frequencies, 42 dBm (16 watts) per transmitter for the 1900 frequencies, and 46 dBm (40 watts) per transmitter for the 2100 frequencies, in order to provide a worst-case evaluation of predicted MPE levels. The assumptions used in the modeling are based upon information provided by Verizon, and information gathered from other sources. The parameters used for the modeling are summarized in the RoofView® export files presented in Appendix C.

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 rooftop or ground-level walking/working surface related to the proposed Verizon antennas that exceed the FCC's occupational or general public exposure limits at this site. At the nearest walking/working surfaces to the Verizon antennas, the maximum power density generated by the Verizon antennas is approximately 1.60 percent of the FCC's general public limit (0.32 percent of the FCC's occupational limit). The composite exposure level from all carriers on this site is approximately 1.60 percent of the FCC's general public limit (0.32 percent of the FCC's occupational limit) at the nearest walking/working surface to each antenna.

The Site Safety Plan also presents areas where Verizon Wireless antennas contribute greater than 5% of the applicable MPE limit for a site. 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.

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 B. 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.

5.0 MITIGATION/SITE CONTROL OPTIONS

EBI's modeling indicates that there are no areas in front of the Verizon antennas that exceed the FCC standards for occupational or general public exposure. All exposures above the FCC's safe limits require that individuals be elevated above the ground. In order to alert people accessing the rooftop, a NOC Information sign is recommended for installation at each access point to the rooftop.

Barriers are recommended for installation when possible to block access to the areas in front of the antennas that exceed the FCC general public and/or occupational limits. Barriers may consist of rope, chain, or fencing. Painted stripes should only be used as a last resort. There are no barriers recommended on this site.

These protocols and recommended control measures have been summarized and included with a graphic representation of the antennas and associated signage and control areas in a RF-EME Site Safety Plan, which is included as Appendix B. Individuals and workers accessing the roof should be provided with a copy of the attached Site Safety Plan, made aware of the posted signage, and signify their understanding of the Site Safety Plan.

Implementation of the signage recommended in the Site Safety Plan and in this report will bring this site into compliance with the FCC's rules and regulations.

6.0 SUMMARY AND CONCLUSIONS

EBI has prepared a Radiofrequency – Electromagnetic Energy (RF-EME) Compliance Report for telecommunications equipment installed by Verizon Site Number N/A located at 205 US Highway 395 N in Washoe Valley, Nevada to determine worst-case predicted RF-EME exposure levels from wireless communications equipment installed at this site. This report summarizes the results of RF-EME modeling in relation to relevant Federal Communications Commission (FCC) RF-EME compliance standards for limiting human exposure to RF-EME fields.

As presented in the sections above, based on the FCC criteria, there are no modeled areas on any accessible rooftop or ground-level walking/working surface related to the proposed antennas that exceed the FCC's occupational or general public exposure limits at this site. Workers should be informed about the presence and locations of antennas and their associated fields. Recommended control measures are outlined in Section 5.0 and within a Site Safety Plan (attached); this plan includes procedures to shut down and lockout/tagout this wireless equipment in accordance with Verizon's standard operating protocol.

7.0 LIMITATIONS

This report was prepared for the use of Verizon Wireless. 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.

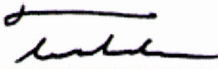
Appendix A

Certifications

Preparer Certification

I, Tama Troutman, 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 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

**Radio Frequency Electromagnetic Energy Safety/ Signage
Plans**

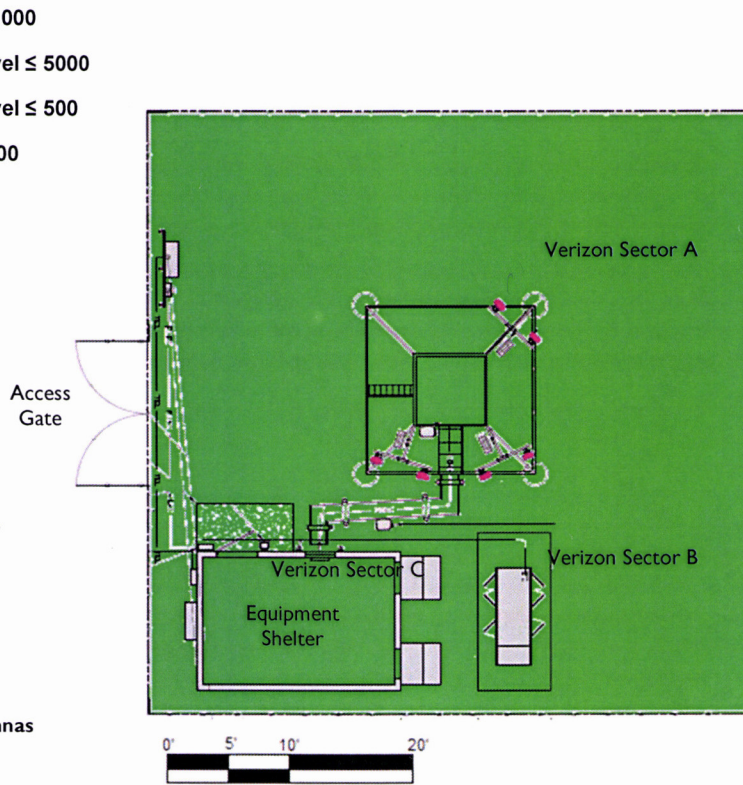
% of FCC Public Exposure Limit

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

*For Clarity, Other Carrier Antennas are Not Shown.

Legend

- Verizon Antennas
- Other Carrier Antennas



Roofview: Composite Exposure Levels

Facility Operator: Verizon Wireless

Site Name: Pleasant Valley

Verizon Site Number: N/A

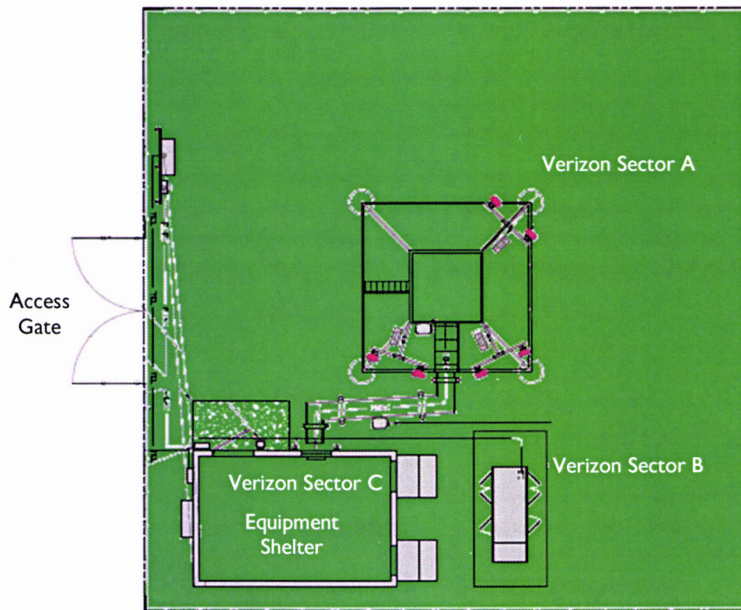
Report Date: 11-12-13

EBI Consulting ♦ 21 B Street ♦ Burlington, MA 01803 ♦ 1.800.786.2346



% of FCC Public Exposure Limit

- Exposure Level >5
- Exposure Level ≤ 5



*For Clarity, Other Carrier Antennas are Not Shown.

Legend

- Verizon Antennas
- Other Carrier Antennas

Roofview: Verizon Exposure Levels

Facility Operator: Verizon Wireless

Site Name: Pleasant Valley

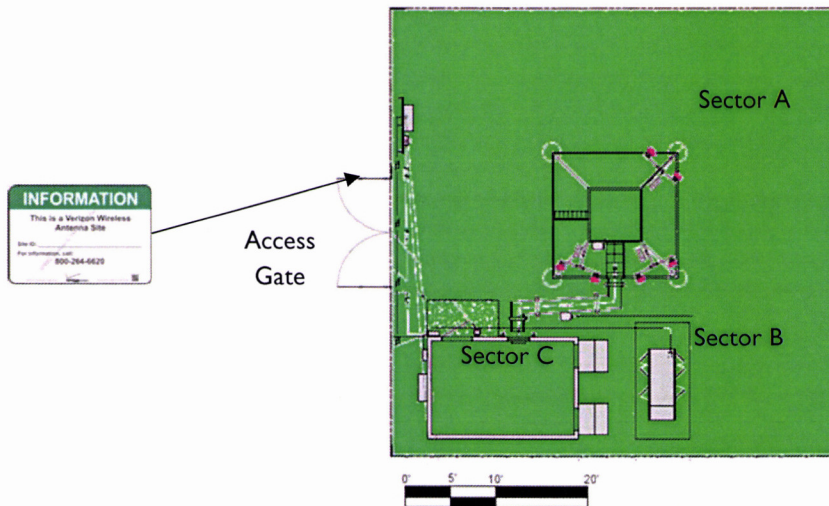
Verizon Site Number: N/A


Report Date: 11-12-13

EBI Consulting ♦ 21 B Street ♦ Burlington, MA 01803 ♦ 1.800.786.2346




Verizon Signage Plan



Sign Image	Description	Posting Instructions	Required Signage
	NOC Information Sign Informational sign with NOC Phone Number and Base Transceiver Station (BTS) Number	Securely post at every point of access to the site.	1 on compound access gate

Signage Plan
Facility Operator: Verizon Wireless
Site Name: Pleasant Valley
Verizon Site Number: N/A
Report Date: 11-12-13



Appendix C

Roofview® Export File

StartMapDefinition

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:\$D2\$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)	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
VZN A1		850	20	6	10	1/2 LDF	0.5	101.2002	Unknown	Unknown	21	22	80		8	12 85;45		ON*		
VZN A1		1900	16	3	10	1/2 LDF	0.5	40.48007	Unknown	Unknown	21	22	80		8	16 85;45		ON*		
VZN A2		700	20	1	10	1/2 LDF	0.5	17.14076	Unknown	Unknown	24	20	80		8	12 85;45		ON*		
VZN A2		2100	40	2	10	1/2 LDF	0.5	67.46678	Unknown	Unknown	24	20	80		8	16 85;45		ON*		
VZN B1		850	20	6	10	1/2 LDF	0.5	101.2002	Unknown	Unknown	24	10	80		8	12 85;155		ON*		
VZN B1		1900	16	3	10	1/2 LDF	0.5	40.48007	Unknown	Unknown	24	10	80		8	16 85;155		ON*		
VZN B2		700	20	1	10	1/2 LDF	0.5	17.14076	Unknown	Unknown	20	8	80		8	12 85;155		ON*		
VZN B2		2100	40	2	10	1/2 LDF	0.5	67.46678	Unknown	Unknown	20	8	80		8	16 85;155		ON*		
VZN C1		850	20	6	10	1/2 LDF	0.5	101.2002	Unknown	Unknown	15	8	70		8	12 85;200		ON*		
VZN C1		1900	16	3	10	1/2 LDF	0.5	40.48007	Unknown	Unknown	15	8	70		8	16 85;200		ON*		
VZN C2		700	20	1	10	1/2 LDF	0.5	17.14076	Unknown	Unknown	11	9	70		8	12 85;200		ON*		
VZN C2		2100	40	2	10	1/2 LDF	0.5	67.46678	Unknown	Unknown	11	9	70		8	16 85;200		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	



WASHOE COUNTY
COMMUNITY SERVICES DEPARTMENT
Engineering and Capital Projects Division

"Dedicated to Excellence in Public Service"

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

INTEROFFICE MEMORANDUM

DATE: March 06, 2014
TO: Grace Sannazzaro, Planning and Development Division
FROM: Leo R. Vesely, P.E., Engineering and Capitol Projects Division
SUBJECT: **SB14-002**
APN 046-080-42
VERIZON WIRELESS

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

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

LRV/lrv

SB14-002
Exhibit G



Community Services Department

Planning & Development Division

Regional Parks & Open Space

TO: Grace Sannazzaro, Planner

FROM: Jennifer Budge, CPRP, Park Planner

DATE: March 7, 2014

SUBJECT: Special Use Permit Case Number SB14-002 (Verizon Wireless)

The proposed project lies within Park District 3C and is adjacent to public open space owned by Washoe County (APN 046-080-01). This area will serve as a gateway to a future regional public trail system utilizing St. James Village land to the northeast of the project site up Washoe Canyon connecting to Galena Canyon and west to Callahan and Galena Creek Parks.

This area encompasses a portion of the historic Virginia and Truckee Railway (V & T) and is an important visual corridor for the residents and visitors to the community. Recently, the terrain was significantly impacted by the Washoe Fire, which not only destroyed historic trussells and other remnants of the V & T Railway, but impacted native vegetation. With the introduction of invasive species (including noxious weeds) since the fire, efforts should be made to not further impact drainage to Steamboat Creek (located at the base of Washoe Canyon), create additional disturbance during construction that would cause additional erosion due to the steep topography, or introduce additional invasive species. Visual impacts to the surrounding scenic viewshed should also be considered.

Goals applicable from Washoe County's Regional Open Space and Natural Resource Management Plan:

Goal 1 (page 43): Protect the regions visual and scenic resources

Goal 2 (page 44): Preserve and protect the visual integrity of our region's hillsides, ridges and hilltops.

Staff recommend the follow conditions for consideration:

1. Applicant will construct the project using Best Management Practices (BMP) to reduce the introduction of noxious weeds to the project area, as it is a watershed that leads to a tributary of the Truckee River (Steamboat Creek).

Applicant will require all contractors and subcontractors to use BMP's as outlined in the attached sample at all times while on the project site.

2. Disturbed land as part of the project will be revegetated with an approved seed mix and application method consistent with the surrounding environment. Placement of stockpile materials will be in a pre-approved location and protected to ensure no contamination of Steamboat Creek during construction of the project.
3. Applicant will make every effort reasonably possible to collaborate with local residents to ensure that the project blends into the natural environment as much as possible, as this is a significant scenic corridor.



University of Nevada
Cooperative Extension

Fact Sheet FS-03-59

Measures to Prevent the Spread of Noxious and Invasive Weeds During Construction Activities

Steven Siegel, Environmental Scientist
Sierra Pacific Power Company

Susan Donaldson, Water Quality Education Specialist
University of Nevada Cooperative Extension

Invasive weeds are plants that have been introduced into an environment outside of their native range, where they have few or no natural enemies to limit their spread. Invasive weeds affect us all—as homeowners, taxpayers, consumers, tourists, and land managers. Some invasive weeds are designated as noxious in Nevada state law, requiring control by the property owner or manager.

The spread of invasive and noxious weeds is a significant issue in construction projects that involve land disturbance. Earth moving activities contribute to the spread of weeds, as does the use of contaminated construction fill, seed, or erosion-control products. Permits for construction projects may now require that measures be incorporated to identify and manage these weeds.

Experience has demonstrated that prevention is the least expensive and most effective way to halt the spread of noxious and invasive weeds. Preventing the establishment or spread of weeds relies upon:

- Educating workers about the importance of managing weeds on an ongoing basis;
- Properly identifying weed species;
- Avoiding or treating existing weed populations; and
- Incorporating measures into projects that prevent weed seeds or other plant parts from establishing new or bigger populations such as certification of weed-free products.

A search was conducted of Internet sites and published permit requirements that incorporate weed prevention measures to determine appropriate practices to prevent weed spread during projects involving land disturbance. These measures may not be applicable or appropriate for all projects, but the list below should contain at least a few useful measures for any project. The weed management process should include education, weed identification, avoidance or treatment and reclamation of bare or disturbed areas. Following the list of management practices, we have provided sample suggested language for inclusion in contracts for projects that may be impacted by weed invasion.

Construction and Property Maintenance

1. Incorporate a strategy of integrated weed management into construction layout, design, and project alternatives evaluation.
2. Remove or treat seed sources and other viable reproducing plant parts that could be spread by construction disturbance or by passing vehicles or foot traffic.
3. Avoid moving weed-infested gravel, rock and other fill materials to relatively weed-free locations. Gravel and fill should come from weed-free sources. Inspect gravel pits and fill sources to identify weed-free sources.
4. Identify existing noxious weeds along access roads and control them before construction equipment moves into relatively weed-free areas.
5. Clean off-road equipment (power or high-pressure cleaning) of all mud, dirt, and plant parts before moving into relatively weed-free areas.
6. Minimize the removal of roadside vegetation during construction, maintenance and other ground-disturbing activities.
7. Use only certified weed-free straw and mulch for erosion control projects. Consider the use of weed-free fiber roll barriers or sediment logs.
8. Minimize contact with roadside sources of weed seed that could be transported to other areas.
9. Keep active road construction sites that are in relatively weed-free areas closed to vehicles that are not involved with construction.
10. Road maintenance programs should include monitoring and treatment for noxious weeds.
11. Provide training to management and workers on the identification of noxious weeds, the importance of noxious weed control and measures to minimize their spread.
12. Quickly treat individual plants or small infestations before they become established, produce seed or are able to spread.

Seeding and Planting

1. Obtain soil components and mulches from weed-free sources.
2. Purchase and use only certified weed-free seed.
3. Reestablish vegetation on all bare ground (including areas denuded by fire) to minimize weed spread.
4. Ensure establishment and maintenance of vigorous, desirable vegetation to discourage weeds.
5. Minimize contact with sources of weed seed in areas not yet revegetated.
6. Monitor all seeded sites for weed infestation. Treat all weeds adjacent to newly seeded areas prior to planting and treat planted areas for weeds in the first growing season.
7. Mulch to minimize the amount of noxious weed seeds that will reach the soil surface and subsequently germinate.

Grazing and Livestock Management

1. Refrain from grazing or moving cattle through populations of noxious weeds while they are setting seed or when fruit is ripened.

2. Purchase only weed-free hay and other feed.
3. Keep cattle and other livestock out of newly planted areas.
4. Employ rotational grazing and other management strategies that minimize soil disturbance.
5. Purge animals with weed-free feed for five days before moving them from infested to non-infested areas

General

1. Identify and map noxious weed populations on lands that you own or manage. Provide mapping information using the protocol for your state's weed mapping efforts. Contact the Natural Resources Conservation Service, 775-784-5863 ext. 118, for Nevada's protocol.
2. Suppress fires that may impact native plant populations. Clean vehicles that may contribute to the spread of weeds during fire fighting activities.
3. Minimize soil disturbances caused by water, vehicle, and animal traffic in weed infested areas.
4. Minimize transport of weed seeds or reproductive weed parts by irrigation water.

Suggested Construction Contract Wording for Weed Prevention

Note: This section is provided as an example of language that can be included in construction contracts when appropriate to help prevent the spread of weeds. Nevada Revised Statutes Chapter 555 advises that the control of noxious weeds is the responsibility of every landowner or occupant. This suggested contract wording can be modified as needed to fit individual projects.

Prior to any construction disturbance you will:

- Identify and map all noxious and invasive weed populations present in the project area
- Treat or contain any weed populations that may be impacted or disturbed by construction activity
- Flag all weed populations to be avoided
- Provide training to construction workers and equipment operators on the identification of weeds to be avoided
- Certify that all construction material sources used for supplies of sand, gravel, rock and mulch are weed-free prior to obtaining or transporting any material from them
- Obtain and use only certified weed-free straw or use fiber roll logs for sediment containment
- Wash and inspect all vehicles for weed seeds and plant parts prior to bringing them onto the job site
- Install stormwater Best Management Practices to prevent erosion of the job site and the potential transport of weedy material onto or off of the job site

During construction you will:

- Minimize ground disturbance and vegetation removal as much as possible and practical

- Wash, or using an air compressor, blow clean all vehicles (including tires and undercarriage) that may have entered weed-infested areas prior to entering uninfested areas of the job site
- Restrict vehicles or other traffic that may transport weed seeds or plant material from entering the job site unless they are first washed and inspected

After construction is complete you or the property owner will:

- Revegetate or otherwise prevent the establishment of weeds in all areas of the job site through a program of monitoring and post-construction weed treatment for the life of the project
- Revegetate using soil components and mulches obtained from non-weed infested sources
- Utilize seed and other plant materials that has been checked and certified as noxious weed-free and that has a weed content of 0.05 percent or less
- Revegetate using plant materials that have a high likelihood of survival
- Maintain all planted material and native vegetation located on the project site for the life of the project

References:

- California Bureau of Land Management. 2003. Weed Management and Prevention Guidelines for Public Lands. <http://www.ca.blm.gov/pa/weeds/weedprevent.html>
- Center for Invasive Plant Management. 2003. Guidelines for Coordinated Weed Management of Noxious Weeds: Development of Weed Management Areas, Section IV: Prevention and Early Detection and Appendix 1: Sample Contracts, Agreements and Memorandums of Understanding. <http://www.weedcenter.org/management/guidelines/tableofcontents.html>
- Colorado Bureau of Land Management. 1991. Prototype Weed Prevention Measures. <http://www.co.blm.gov/botany/lolostip.htm>
- Lewis County Noxious Weed Control Board. 2003. Weed Prevention. Washington State University Cooperative Extension. Lewis County, Washington.
- Sheley, Roger and Kim Goodwin. 2000. Plan Now For Noxious Weed Invasion. Montana State University.
- Sheley, R., M. Manoukian and G. Marks. 2000. Preventing Noxious Weed Invasion. Pp. 69-72 in: Biology and Management of Noxious Rangeland Weeds, ed. R.L. Sheley and J.K. Petroff. Oregon State University Press, Corvallis, Oregon.
- Trainor, Meghan and A.J. Bussan. 2000. Integrated Weed Management; Preventing Weed Invasion. Montana State University Extension.

For more information, contact:

University of Nevada Cooperative Extension
5305 Mill St., Reno, NV 89502
(775) 784-4848

Nevada Department of Agriculture
405 South 21st Street, Sparks, NV 89431
(775) 353-3673

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AIR QUALITY MANAGEMENT DIVISION, WASHOE COUNTY HEALTH DISTRICT

From: Albee, Charlene
Sent: Thursday, February 27, 2014 8:38 AM
To: DeLozier, Sara; Sannazzaro, Grace
Subject: RE: WC Development Applications for your Review

Good Morning,

The Air Quality Management Division has completed the review of Item 5: Verizon Wireless. The determination has been made that this project is not expected to have any air quality impacts and will therefore not require any additional comments.

Thank you for the opportunity to review the proposed project.

Charlene Albee, REM
Director, Air Quality Management Division
Washoe County Health District
1001 East Ninth Street, Suite B171
Reno, NV 89512
P.O. Box 11130
Reno, Nevada 89520-0027
(775) 784-7211
(775) 784-7225 (fax)
<mailto:calbee@washoecounty.us>
www.ourcleanair.com



Please consider the environment before printing this e-mail.

From: Butterfield, Lissa [<mailto:lbutterfield@renoairport.com>]
Sent: Tuesday, May 13, 2014 11:27 AM
To: DeLozier, Sara
Cc: Bartholomew, Daniel; Schultz, Dean
Subject: RE: Washoe County Development Application for Your Review (Verizon SB14-002)

Thank you for the opportunity to comment on Verizon's application (SB14-002) for a new 100-foot antenna installation at 205 US Highway 395 North, Washoe Valley (APN 046-080-42).

Title 49 US Code Section 44718 and Title 14 Code of Federal Regulations Part 77.9 requires that the Federal Aviation Administration (FAA) be notified when an antenna is to be installed within 20,000 feet of Reno-Tahoe International Airport if that antenna exceeds a 100:1 surface from the closest point on the nearest runway OR if the antenna exceeds 200 feet above ground level (AGL), no matter the location.

Upon initial review, it does not appear that the height and location of the proposed structure exceeds these thresholds; however, the applicant would ultimately be responsible for making this determination and notifying the FAA if required.

Should the proposed antenna location or height be changed to exceed those thresholds, the RTAA would request the submittal of an FAA Form 7460-1, Notice of Proposed Construction or Alteration, to the Chief, Air Traffic Division, FAA Western-Pacific Regional Office, for obstruction analysis by the FAA.

Please note that should a crane, exceeding the 100:1 surface threshold, be used for the antenna installation, then the RTAA would request the above notification requirements to the FAA be met for that temporary structure.

Please feel free to contact me if you have questions or require additional information.

Thank you,

Lissa K. Butterfield
Senior Airport Planner

Reno-Tahoe Airport Authority
Reno-Tahoe International Airport / Reno-Stead Airport
PO Box 12490, Reno, NV 89510-2490
P 775.328.6476
F 775.328.6463
lbutterfield@renoairport.com

Amy Ray
Fire Marshal



Tim Leighton
Division Chief

Charles A. Moore
Fire Chief

May 2, 2014

Washoe County Community Services Department
1001 East Ninth Street
Reno, NV 89512

Re: Special Use Permit Case Number: SB 14-002 Verizon Wireless

The Truckee Meadows Fire Protection District (TMFPD) will require compliance with Washoe County Code 60. All requirements of Chapter 60 that apply to this facility shall be met, which include conditions such as 20 foot access to the facility not to exceed 10% slope. Details as to the equipment being housed within the shelter shall be provided upon submittal for permit.

Please contact me with any questions at (775) 326-6005.

Thank you,

Amy Ray
Fire Marshal

TRUCKEE MEADOWS FIRE PROTECTION DISTRICT

1001 E. Ninth St. Bldg D 2nd Floor • Reno, Nevada 89512 • PO Box 11130 • Reno, Nevada 89520
Office 775.326.6000 Fax 775.326.6003

**SB14-002
EXHIBIT K**

Z D DRAWING SIGN-OFF

DATE: _____ TIME: _____ % CWC-PLEASE RETURN BY: _____

 SIGNATURE _____ DATE _____

SITE ACQUISITION: _____

PLANNING: _____

CONSTRUCTION: _____

MANAGEMENT: _____

 SIGNATURE _____ DATE _____

CONSTRUCTION: _____

REAL ESTATE: _____

RF ENGINEER: _____

EQUIPMENT ENGINEER: _____

MW ENG./TRANSPORT: _____

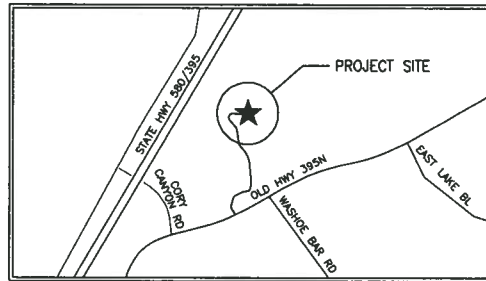
OTHER (IF APPLICABLE) SIGNATURE _____ DATE _____



255 Parkshore Drive, Folsom, CA 95630

PLEASANT VALLEY NEVADA

205 US HIGHWAY 395N
WASHOE VALLEY, NV. 89704
APN: 046-080-42
LOCATION #: 260421



WASHOE VALLEY, NV.

LOCATION PLAN 

DIRECTIONS

- FROM VERIZON OFFICE @ 255 PARKSHORE DR., FOLSOM, CA 95630:
1. HEAD NORTHEAST ON PARKSHORE OR TOWARD COODJUGE DR
 2. MAKE A U-TURN AT COODJUGE DR
 3. TURN RIGHT ONTO FOLSOM BLVD
 4. CONTINUE ONTO FOLSOM-AUBURN RD
 5. CONTINUE ONTO AUBURN FOLSOM RD
 6. TURN LEFT ONTO CAVITT STALLMAN RD
 7. TAKE THE 1ST RIGHT ONTO LARD RD
 8. SLIGHT LEFT ONTO BRACE RD
 9. TAKE THE 1ST RIGHT ONTO LARD RD
 10. TAKE THE 1ST LEFT ONTO HORSESHOE BAR RD
 11. TURN RIGHT TO MERGE ONTO I-80 E ENTERING NEVADA
 12. TAKE EXIT 15 TO MERGE ONTO I-580 S/US-395 S TOWARD CARSON CITY
 13. TAKE EXIT 57B FOR OLD U.S. 395 S TOWARD VIRGINIA CITY/CARSON CITY/50 LAKE TAHOE
 14. SLIGHT RIGHT ONTO S VIRGINIA ST
 15. KEEP LEFT TO CONTINUE ON NV-430 S/US-395ALT S/CARSON- RENO HWY S/ VIRGINIA ST
 16. TURN RIGHT ONTO WASHOE BAR RD
- CONTINUE TO FOLLOW NV-430 S/US-395ALT S/CARSON- RENO HWY S
DESTINATION WILL BE ON THE LEFT

INDEX OF DRAWINGS

- | | |
|---------|-----------------------------------------------------|
| 1. T1.1 | TITLE SHEET, LOCATION PLAN, PROJECT DATA |
| 2. C-1 | CIVIL SURVEY, SHEET 1 |
| 3. C-2 | CIVIL SURVEY, SHEET 2 |
| 4. A1.1 | OVERALL SITE PLAN |
| 5. A2.1 | ENLARGED EQUIPMENT LAYOUT PLAN, ANTENNA LAYOUT PLAN |
| 6. A3.1 | PROJECT ELEVATIONS |

Revised June Plans

PROJECT DIRECTORY

APPLICANT:
VERIZON WIRELESS
255 PARKSHORE DRIVE
FOLSOM, CA 95630

ENGINEER:
O'CONNOR FREEMAN & ASSOC.
225 30TH STREET, SUITE 201
SACRAMENTO, CA 95818
916-441-5721 PH
916-441-5697 FX

PROPERTY OWNER:
WASHOE VALLEY STORAGE
205 US HIGHWAY 395N
WASHOE VALLEY, NV. 89704
WILLIAM CASPARIS
775-849-3433

CONSTRUCTION MANAGER:
BOB SCHROEDER
COMPLETE WIRELESS CONSULTING, INC.
2009 V STREET
SACRAMENTO, CA 95818
916-217-7512
bschroeder@completewireless.net

PROJECT SUMMARY

PROPERTY INFORMATION

LATITUDE: N39° 19' 52.59" NAD 83
LONGITUDE: W119° 48' 21.60" NAD 83
LATITUDE: N39° 19' 52.91" NAD 27
LONGITUDE: W119° 48' 17.93" NAD 27

ASSESSOR'S PARCEL NUMBER: 046-080-42

JURISDICTION: WASHOE COUNTY
OCCUPANCY: S-2 (UNMANNED TELECOMMUNICATIONS FACILITY) U (TOWERS)
TYPE OF CONSTRUCTION: V-B
ZONING: GC (GENERAL COMMERCIAL)
ELEVATION: 5210 AMSL
SNOW LOAD: 33 PSF
ROOF DEPTH: 24"
WIND SPEED: MINIMUM BASIC WIND SPEED FOR RISK CATEGORY III AND IV SHALL BE 140 MPH V-ULT* FOR THE CITIES OF RENO, SPARKS & WASHOE COUNTY.

CODE COMPLIANCE

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

1. INTERNATIONAL BUILDING CODE, 2012 EDITION
2. INTERNATIONAL RESIDENTIAL CODE, 2012 EDITION
3. INTERNATIONAL MECHANICAL CODE, 2012 EDITION
4. INTERNATIONAL FUEL GAS CODE, 2012 EDITION
5. UNIFORM MECHANICAL CODE, 2012 EDITION
6. UNIFORM PLUMBING CODE, 2012 EDITION
7. NATIONAL ELECTRIC CODE, 2011 EDITION
8. INTERNATIONAL ENERGY CONSERVATION CODE, 2009 EDITION

ACCESSIBILITY REQUIREMENTS:
THIS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH THE 2008 INTERNATIONAL BUILDING CODE.

PROJECT DESCRIPTION

PROPOSED VERIZON WIRELESS UNMANNED TELECOMMUNICATIONS FACILITY INCLUDING:

- 50'-0"x50'-0" LEASE AREA
- A 6'-0" TALL CHAIN LINK FENCE W/BARBED WIRE & 12'-0" ACCESS GATE @ LEASE AREA PERIMETER
- AN 11'-6"x18'-10 1/2" PRE-FABRICATED EQUIPMENT SHELTER
- AN ICE BRIDGE W/(12) 1 5/8" COAXIAL CABLES, (2) 1 5/8" HYBRID CABLE & (1) RET CABLE
- OVERHEAD POWER AND TELCO RUNS TO NEW SITE UTILITY H-FRAME
- A PROPOSED VERIZON WIRELESS UL2200 CERTIFIED 30KW STANDBY DIESEL GENERATOR AND UL 142 CERTIFIED 132 GALLON FUEL TANK ON A NEW 6'-0"x13'-0" CONCRETE SLAB.
- A 100'-0" TALL FAUX WATER TOWER
- (3) VERIZON WIRELESS ANTENNA SECTORS W/(2) PROPOSED ANTENNAS PER SECTOR MOUNTED WITHIN FAUX WATER TOWER
- (3) RISH UNITS MOUNTED WITH ANTENNAS
- (2) SURGE PROTECTORS (1 @ EQUIPMENT SHELTER & 1 @ ANTENNAS)
- (3) TMS, (1) PER SECTOR

NOTE: POWER & TELCO ROUTES SUBJECT TO CHANGE PENDING UTILITY COMPANY VERIFICATION

PROJECT MILESTONES

10/07/2013	90% ZONING DOCUMENTS
11/06/2013	95% ZONING DOCUMENTS
11/21/2013	100% ZONING DOCUMENTS
11/26/2013	100% ZONING DOCUMENTS REVISION 1
04/15/2014	100% ZONING DOCUMENTS REVISION 2
xx/xx/xxxx	90% CONSTRUCTION DOCUMENTS
xx/xx/xxxx	100% CONSTRUCTION DOCUMENTS

O'Connor Freeman & Associates
Structural Engineering Services
225 30th Street, Suite 201, Sacramento, CA 95818
Phone: (916) 441-5721 Fax: (916) 441-5697

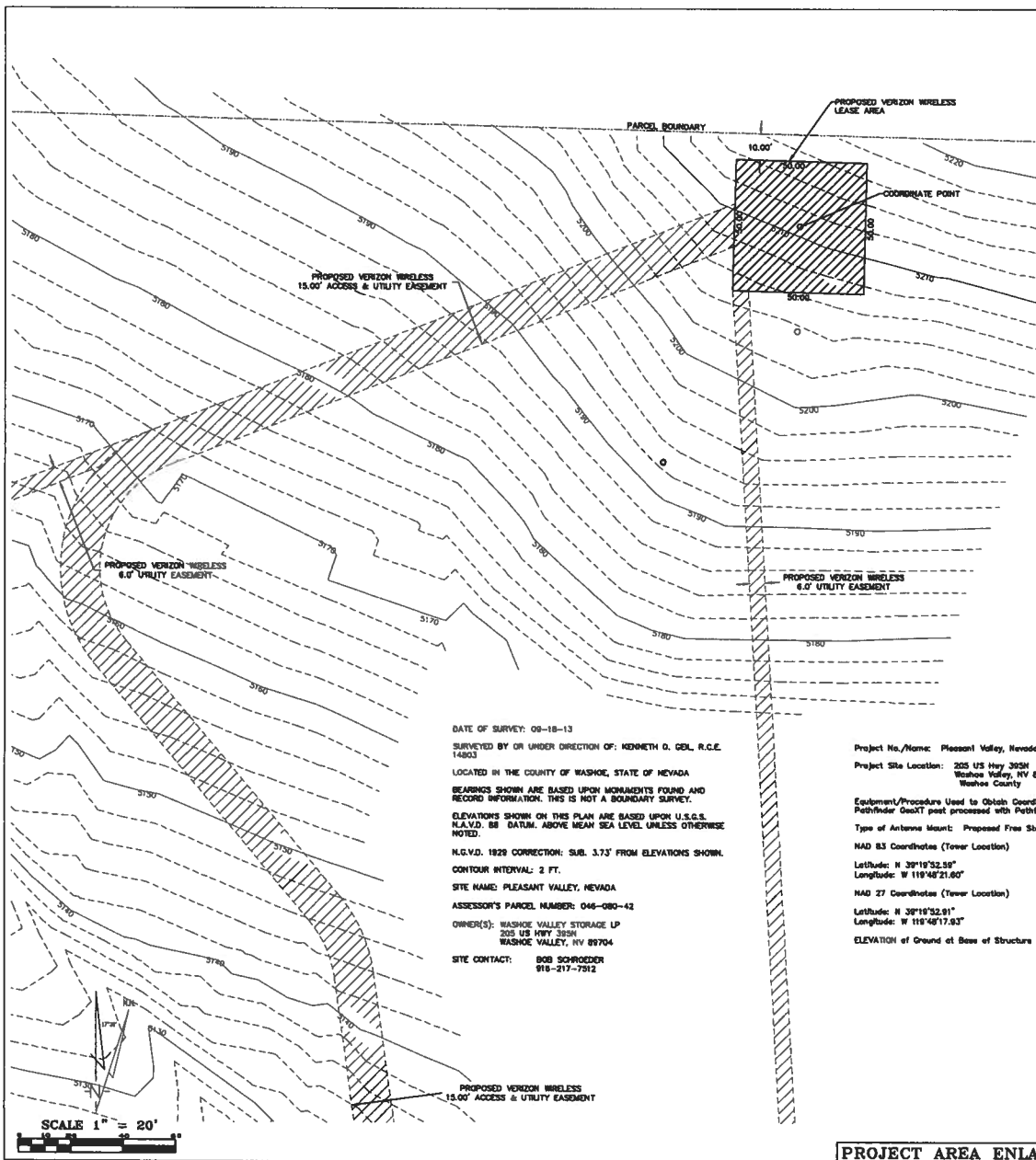
PLEASANT VALLEY NEVADA
205 US HIGHWAY 395N
WASHOE VALLEY, NV. 89704
PROJECT DATA
TITLE SHEET, LOCATION PLAN, PROJECT DATA

Revised For June BOA

Revisions:
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Job No. 18229

T1.1



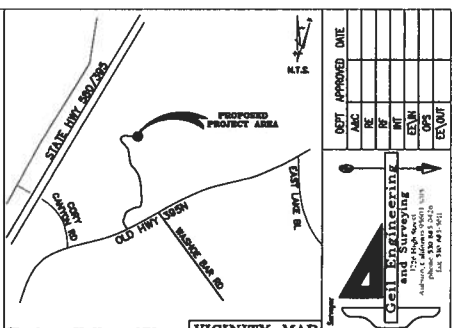
Verizon Wireless
Pleasant Valley, Nevada
Lease Area Description

All that certain lease area being a portion of the "Washoe Valley Storage" parcel as delineated on Record of Survey 3881 recorded in the Office of the County Recorder of Washoe County, Nevada does being a portion of the Northwest quarter of Section 24, Township 17 North, Range 19 East MDBM and being more particularly described as follows:

Commencing at the Northwest corner of said Section 24; thence along the North boundary thereof South 88°28'50" East 610.73 feet; thence leaving said North boundary South 01°31'10" West 10.00 feet to the True Point of Beginning; thence from said point of beginning South 82°28'50" East 50.00 feet; thence South 01°31'10" West 50.00 feet; thence North 58°28'50" West 80.00 feet; thence North 01°31'10" East 50.00 feet to the point of beginning.

Together with an easement for ingress, egress and utility purposes, fifteen feet in width, the contents of which is described as follows: Beginning at a point on the West boundary of the above described lease area which bears South 01°31'10" West 25.00 feet from the Northwest corner thereof; thence from said point of beginning South 69°40'23" West, a distance of 233.85 feet to the point of curvature of a tangent curve, concave to the southwest, having a radius of 50.00 feet and a central angle of 108°41'50"; thence West along said curve, a distance of 84.88 feet, curving to the left; thence South 40°11'21" East, a distance of 127.00 feet to the point of curvature of a tangent curve, concave to the southwest, having a radius of 50.00 feet and a central angle of 32°05'47"; thence Southwest along said curve, a distance of 29.01 feet, curving to the right; thence South 73°54'02" East, a distance of 182.33 feet to the point of curvature of a tangent curve, concave to the northwest, having a radius of 50.00 feet and a central angle of 32°01'35"; thence South along said curve, a distance of 27.85 feet, curving to the left; thence South 39°37'15" East, a distance of 88.24 feet to the point of curvature of a tangent curve, concave to the west, having a radius of 340.00 feet and a central angle of 35°27'09"; thence Southwest along said curve, a distance of 210.38 feet, curving to the right; thence South 43°01'07" East, a distance of 183.92 feet to the point of curvature of a tangent curve, concave to the west, having a radius of 200.00 feet and a central angle of 10°37'50"; thence South along said curve, a distance of 37.12 feet, curving to the right; thence South 48°07'32" West, a distance of 52.77 feet to the point of curvature of a tangent curve, concave to the northwest, having a radius of 50.00 feet and a central angle of 87°35'11"; thence South along said curve, a distance of 78.73 feet, curving to the right; thence North 82°58'57" West, a distance of 12.88 feet to the point of curvature of a tangent curve, concave to the south, having a radius of 50.00 feet and a central angle of 30°04'41"; thence West along said curve, a distance of 28.22 feet, curving to the left to a point hereafter referred to as Point "A"; thence South 63°59'02" West, a distance of 115.88 feet to the point of curvature of a tangent curve, concave to the southwest, having a radius of 50.00 feet and a central angle of 47°03'20"; thence Southwest along said curve, a distance of 41.06 feet, curving to the left; thence South 18°54'42" West, a distance of 84.13 feet to the point of curvature of a tangent curve, concave to the east, having a radius of 75.00 feet and a central angle of 48°56'04"; thence South along said curve, a distance of 84.00 feet, curving to the left; thence South 32°00'22" East, a distance of 81.81 feet more or less to the public right of way commonly known as State Highway 395 North.

Also together with an easement for utility purposes, six feet in width, the contents of which is described as follows: Beginning at a point on the South boundary of the above described lease area which bears South 88°28'50" East 3.00 feet from the Southwest corner thereof; thence from said point of beginning South 01°31'10" East 103.00 feet; thence South 63°56'18" West 108.33 feet; thence North 51°16'28" West 28.88 feet; thence South 36°43'33" West 13.89 feet; thence South 11°31'28" West 206.43 feet more or less to a point on the Northern right of way of Old Highway 395 North.



Washoe Valley, NV VICINITY MAP

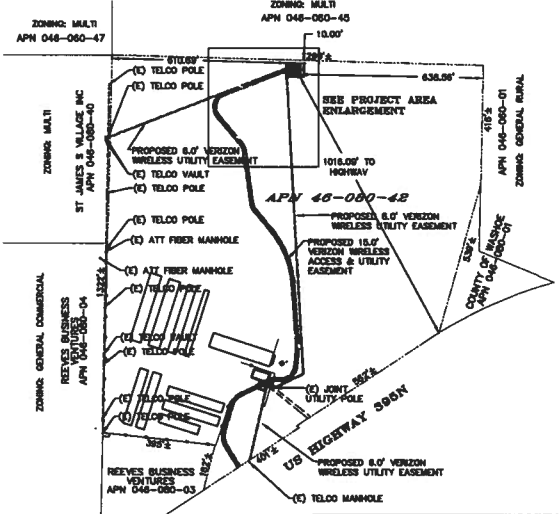
BOUNDARY SHOWN IS BASED ON MONUMENTATION FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY LINES AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION OBTAINED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE MONUMENTATION FOUND DURING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

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DATE OF SURVEY: 09-18-13
 SURVEYED BY OR UNDER DIRECTION OF: KENNETH D. GEL, R.C.E. 14803
 LOCATED IN THE COUNTY OF WASHOE, STATE OF NEVADA
 BEARINGS SHOWN ARE BASED UPON MONUMENTS FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY.
 ELEVATIONS SHOWN ON THIS PLAN ARE BASED UPON U.S.C.S. N.A.V.D. 88 DATUM, ABOVE MEAN SEA LEVEL UNLESS OTHERWISE NOTED.
 N.G.V.D. 1928 CORRECTION: SUB. 3.73' FROM ELEVATIONS SHOWN.
 CONTOUR INTERVAL: 2 FT.
 SITE NAME: PLEASANT VALLEY, NEVADA
 OWNER'S PARCEL NUMBER: 046-080-42
 ADDRESS(S): WASHOE VALLEY STORAGE LP
 205 US HWY 395N
 WASHOE VALLEY, NV 89704
 SITE CONTACT: BOB SCHROEDER
 916-217-7512

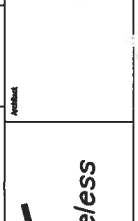
Project No./Name: Pleasant Valley, Nevada
 Project Site Location: 205 US Hwy 395N
 Washoe Valley, NV 89704
 Washoe County
 Equipment/Procedure Used to Obtain Coordinates: Trimble Pathfinder GeoXT post processed with Pathfinder Office software.
 Type of Antenna Mount: Proposed Free Standing Windmill
 NAD 83 Coordinates (Tower Location)
 Latitude: N 39°18'32.95"
 Longitude: W 119°48'21.80"
 NAD 27 Coordinates (Tower Location)
 Latitude: N 39°18'32.91"
 Longitude: W 119°48'17.83"
 ELEVATION of Ground at Base of Structure (NAVD83) 5210' AMSL.



PROJECT AREA ENLARGEMENT

OVERALL PROJECT AREA

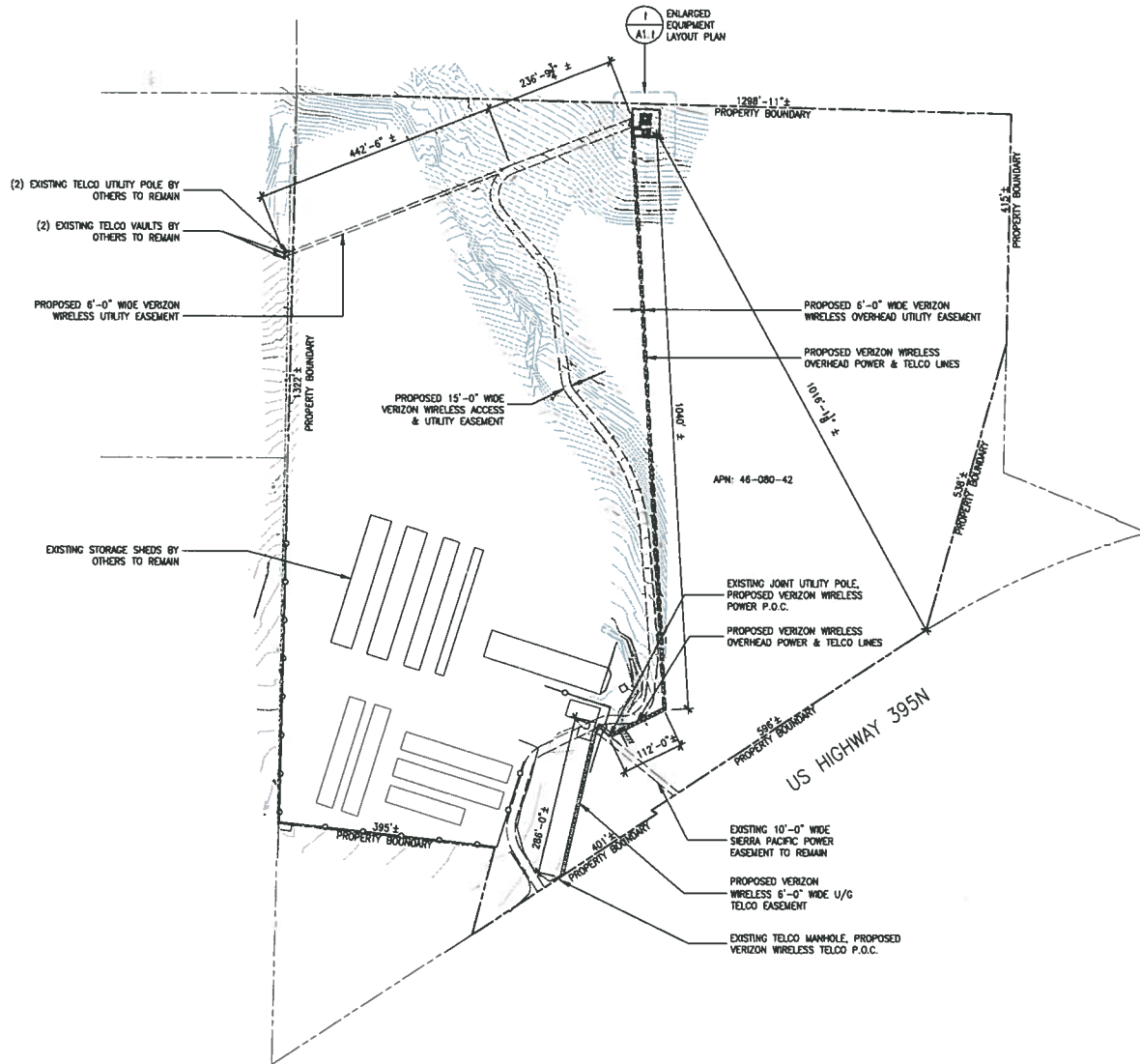
DATE	APPROVED	DATE



PLEASANT VALLEY, NEVADA
 205 U.S. Highway 395N
 Washoe Valley, NV 89704

NO.	DATE	DESCRIPTION
01	09-18-13	DATE SURVEY
02	09-18-13	DATE OF THIS PLAN
03	09-18-13	DATE OF THIS PLAN
04	09-18-13	DATE OF THIS PLAN
05	09-18-13	DATE OF THIS PLAN
06	09-18-13	DATE OF THIS PLAN
07	09-18-13	DATE OF THIS PLAN
08	09-18-13	DATE OF THIS PLAN
09	09-18-13	DATE OF THIS PLAN
10	09-18-13	DATE OF THIS PLAN

C-1



0' 20' 100' 200'
1" = 100.0'

N

OVERALL SITE PLAN
A1.1 SCALE: 1" = 100.0'

O'Connor Freeman & Associates
Structural Engineering Services
985 30th Street, Suite 201, Sacramento, CA 95816
Phone: (916) 441-5721 Fax: (916) 441-3697

PLEASANT VALLEY NEVADA
205 US HIGHWAY 395N
WASHOE VALLEY, NV 89704

verizon WIRELESS

OVERALL SITE PLAN

Revisions:	
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File: 142.829_A11.dwg	
Drawn By: ISJ	
Checked By: ISJ	
Scale: AS SHOWN	
Date: 04/15/2014	
Job No. 142.829	

A1.1

PROPOSED TOP OF FAUX WATER TOWER/OVERALL HEIGHT
100'-0" A.G.L.

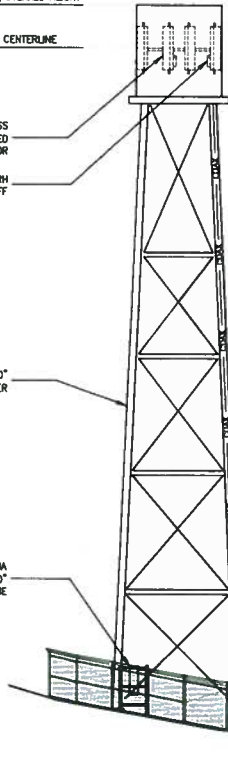
PROPOSED VERIZON WIRELESS ANTENNA CENTERLINE
94'-0" A.G.L.

(3) PROPOSED VERIZON WIRELESS ANTENNA SECTORS W/ (2) PROPOSED ANTENNAS PER SECTOR

(3) PROPOSED VERIZON WIRELESS RRH UNITS MOUNTED TO ANTENNA STANDOFF

PROPOSED VERIZON WIRELESS 100'-0" TALL "FAUX" WATER TOWER

PROPOSED VERIZON WIRELESS 200A SERVICE METER MOUNTED TO A 3'-0" UTILITY H-FRAME



PROPOSED VERIZON WIRELESS COAXIAL CABLE CLIMBING LADDER

PROPOSED VERIZON WIRELESS ICE BRIDGE W/(12) 1 5/8" COAXIAL CABLES, (2) HYBRID CABLE & (1) RET CABLE

PROPOSED VERIZON WIRELESS SURGE PROTECTOR MOUNTED ON ICE BRIDGE POST

(2) PROPOSED VERIZON WIRELESS GPS ANTENNAS

PROPOSED VERIZON WIRELESS 11'-6"x16'-10 1/2" EQUIPMENT SHELTER

PROPOSED VERIZON WIRELESS 6'-0" TALL CHAIN LINK FENCE W/BARBED WIRE & 12'-0" ACCESS GATE @ LEASE AREA PERIMETER

PROPOSED VERIZON WIRELESS PULL BOX & TELCO BOX MOUNTED TO EXTERIOR FACE OF EQUIPMENT SHELTER

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

PROPOSED TOP OF FAUX WATER TOWER/OVERALL HEIGHT
100'-0" A.G.L.

PROPOSED VERIZON WIRELESS ANTENNA CENTERLINE
94'-0" A.G.L.

(3) PROPOSED VERIZON WIRELESS ANTENNA SECTORS W/ (2) PROPOSED ANTENNAS PER SECTOR

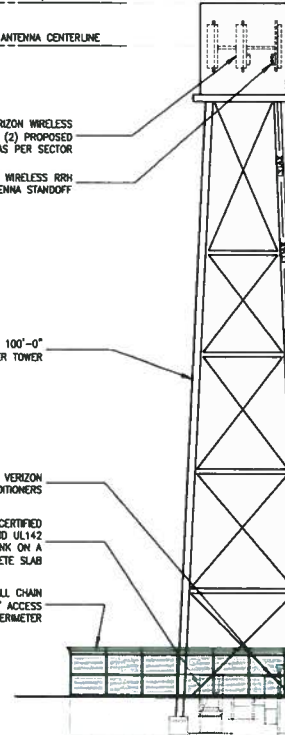
(3) PROPOSED VERIZON WIRELESS RRH UNITS MOUNTED TO ANTENNA STANDOFF

PROPOSED VERIZON WIRELESS 100'-0" TALL "FAUX" WATER TOWER

(2) PROPOSED VERIZON WIRELESS AIR CONDITIONERS

PROPOSED VERIZON WIRELESS UL2200 CERTIFIED 30KW STANDBY DIESEL GENERATOR AND UL142 CERTIFIED 132 GALLON FUEL TANK ON A 6'-0"x13'-0" CONCRETE SLAB

PROPOSED VERIZON WIRELESS 6'-0" TALL CHAIN LINK FENCE W/BARBED WIRE & 12'-0" ACCESS GATE @ LEASE AREA PERIMETER



PROPOSED VERIZON WIRELESS ICE BRIDGE W/(12) 1 5/8" COAXIAL CABLES, (2) HYBRID CABLE & (1) RET CABLE

(2) PROPOSED VERIZON WIRELESS GPS ANTENNAS

PROPOSED VERIZON WIRELESS SURGE PROTECTOR MOUNTED ON ICE BRIDGE POST

PROPOSED VERIZON WIRELESS 11'-6"x16'-10 1/2" EQUIPMENT SHELTER

PROPOSED VERIZON WIRELESS 200A SERVICE METER MOUNTED TO A 3'-0" UTILITY H-FRAME

PROPOSED VERIZON WIRELESS PULL BOXES & TELCO BOX MOUNTED TO EXTERIOR FACE OF EQUIPMENT SHELTER

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

O'Connor Freeman & Associates
Structural Engineering Services
985 30th Street, Suite 201, Sacramento, CA 95816
Phone: (916) 441-5721 Fax: (916) 441-3897

PLEASANT VALLEY NEVADA
205 US HIGHWAY 395N
WASHOE VALLEY, NV 89704

verizon WIRELESS
PROJECT ELEVATIONS SHEET 1

Revisions:

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Checked By: xxx
Scale: AS SHOWN
Date: 09/12/2011

Job No. 162229

A3.1

From: David Downs [ddowns@completewireless.net]
Sent: Friday, May 09, 2014 2:47 PM
To: Sannazzaro, Grace
Subject: RE: Old Washoe City

Categories: No Changes Made

Can you tell me the anticipated PC date? If it's not set yet, can you give me the potential dates?

Tank – 17'

Support Structure – 83'

From: Sannazzaro, Grace [<mailto:GSannazzaro@washoecounty.us>]
Sent: Friday, May 09, 2014 11:47 AM
To: David Downs
Subject: Old Washoe City

Hi David:
How high is the lattice tower? How high is the water tank?

Thank you.

Grace Sannazzaro, Planner

Washoe County Community Services Department
Planning & Development Division
Email: gsannazzaro@washoecounty.us
Phone: (775) 328-3771



Scenic
Nevada

June 2, 2014

Board of Adjustment Members
Washoe County
1001 East Ninth Street
Reno, NV

Dear Members:

RE: Special Use Permit Case Number SB14-002 (Verizon Wireless)

This letter is in support of staff's recommendation to deny the special use permit to allow Verizon Wireless to erect a 100-foot tall cell phone tower near the back of the Washoe Valley Storage parcel along U.S. Highway 395 in Washoe Valley.

We are opposed to the proposed location, which is near a ridgeline in an open area with pristine views of the Sierras. This section of U.S. 395 recently was proposed to be added to the existing Washoe Valley Scenic Byway. Creation of the Scenic Byway was a cooperative effort of the Washoe Valley Alliance, Washoe County Parks and Scenic Nevada.

In the staff report, it is noted that the project will cast a silhouette when viewed looking north from Old Hwy 395. Our understanding is that silhouettes on ridgelines caused by development like the tower are not in compliance with the South Valley's Area plan. Also, the proposed location is adjacent to public open space slated to become a gateway to a future regional public trail system.

The proposed location is in an area where "aesthetics are as important as providing service," according to the staff report. We appreciate Verizon's attempt to camouflage the cell tower, first as a windmill and now as an historic water tower. However, there are no landscaping or natural elements that would allow the tower to blend in with the surroundings, no matter what the design. The site is an open space with no trees or bushes,

Scenic Nevada advocates for the sensitive placement of cell phone towers as well as camouflaging or co-locating towers to protect scenic views. In this case we think that Verizon should choose an alternate site that does not have a detrimental impact on the scenic views of Washoe Valley.

Thank you for your kind consideration.

Sincerely,

Lori Wray
Secretary/Treasurer
Scenic Nevada Board of Directors

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Community Volunteer

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Peter Chase Neumann

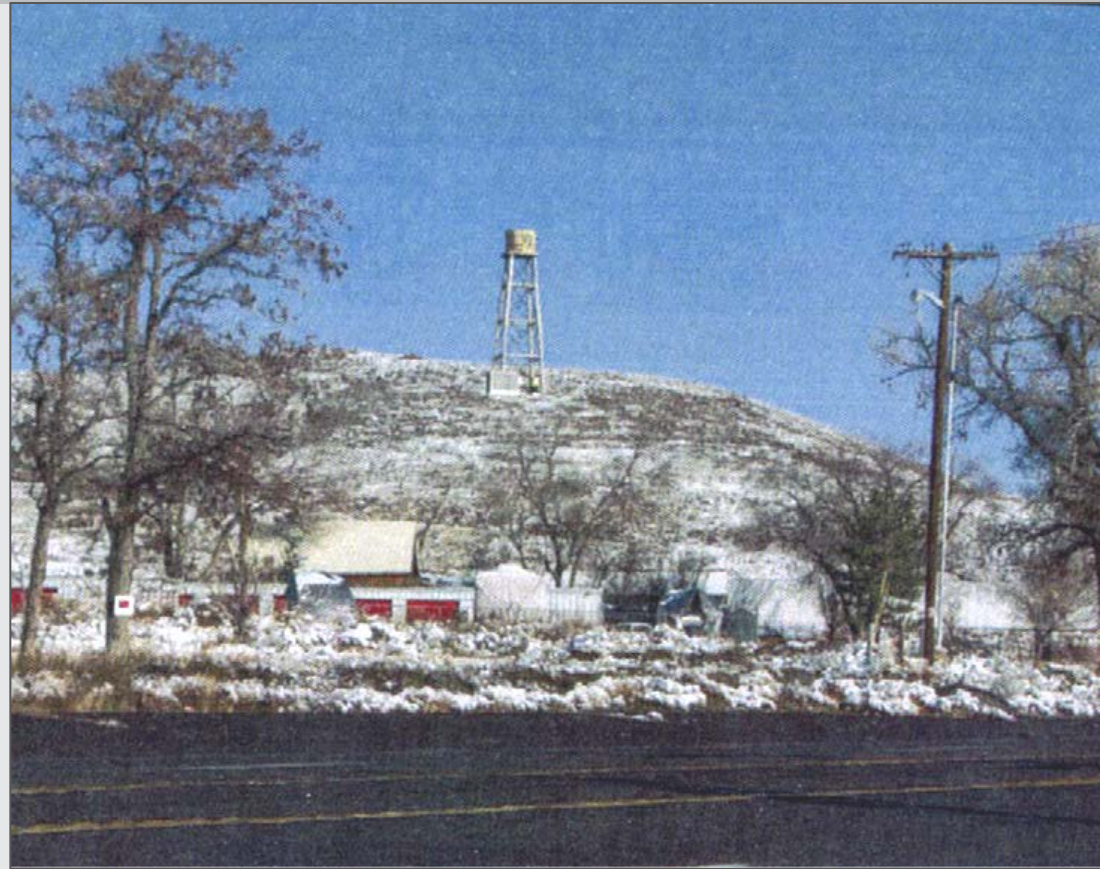
W. Chris Wicker
Woodburn and Wedge

150 Ridge Street
Reno, NV 89501
scenicnevada.org
info@scenicnevada.org
f/ScenicNevada

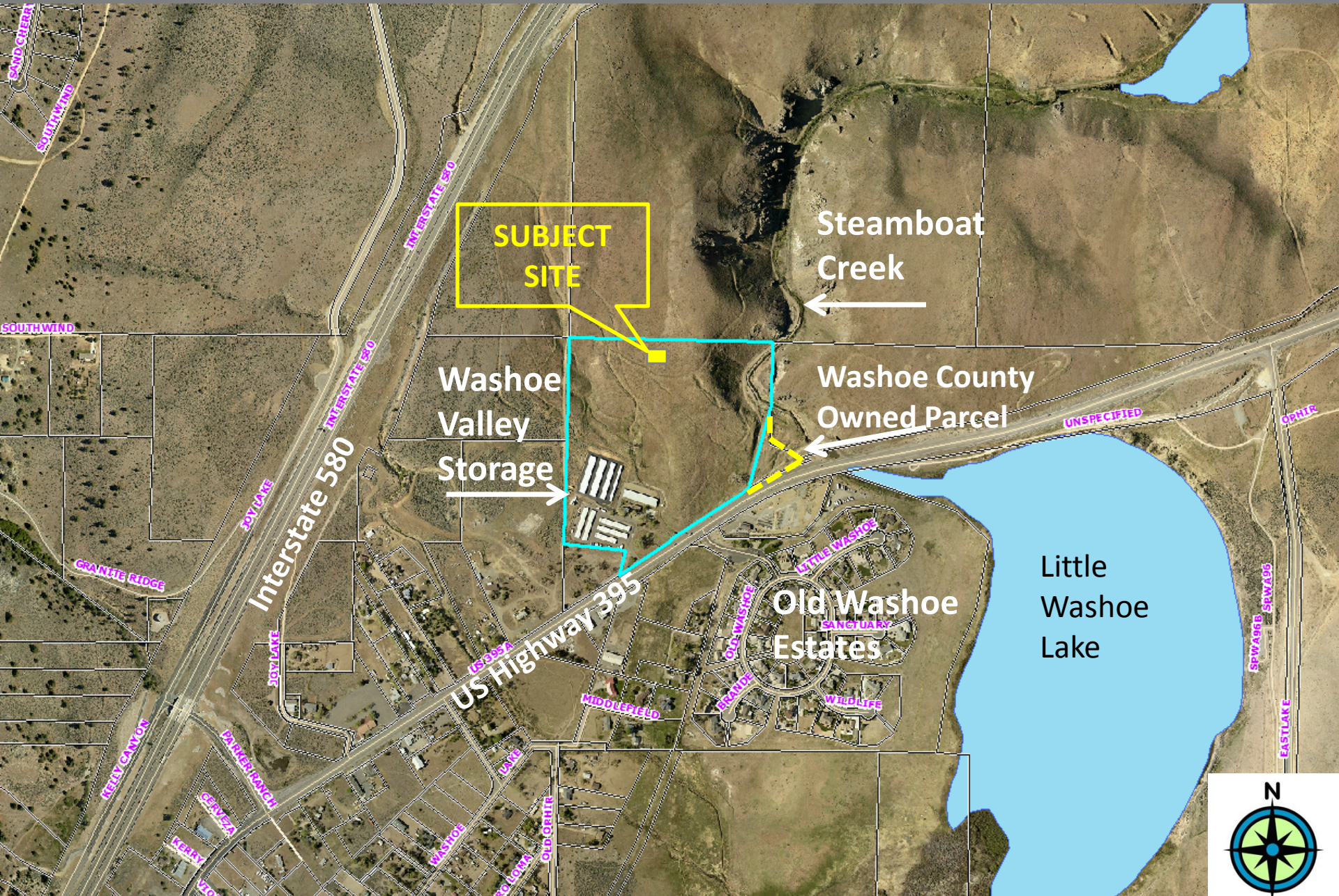
Special Use Permit Case #SB14-002

**Washoe County
Board of Adjustment
June 5, 2014**

Verizon Wireless



Vicinity Map



**SUBJECT
SITE**

Steamboat
Creek

Washoe
Valley
Storage

Washoe County
Owned Parcel

Old Washoe
Estates

Little
Washoe
Lake

Interstate 580

US Highway 395

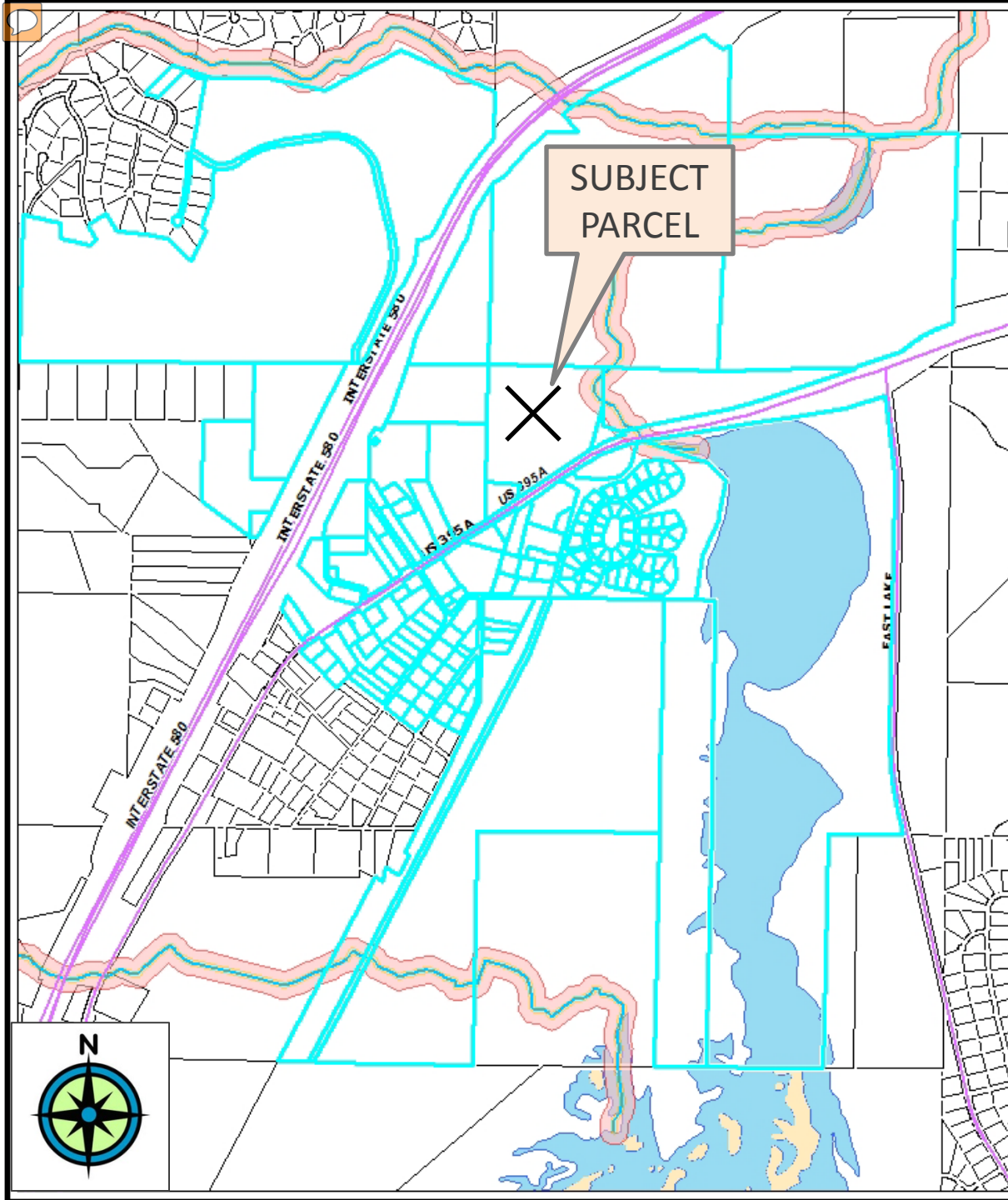


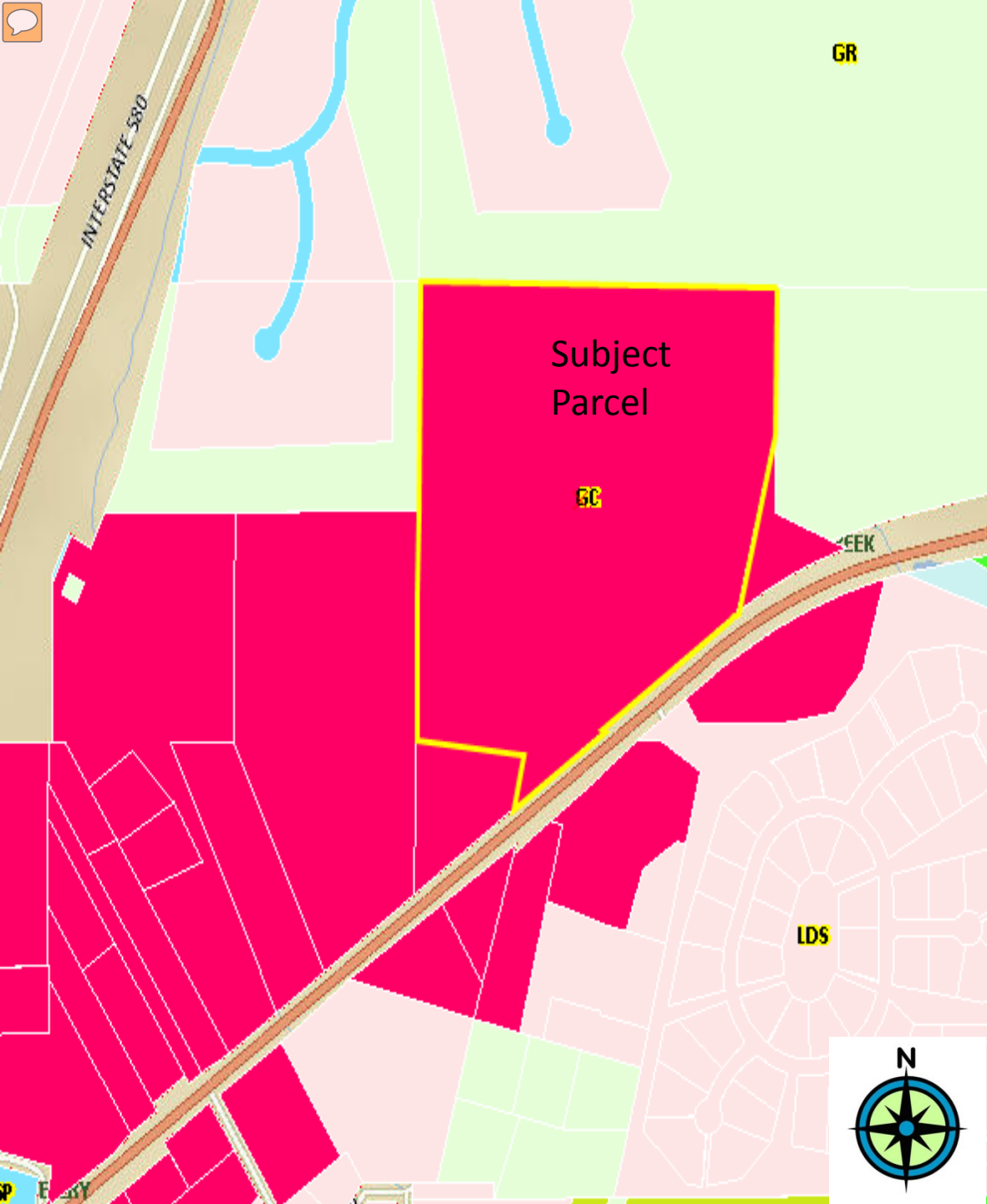
Public Notice

- 127 property owners
- Within one-half mile radius of subject parcel




Mail Dates

- 04/28/2014
- 05/23/2014





Regulatory Zone Map

-  General Commercial
-  Low Density Suburban
-  General Rural



Wireless Communications Facility

VERIZON RESUBMITTED SITE PLAN

JUNE 5, 2014 PUBLIC HEARING

(2) EXISTING TELCO UTILITY POLE BY OTHERS TO REMAIN
(2) EXISTING TELCO VAULTS BY OTHERS TO REMAIN

Proposed 6 ft Wide Verizon Utility Easement ± 680 ft

Proposed 15 ft Wide Verizon Access & Utility Easement

Existing Storage Sheds to Remain

Proposed 6 ft Wide Verizon Overhead Utility Easement

Proposed Verizon Overhead Power & Telco Lines 1,040 ft

Proposed Verizon Overhead Power & Telco Lines ± 112 ft

Proposed Verizon 6 ft Wide U/C Telco Easement ± 286 ft





- PROPOSED TOP OF FAUX WATER TOWER/OVERALL HEIGHT
100'-0" A.G.L.
- PROPOSED VERIZON WIRELESS ANTENNA CENTERLINE
95'-0" A.G.L.
- PROPOSED TOP OF TOWER SUPPORT STRUCTURE
87'-0" A.G.L.

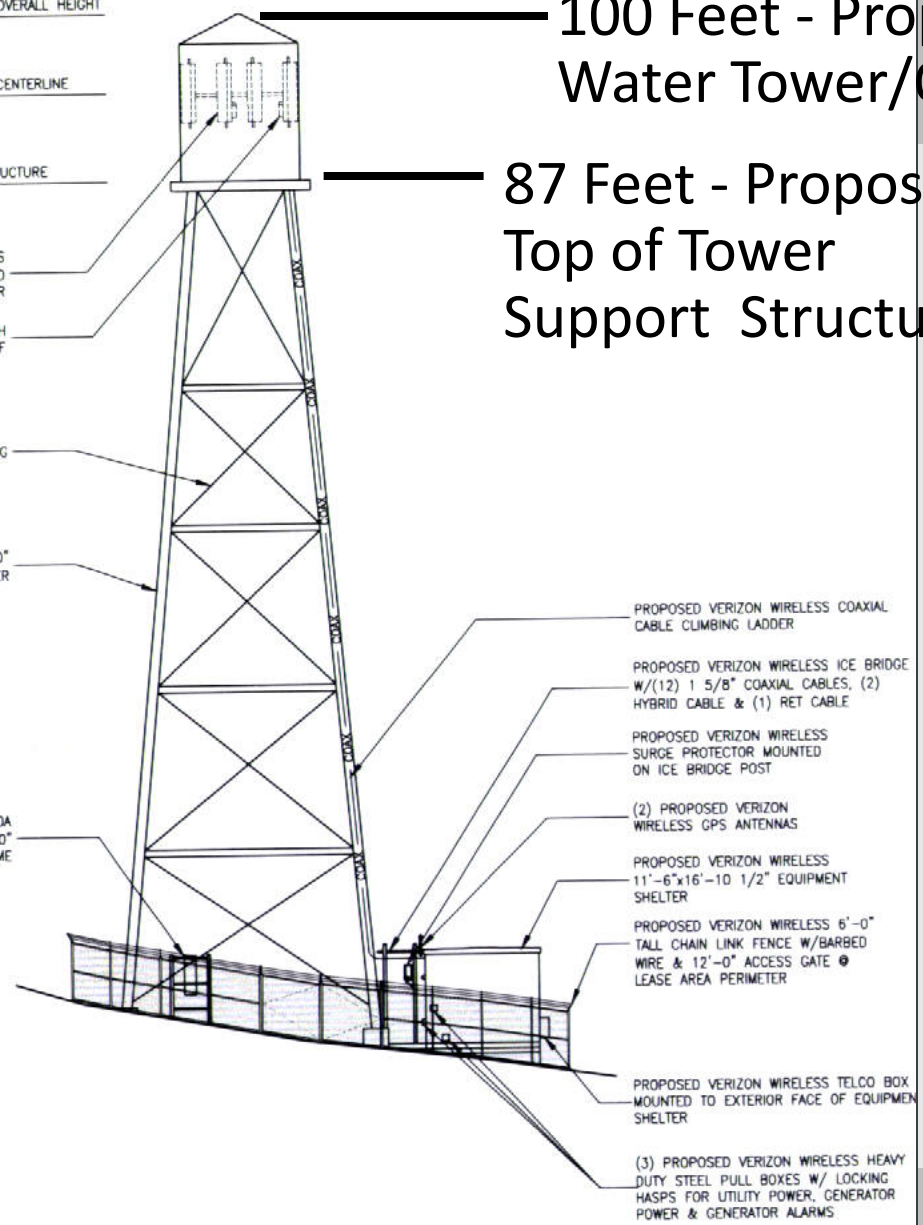
100 Feet - Proposed Top of Faux Water Tower/Overall Height

87 Feet - Proposed Top of Tower Support Structure

- (3) PROPOSED VERIZON WIRELESS ANTENNA SECTORS W/ (2) PROPOSED ANTENNAS PER SECTOR
- (6) PROPOSED VERIZON WIRELESS RRH UNITS MOUNTED TO ANTENNA STANDOFF

- PROPOSED TOWER DIAGONAL BRACING
- PROPOSED VERIZON WIRELESS 100'-0" TALL "FAUX" WATER TOWER

- PROPOSED VERIZON WIRELESS 200A SERVICE METER MOUNTED TO A 3'-0" UTILITY H-FRAME



- PROPOSED VERIZON WIRELESS COAXIAL CABLE CLIMBING LADDER
- PROPOSED VERIZON WIRELESS ICE BRIDGE W/(12) 1 5/8" COAXIAL CABLES, (2) HYBRID CABLE & (1) RET CABLE
- PROPOSED VERIZON WIRELESS SURGE PROTECTOR MOUNTED ON ICE BRIDGE POST
- (2) PROPOSED VERIZON WIRELESS GPS ANTENNAS
- PROPOSED VERIZON WIRELESS 11'-6"x16'-10 1/2" EQUIPMENT SHELTER
- PROPOSED VERIZON WIRELESS 6'-0" TALL CHAIN LINK FENCE W/BARBED WIRE & 12'-0" ACCESS GATE @ LEASE AREA PERIMETER
- PROPOSED VERIZON WIRELESS TELCO BOX MOUNTED TO EXTERIOR FACE OF EQUIPMENT SHELTER
- (3) PROPOSED VERIZON WIRELESS HEAVY DUTY STEEL PULL BOXES W/ LOCKING HASPS FOR UTILITY POWER, GENERATOR POWER & GENERATOR ALARMS

West Elevation of Proposed Cell Tower

Lattice Towers



Source: http://www.highsierracomm.com/site_detail.php?id=11



Lattice Towers



Virginia Peak



Mt. Rose

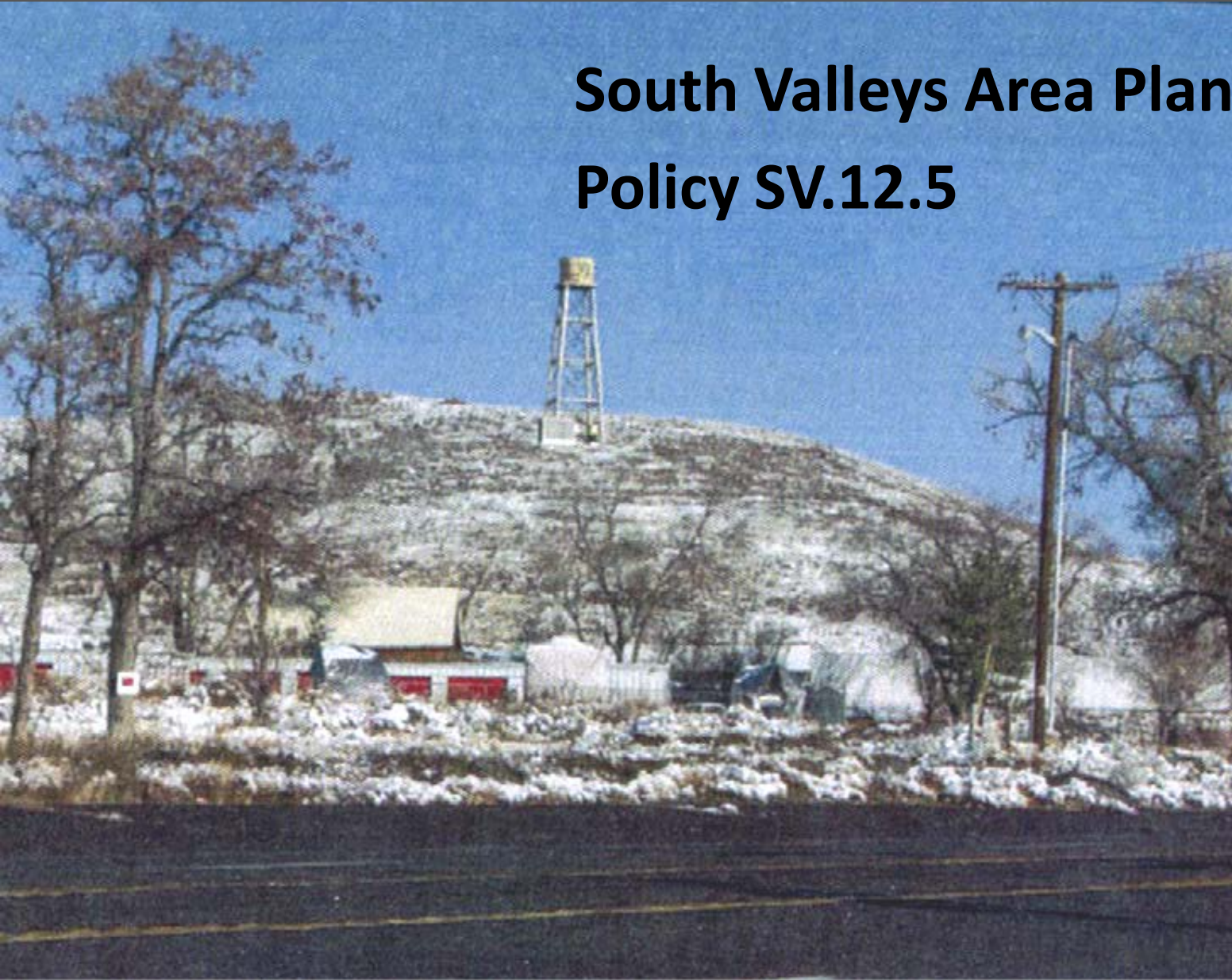
Source: http://www.highsierracomm.com/site_detail.php?id=11





Silhouette of Cell Tower

**South Valleys Area Plan
Policy SV.12.5**



Alternative Sites Considered

- 23600 Tinhorn Road – At capacity
- 23620 Tinhorn Road – Too close to residences
- 15300 Mt. Rose Highway – Outside search area



Scenic Byway

- **Nevada Department of Transportation & Federal Highway Administration**
- **No opinion on cell tower location**
- **Utilize brown V&T logo**
- **Proposed cell tower will not adversely affect this segment of U.S. Highway 395**



South Valleys Area Plan (a part of the master plan)

- **Emphasis on open vistas (SV.2.14)**
- **Protect the community character (SV.2.16)**
- **Reflects the historic & natural character (SV.8.3)**
- **Underground placement of utilities (SV.12.1)**
- **Protect ridgelines in the area. No “skylining” on ridges viewed from US Highway 395 (SV.12.5)**





Citizen Advisory Board & Public Comment

- South Truckee Meadows/Washoe Valley Citizen Advisory Board (STMWV CAB)
- Unanimously voted to recommend denial
- Negative visual impacts
- Non-compliance with South Valleys Area Plan



Reviewing Agencies

- Planning & Development
- Engineering
- Regional Parks & Open Space
- Truckee Meadows Fire Protection District
- Reno-Tahoe Airport Authority
- Air Quality



Special Use Permit Findings

1. Consistency with the Master Plan and the Area Plan;
2. Needed Improvements;
3. Site suitable for a wireless communications facility;
4. Approval not detrimental to public health, safety, welfare; injurious to adjacent properties or detrimental to the character of the surrounding area;
5. Effect on a military installation.



Communication Facilities Findings

1. Meets all the standards of Section 110.324.40 through 110.324.60
2. Public input was considered during the public hearing process
3. Will not unduly impact the adjacent neighborhoods or the vistas and ridgelines of the County.



South Valleys Area Plan Finding

South Valleys Area Plan Policy SV.2.16

1. Impact on the Community Character must be adequately addressed through mitigation of any identified potential negative impacts.



Recommendation

Denial due to inconsistency with South Valleys Area Plan Policy SV.12.5, a part of the master plan, and an inability to be in compliance with all of the required findings.



Possible Motion

*I move that after reasonable consideration, the Washoe County Board of Adjustment **deny** Special Use Permit Case No. SB14-002 for Verizon Wireless not having made all the appropriate findings in accordance with Washoe County Development Code Sections 110.810.30, 110.324.75 and with South Valleys Area Plan Policy SV.2.16.*



Motion Upon Denial

I move to instruct counsel and the Board Secretary to prepare a written decision as required by state and federal law setting forth the grounds for denial of the application and the documents, testimony and evidence relied on and the discussions of this Board. The appeal period shall start upon mailing of the written decision to the applicant and filing with the Secretary.





4608042

4608001

5031052

4608003

5031001

5031030

502

5031020





March 26, 2014

Washoe Valley Alliance
P.O. Box 18043
Reno, NV 89511-8043

To: Washoe County Board of Adjustment

Subject: Verizon Wireless Development Application SB14-002

Dear Board of Adjustment Members:

The Washoe Valley Alliance has completed an evaluation of Development Application SB14-002, submitted by Verizon Wireless, which proposes a wireless communications facility in the North end of Washoe Valley. We are very disappointed in the application and feel that it cannot make the Findings required for approval of the needed Special Use Permit.

Specifically, the application lacks Consistency with the policies and standards of the Washoe County Building Code and the South Valleys Area Plan. Also the Finding of *Issuance Not Detrimental* cannot be made.

With regards to Consistency the following areas have been identified:

1. The application proposes a lattice tower structure which is not allowed in the proposed project area. Please See Attachment 1 for a detailed analysis.
2. The proposed placement of the facility places it within 1,000 feet of property which is zoned for residential use. Please see Attachment 2 for a detailed analysis.
3. The proposed placement of the facility places it within 1,000 feet of a proposed park and public trail. Please see Attachment 3 for a detailed analysis.

With regards to a Finding that *Issuance Not Detrimental*, the following areas have been identified:

1. The proposed project negatively impacts the view shed of the local community and Washoe Lake State Park. Please see Attachment 4 for a detailed analysis.
2. Placement of the proposed facility will have a negative impact on the Washoe Valley Scenic Byway and the local economy. Please see Attachment 5 for a detailed analysis.
3. Placement of the proposed facility is a hazard to local wildlife and migratory birds using the Pacific Flyway. Please see Attachment 6 for a detailed analysis.

For the above reasons the Washoe Valley Alliance feels that the necessary findings cannot be made to approve the requested Development Application. We strongly request denial of Development Application SB14-002.

As additional information, Attachment 7 has been provided. Attachment 7 documents the fact that Verizon Wireless did not perform due diligence in its search for a solution to its capacity problem. It also addresses the fact that Verizon Wireless is proposing a multi-user facility but has not adequately documented this fact or its greater negative impact on the community.

For your information we have enclosed a flyer about Washoe Valley and the Washoe Valley Alliance.

Thank you for your consideration of the enclosed information.

Sincerely,


William E. Naylor, Secretary
Washoe Valley Alliance



PO Box 18043
Reno, NV 89511-8043

WASHOE VALLEY

A recreation, open space and wildlife haven

"Twelve miles long and seven wide, Washoe Valley, enfolding Washoe Lake, was completely encircled by hills and mountains like a precious stone in a pendant"
Myra Sauer Ratay, Pioneers of the Ponderosa, 1973

Washoe Valley is the last rural vista between the rapidly growing Truckee Meadows to the north and Carson/Douglas to the south. Its green pastures, lakes and surrounding mountains provide pleasure to the thousands of commuters, tourists, and residents who use Highway 395, not to mention those who live and recreate there.

To the east lies the sage and pinion pine covered Virginia Range. To the west is the Carson Range of the Sierra Nevada with Slide Mountain (elev. 9,694) the highest point, only slightly upstaged by neighboring Mt. Rose, elevation 11,776. The Carson Range is primarily a Jeffrey pine forest with riparian corridors in the canyons.

Washoe Lake in "normal" years covers about six square miles, laps against Highway 395 in wet years, but many are the drought years when there seems to be more shore than lake. A shallow stretch of water in the center of the valley, Washoe Lake collects water from a series of creeks draining the Carson Range, including Davis, Ophir, Winters, and Franktown Creeks. Sometimes contiguous, the Scripps Wildlife Area and Little Washoe Lake to the north together with the large lake constitute a vital migratory waterfowl layover stop. In fact, the entire valley is listed as an Important Bird Area by The Audubon Society. The valley's position as a transition zone between ecoregions adds to the species diversity there, both flora and fauna.

Washoe Valley is still rural and unincorporated with about 4,000 residents. In 1870 there were 20,000.

History

The Washoe Tribe gathered pinion pine nuts from the Virginia Range in the fall, hunted waterfowl in Washoe Lake, gathered herbs and food plants and fished during the summer at Lake Tahoe. The abundant tules at Washoe Lake were used for dwellings, boats, baskets, and shoes.



Mormons were among the first white people to settle in the valley. For the Comstock mining boom (1859-1890), Washoe Valley supplied water, timber, meat, milk, cheese, and fruit. Wooden flumes, allegedly invented in Washoe Valley, carried pine trees logged in the Sierra Nevada down into the valley. At one time nine mills operated in the valley. A trestle across Washoe Lake was used to transport the timber up Ophir Grade. In Virginia City, the lumber contributed to building a city for 30,000 people above ground and served as trusses to build the mines underground. Eilley Orrum and husband Sandy Bowers built Bowers Mansion in Washoe Valley when he struck it rich in 1860.

Theodore "Thee" Winters, was an early successful resident who eventually owned 4,000 acres, built a mansion next to what is now Highway 395, grew fruit, owned a dairy and raised famous race horses at his "Rancho Del Sierra." Mark Twain called the mansion a "handsome dwelling" and described the unique features of the Winters new home for the Territorial Enterprise in 1864.

To move people and goods from Virginia City to Carson to Reno and to Douglas County the Virginia and Truckee (V&T) Railroad was completed in 1872 and operated until 1950. In places the raised bed of sand and rock still exist as a potential recreation trail.

Will James, writer and illustrator of books, like "Smokey," and "Lone Cowboy" owned Washoe Pines Ranch in the 1920's. Walter Van Tilburg Clark, author of books as "City of Trembling Leaves", and "Track of the Cat" lived in the old Heidenreich home (1947-49) on Franktown Road. Lord Wellesley (1933) built a 18th Century style English estate at the edge of the valley on a ranch later purchased by Governor Bob List's father.

A more recent well known resident was Robert Laxalt, author of "Sweet Promised Land", "Basque Hotel" and other books.

Today

Remarkably, Washoe Valley retains many characteristics of its early pioneer days.

Much of the land in and around the valley now belongs to the people and is managed by various agencies. Preservation efforts were initiated in 1946 when the Board of Washoe County Commissioners contributed \$50,000 towards the purchase of Bowers Mansion and agreed to maintain the property as a public resort. In 1977 The Scripps Howard Corporation gave the Department of Wildlife property at South Washoe Lake. The Scripps Wildlife Management Area covering 2,000 acres provide critical wetlands. Davis Creek Park, part of the Winter's Ranch, opened as a county park in 1968. Washoe Lake State Park at the south end of Washoe Lake was established in 1977.

In 1998 Washoe Valley residents, conservation organizations, federal, state, and local agencies began to look for ways to purchase parts of the Winter's Ranch. The Bureau of Land Management is now the manager. Federal, state, and county funds have been used to acquire various properties throughout the valley.

The Forest Service manages most of the land along the Sierra Nevada Mountains and the Bureau of Land Management the Virginia Range to the east. In 2001 the BLM consolidated its property in the Virginia Range through a land exchange. No wonder Washoe Valley is now a recreation, open space and wildlife haven!

Facilities and Recreation

Picnic facilities are available at Davis Creek, Bowers Mansion and Washoe Lake State Park. Davis Creek and Washoe Lake State Park provide overnight camping. Bower's Mansion provides swimming, children's playground and group picnic facilities. Davis Creek has a small pond, camping and nature trails including an access trail to the Sierra. Washoe Lake State Park is a launching site for windsailing and boating. Washoe Lake is a popular waterfowl hunting location. Birdwatchers are frequent visitors to the lake and the parks. Equestrians and many types of recreational vehicles traverse the Virginia Range's many roads left from mineral exploration during the Comstock boom.

Bicycling is popular along old Highway 395 and Franktown Road. The 25 mile trip around Washoe Lake is another favorite route and is part of several race routes. In 2013 the scenic nature of the valley was recognized by the designation of its roads as an official Scenic Byway.

Washoe Valley's Future

Through strategic acquisitions, coordinated management, and public support, Washoe Valley can continue to be a recreation paradise and retain its historical, cultural, visual relief, and natural resources. Wildlife resources dependent on the lake, open space and riparian areas can find refuge now disappearing elsewhere.



Protecting Washoe Valley's Unique Qualities through Education and Stewardship

Established in 2013 by local citizens, WVA is a member supported organization working with other organizations and individuals to educate and preserve the unique qualities of Washoe Valley. Join us in keeping Washoe Valley a haven in an urbanized northern Nevada!

For information on how you can participate, email us at washoevalleyalliance@gmail.com. Memberships are only \$20. Announcements will be posted at www.washoevalley.org

Our activities will include but not be limited to:

- Volunteer participation in Washoe State Park events;
- Creating and participating in educational events such as the Audubon spring birding program for students at Washoe Lake;
- Monitoring zoning, area plan, subdividing and other proposals affecting the way of life in the Valley.
- Coordinating activities with other like-minded organizations.

Watch for announcements about our gala kickoff party in spring 2014!

Please join us - together we can ensure the future of Washoe Valley.

Attachment 1 - Verizon Wireless is proposing a lattice tower structure that is NOT allowed in the proposed area.

In the Washoe County Development Application SB14-002, Page 3, first sentence of the first paragraph, the applicant states:

“Although this facility involves a lattice design, it is technically considered to be a monopole antenna, per the Washoe County Zoning ordinance since the facility is a stealth designed faux windmill.”

The following definitions apply from the Washoe County Development Code:

Section 110.324.40 (a) (4) Lattice Tower Mounted Antenna. A lattice tower mounted antenna means a communications receiving and/or transmitting device that is attached to a ground mounted, free- standing or guyed lattice structure that is erected for the purpose of supporting one (1) or more antennas.

Section 110.324.40 (a) (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.

Section 110.324.40 (d) Stealth Design. Stealth design means a wireless communications facility’s support structure, antennas or accessory equipment structure that is designed to blend in with existing physical environment, and reduce visual impacts to the extent possible by virtue of being camouflaged as another structure, for example, a clock tower, silo, church steeple or tree.

Stealth Design Does Not Change Antenna Type – Nothing in the definition of *Stealth Design* above indicates that the tower type would change from *lattice tower* to *monopole* because it is of stealth design. Stealth design adapts a tower type to the environment and is independent of the tower type.

The Proposed Antenna Support Structure has no Monopole Characteristics

(1) A careful review of Drawing A2.1, ENLARGED EQUIPMENT PLAN, ANTENNA PLAN (Attached), which was submitted by the applicant, clearly shows that there is no ground mounted, free-standing pole erected for the purpose of supporting antennas as specified in the definition of a *Monopole Mounted Antenna* provided previously.

(2) Drawing A2.1 also clearly shows that antennas are attached to the lattice structure which is consistent with the definition of *Lattice Tower Mounted Antenna* provided previously.

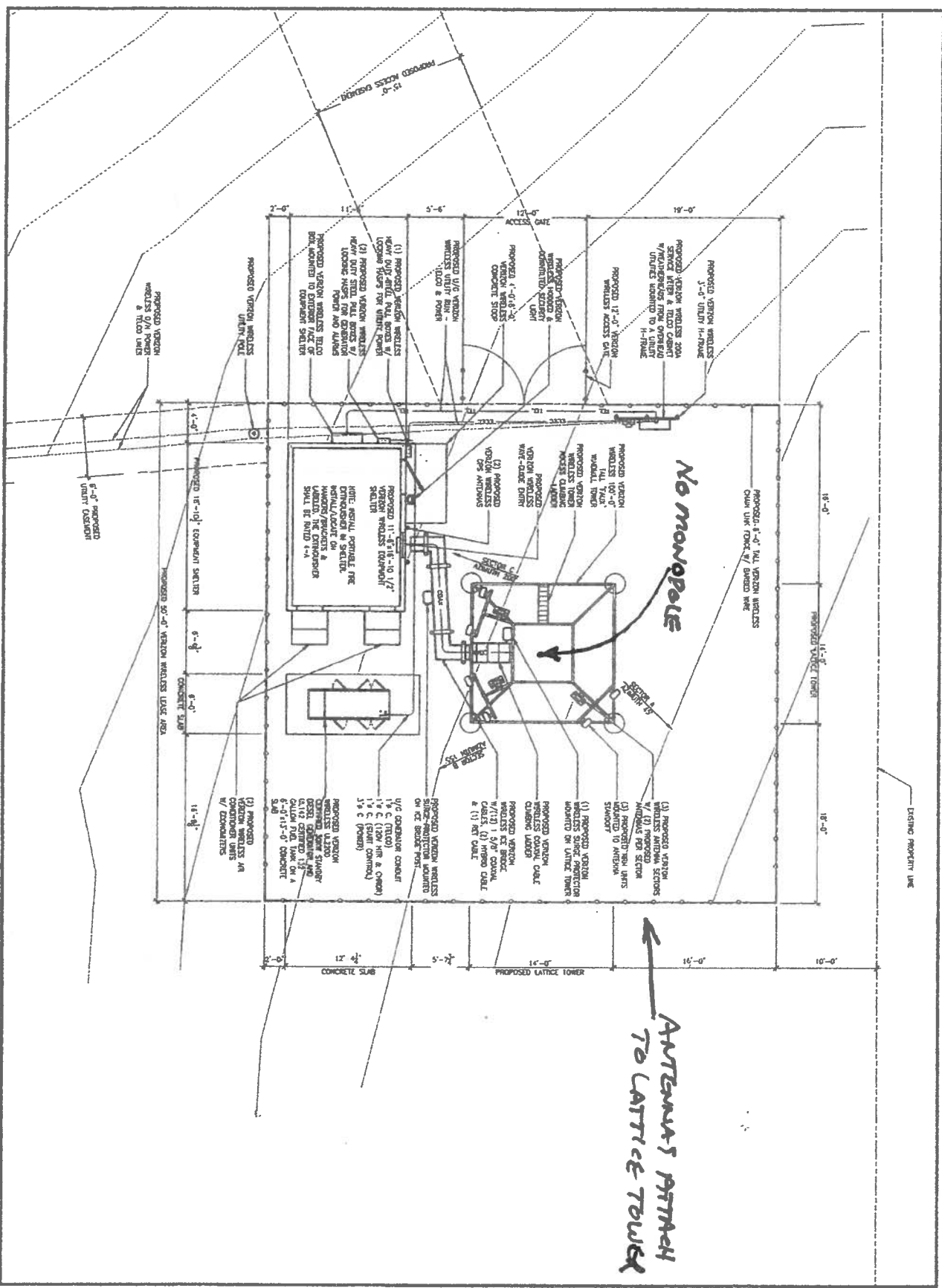
It must therefore be concluded that the proposed tower is strictly a lattice design.

Lattice Tower Antennas are NOT Allowed in the Proposed Area


Washoe County Building Code Section 110.324.50 Wireless Communication/Cellular Facilities Placement Standards., paragraph (f) states the following:

(f) Lattice Towers. **Lattice towers may only be located at an established communication site as of January 1, 2004.** These sites are commonly known as "McClellan Peak," "Chimney Peak," "Fox Mountain," "Marble Bluff," "Mt. Rose Knob," "Pah Rah Peak," "Peavine Peaks," "Poito Mountain," "Red Peak," "Slide Mountain" and "Virginia Peak."


Based upon the presented information, the proposed communications tower is not consistent with the standards of the Development Code. Development Application SB14-002 must be denied.



NO. 100	NO. 101	NO. 102	NO. 103	NO. 104	NO. 105	NO. 106	NO. 107	NO. 108	NO. 109	NO. 110	NO. 111	NO. 112	NO. 113	NO. 114	NO. 115	NO. 116	NO. 117	NO. 118	NO. 119	NO. 120


VERIZON WIRELESS
 PLEASANT VALLEY NEVADA
 205 US HIGHWAY 395N
 WASHOE VALLEY, NV. 89704

SHEET TITLE:
ENLARGED EQUIPMENT PLAN, ANTENNA PLAN


O'Conor Freeman & Associates
 Structural Engineering Services
 255 30th Street, Suite 201 Sacramento, CA. 95816
 Phone: (916) 441-5721 Fax: (916) 441-5697

A2.1

Attachment 2 – The proposed Verizon Wireless Facility does not comply with placement standards relating to residential property.

Verizon Wireless claims that, because their proposal is for a ‘Stealth’ antenna, it should be treated, for placement purposes, as an 80 ft. antenna rather than the 100 ft. antenna that it actually is. **If treated as a 100 ft. antenna, which requires a 2,000 ft. distance requirement, its placement is out of compliance with Old Hwy 395, I-580 and the Old Washoe Estates subdivision, among others.** The merits of an alleged stealth design which adds height and bulk to the antenna while failing to conceal any part of the structure or antenna array should be discussed separately. **Even using the conservative 80 ft. tower height distance value of 1,000 ft. the antenna is out of compliance.**

A. Development Code Standards

Washoe County Development Code, Article 324 COMMUNICATION FACILITIES, Table 110.324.50.1 ANTENNA PLACEMENT STANDARDS is attached for your reference. The Table shows that for an 80’ pole height a distance of 1000’ from Residentially Zoned Property or Public Paved Right of Way is required. The Table also states that the “closest adjacent use will be applied”.

B. Residential Property and Public Right of Way Location

Washoe County Development Application SB14-002, submitted by Verizon Wireless documents the location of property and the closest Public Right of Way to the proposed antenna structure.

Engineering Drawing *C-2 PLOT PLAN AND SITE TOPOGRAPHY* (attached), in the upper right hand corner shows a distance of 1,016 ft to Old Hwy 395. This puts the closest Public Paved Right of Way just outside of the required 1,000 Ft.

The same drawing on the upper central and left side shows **the distance to adjacent parcel APN 046-080-40 to be 677.3 ft.** (the sum of 424.2' and 253.1'). Note that this distance is on a diagonal. Therefore, the parcel boundary line is even closer. This is well within the required 1,000 ft. distance. Parcel APN 046-080-40 contains Residential Zoning. Washoe County Assessor's Office records (attached) show zoning of PSP 3%/LDS 56%/GR 41%. This is shown under *Land Information, Zoning* on the bottom section of the sheet. **The majority of the parcel is zoned Low Density Suburban (LDS) which is Residential Zoning.**

Conclusion

Washoe County Development Application SB14-002 must be denied because the placement of the proposed antenna structure is too close to Residentially Zoned property and is out of compliance with the Building Code.

both provide a complete background to the antenna and monopole as seen from the nearest roadway or occupied structure.

Table 110.324.50.1

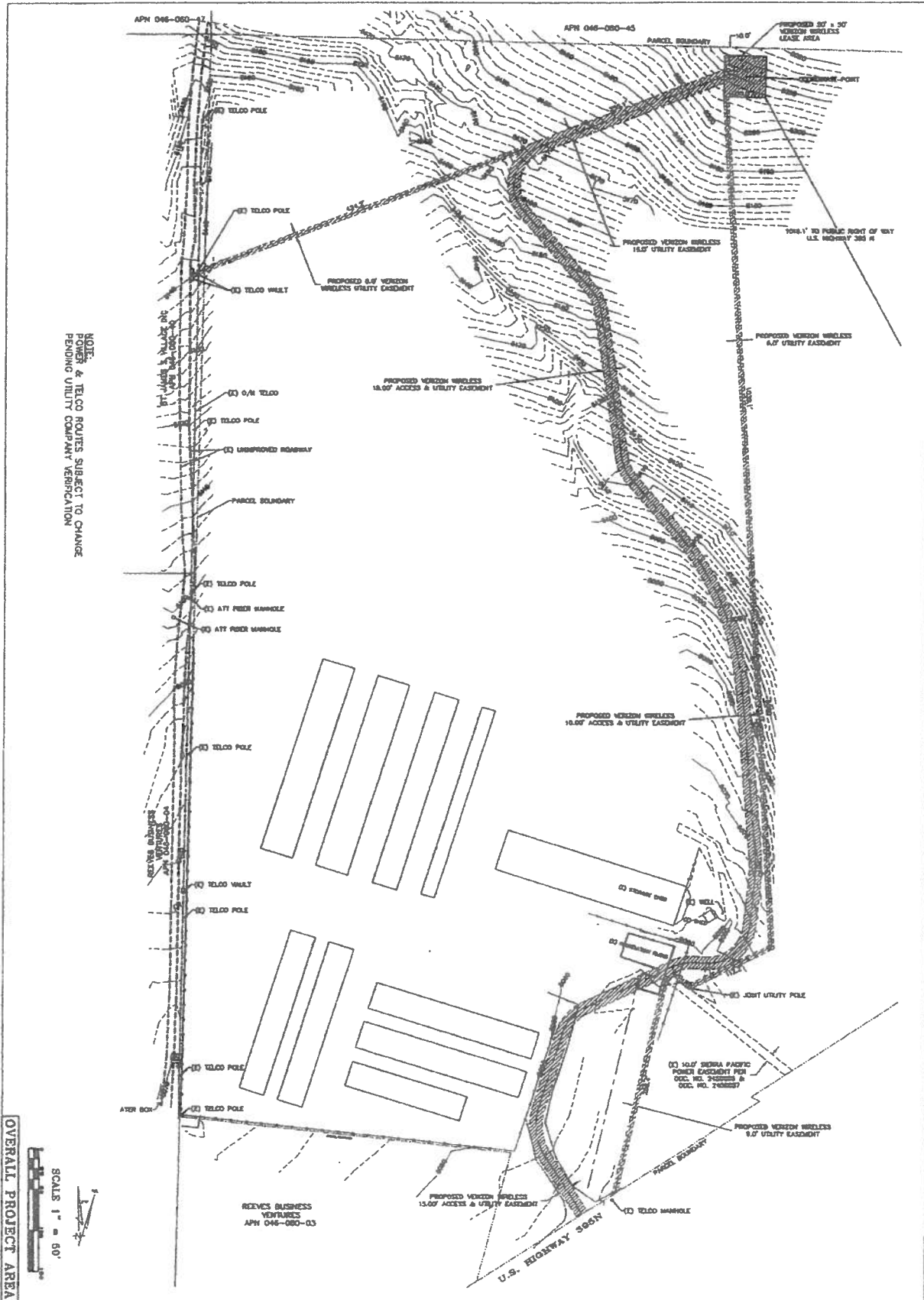
ANTENNA PLACEMENT STANDARDS

Design Standards	Distance from Residential Property						
	50'	200'	400'	600'	1,000'	1,500'	2,000'
Distance from Residentially Zoned Property or Public Paved Right of Way (closest adjacent use will be applied)							
Permitted Height of Pole	45'	50'	60'	70'	80'	90'	+100'
Supporting Mechanism for Antenna System	2*	2.5*	3*	4*	5*	6*	+7*

Note: * = Specified number times diameter at base of pole equals allowed supporting mechanism for antenna system diameter.

Source: Washoe County Department of Community Development.

- (6) If the location of the monopole is in an area where a line of poles presently exists, the monopole and antenna shall be placed, to the extent possible, in line with the pattern of the other poles.
- (7) A monopole mounted antenna shall be of a color that blends with the background. Reflective materials are prohibited.
- (8) To the extent possible, a monopole shall be designed to replicate existing structures and natural features/vegetation in the immediate vicinity.
- (9) Fencing shall be erected around the monopole. In lieu of fencing, the monopole shall be secured with a commercial anti-climb device. The installation of the anti-climb device or security fencing shall assure the facility is protected from climbing by unauthorized persons.
- (10) Monopole mounted antennas are restricted from being located in the following locations unless a "significant gap" (see Section 110.324.55) can be demonstrated with a technical review:
 - (i) Public trails as exist or are proposed on the adopted Regional Open Space Plan and as exist or are proposed on an adopted Washoe County Park District Master Plan and within one thousand (1,000) feet of a public trail as described in this section.
 - (ii) Floodways as designated on the adopted Washoe County Development Suitability maps.
 - (iii) Critical and Sensitive Stream Zones as identified in Article 418, Significant Hydrologic Resources.
 - (iv) Significant ridgelines as designated on the adopted Washoe County Development Suitability maps.



OVERALL PROJECT AREA

SCALE 1" = 60'

REV	DATE	DESCRIPTION
01	08-20-13	ISSUE FOR PERMIT
02	09-04-13	ISSUE FOR PERMIT
03	09-11-13	ISSUE FOR PERMIT
04	09-11-13	ISSUE FOR PERMIT
05	09-11-13	ISSUE FOR PERMIT
06	09-11-13	ISSUE FOR PERMIT
07	09-11-13	ISSUE FOR PERMIT
08	09-11-13	ISSUE FOR PERMIT
09	09-11-13	ISSUE FOR PERMIT
10	09-11-13	ISSUE FOR PERMIT

PLEASANT VALLEY,
NEVADA
205 U.S. Highway 395N
Washoe Valley, NV 89704

PLOT PLAN AND
SITE TOPOGRAPHY



Project: _____

Survey: _____

Cell Engineering
6318 SUTRO BLVD
1212 W. 50th Ave
Alhambra, California
91803-5025
Phone: 330-885-0438
Fax: 330-885-5811

DEPT	APPROVED	DATE
ANC		
DE		
RF		
ST		
ETM		
OPS		
DEV		

[County Home](#) => [Assessor's Office](#) => [Property Assessment Data Search](#) => **Parcel Search**

WASHOE COUNTY QUICK INFO (Summary data may not be complete representation of property)				03/24/2014	
Owner Information & Legal Description			Building Information		
APN	046-080-40		Quality		Bldg Type
Card	1 of 1		Stories		
Situs	0 S VIRGINIA ST		Year Built	0	Square Feet
Owner 1	ST JAMES` S VILLAGE INC		W.A.Y.	0	Square Feet does not include Basement or Garage Conversion Area. Click here for Building Square Footage, Special Feature and Yard Item Details.
Mail Address	4100 JOY LAKE RD RENO NV 89511		Bedrooms	0	
Rec Doc No	2488944	Rec Date	10/06/2000		
Prior Owner	ST JAMES` S VILLAGE INC,		Full Baths	0	
Prior Doc			Half Baths	0	Finished Bsmt
Keyline Desc	FR NE4 NE4 SEC 23 TWP 17 RGE 19		Fixtures	0	Unfin Bsmt
Subdivision	_UNSPECIFIED		Fireplaces	0	Bsmt Type
Lot	Block	Sub Map#	Heat Type		Gar Conv Sq Foot
Record of Survey Map	Parcel Map#		Sec Heat Type		Total Gar Area
Section 23	Township 17	SPC	Ext Walls		Gar Type
Range 19			Sec Ext Walls		Det Garage
Tax Dist	6000 Add'l Tax Info	Prior APN	Roof Cover		Bsmt Gar Door
		046-080-05	%Incomplete		Sub Floor
Tax Cap Status	Use does not qualify for Low Cap, High Cap Applied		Obso/Bldg Adj	0	Frame
			Construction Mod	0	Units/Bldg
					Units/Parcel

Land Information					
Land Use	120	Zoning	PSP 3% / LDS 56% / GR 41%	Sewer	None
Size	15.29 Acre	Water	None	Street	None
				Neighborhood	JCZZ
				Neighborhood Map	JC Neighborhoods Map

Valuation Information			Sales/Transfer Information/Recorded Document				
	2013/14 FV	2014/15 NR	V-Code	LUC	Doc Date	Value	Grantor
Taxable Land Value	120,000	138,000	3NTT	120	10/06/2000	0	ST JAMES` S VILLAGE INC,
Txble Improvement Value	0	0	All data on this form is for use by the Washoe County Assessor for assessment purposes only. Zoning information should be verified with the appropriate planning agency. All Parcels are reappraised each year.				
Taxable Total	120,000	138,000					
Assessed Land Value	42,000	48,300					
Assessed Improvement Value	0	0					
Total Assessed	42,000	48,300					

The 2014/2015 values are preliminary values and subject to change.

Sketch Is Not Available On-Line.

If the property sketch is not available on-line you can obtain a copy by calling (775) 328-2277 or send an email to exemptions@washoecounty.us with 'Sketch Request' in the subject line. Please include the APN.

This is a true and accurate copy of the records of the Washoe County Assessor's Office as of 03/23/2014.

2-5

Attachment 3 – The proposed Verizon Wireless facility does not comply with placement standards relating to public trails.

Washoe County Parks is planning a public county park through Washoe/Allen's Canyon. The County has purchased two parcels to be developed as trailheads for this park. The Stone Parcel (APN 046-080-01) is located at the Southwest end of the proposed park and is within 1,000 ft. of the proposed Verizon Wireless Facility. The O'Brien Parcel (045-310-67) is located in Pleasant Valley at the Northeast end of the park. Washoe County Parks has acquired an easement from developer Sierra Reflections which goes through the canyon and connects the two trail heads. Washoe County Parks has provided a map (attached Map #1) showing the key park features. The proposed trail corridor is shown in red. A circle has been drawn showing the 1,000 ft. radius from the proposed Verizon Wireless facility. It is clear that the trailhead and a portion of the trail are within 1,000 ft of the proposed facility.

A. Development Code Standards

Washoe County Development Code, Article 324, Communication Facilities, Section 110.324.50 (e)(10) and (10)(i) state the following:

(10) Monopole mounted antennas are restricted from being located in the following locations unless a "significant gap" (see Section 110.324.55) can be demonstrated with a technical review:

- (i) Public trails as exist or are proposed on the adopted Regional Open Space Plan and as exist or are proposed on an adopted Washoe County Park District Master Plan and within one thousand (1,000) feet of a public trail as described in this section.

B. No Significant Gap Issue

Washoe County Development Application SB14-002, submitted by Verizon Wireless, Page 3, second paragraph titled *Section 110.324.55 Significant Gap Coverage*, first line states:

“The proposed site is needed for capacity, not coverage”

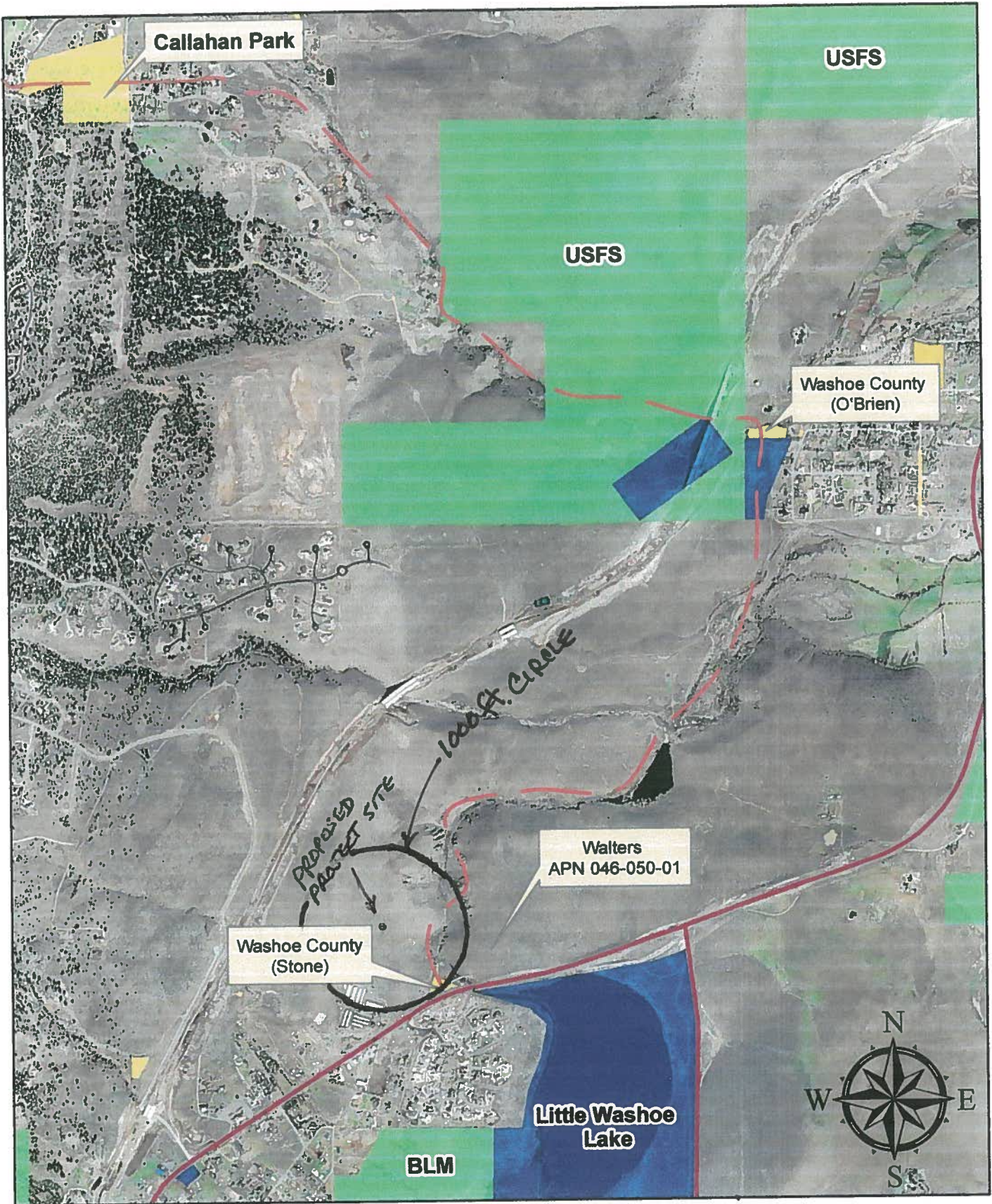
C. Proposed Park/Public Trail Location

Engineering Drawing A1.1, OVERALL SITE PLAN (attached Map #2) shows that Washoe County Parks Parcel APN 046-080-01 is less than 1,000 feet from the proposed facility. As described previously, this parcel will serve as one trailhead for the park planned through Washoe/Allen’s Canyon. An arc has been inscribed on the drawing to show this distance.

The map provided by Washoe County Parks (as described previously) clearly shows that part of the public trail is within 1,000 ft of the proposed facility.

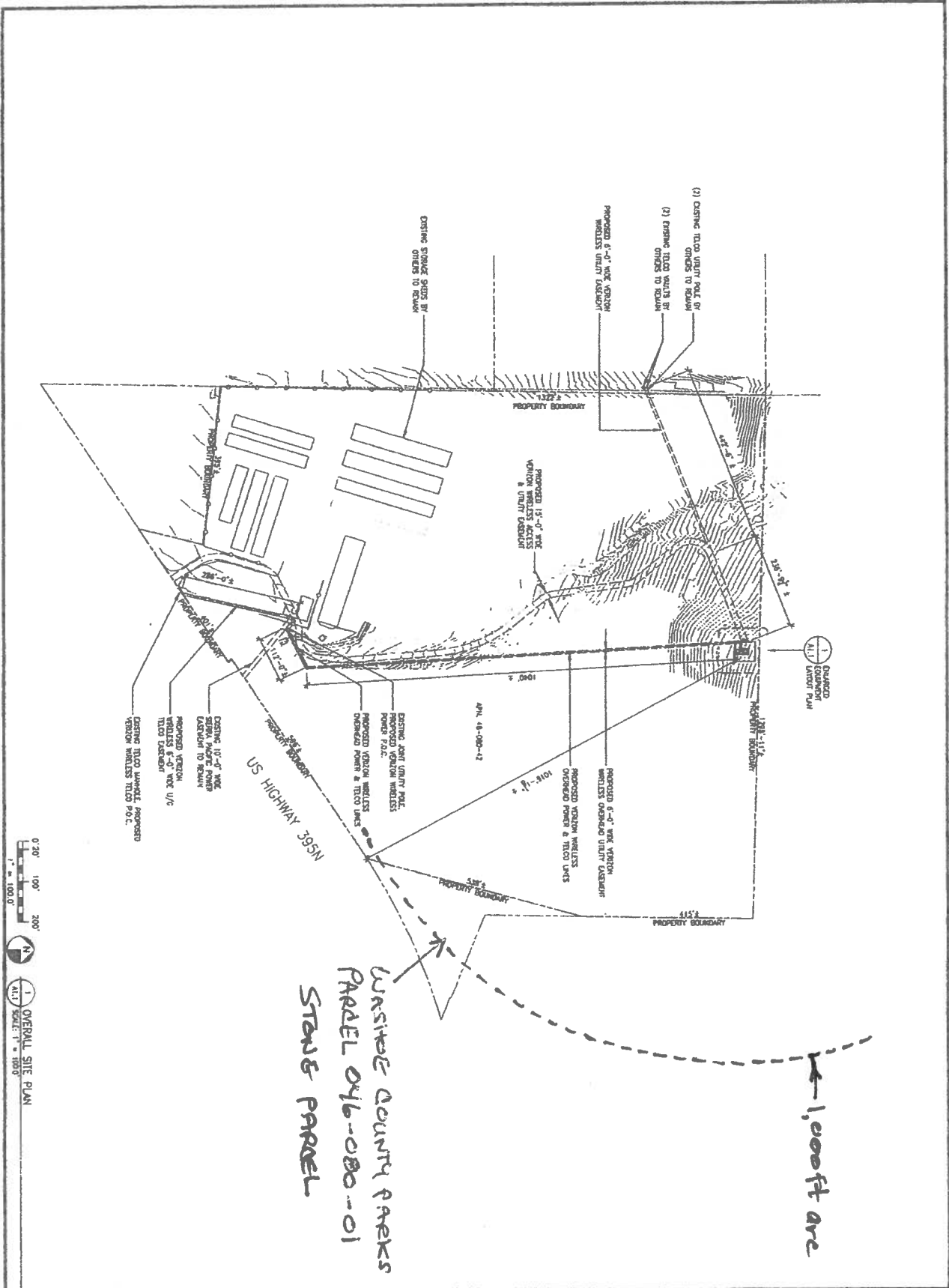
D. Conclusion

The proposed Verizon Wireless facility is within 1,000 feet of a proposed public trail. The location of the proposed facility fails the Finding of Consistency since it does not comply with the Washoe County Building Code. Development Agreement SB14-002 must be denied.



**Washoe - Galena Canyon
to Galena Trail Corridors**

ATTACHMENT 3 - MAP #1



0 75' 100' 200'
 1" = 100.0'
 OVERALL SITE PLAN
 SCALE: 1" = 100.0'

WASHOE COUNTY PARKS
 PARCEL 046-080-01
 STONE PARCEL

← 1,000ft arc

<h1 style="margin: 0;">A1.1</h1>	SHEET TITLE: OVERALL SITE PLAN	PLEASANT VALLEY NEVADA 205 US HIGHWAY 395N WASHOE VALLEY, NV. 89704	O'Connor Freeman & Associates Structural Engineering Services 225 50th Street, Suite 201, Sacramento, CA 95816 Phone: (916) 441-5731 Fax: (916) 441-5697
	DATE: 11/27/10	DRAWN BY: [Name] CHECKED BY: [Name] SCALE: AS SHOWN	

ATTACHMENT 3-MAP #2

Attachment 4 – The proposed Verizon Wireless communications facility negatively impacts the view shed of the local community and Washoe Lake State Park.

A. Development Code and Master Plan Standards

Washoe County Development Code, Article 324 COMMUNICATION FACILITIES, Section 110.324.50 Wireless Communication/Cellular Facilities Placement Standards., paragraph (e) (5) states:

(e) Monopole Antenna. The placement of a monopole antenna shall comply with the following criteria:

(5) To the extent possible, monopole mounted antennas shall be placed in a manner that either natural features, built features or a combination of both provide a complete background to the antenna as seen from the nearest roadway or occupied structure.

The Washoe County Master Plan, South Valleys Area Plan also provides guidance in this area. Paragraphs SV.6.11 and SV.12.5 apply.

SV.6.11 The viewshed from Eastlake Boulevard and Washoe Lake State Park should be preserved to the greatest degree possible. **Structures should be located such that the hillsides adjacent to Eastlake Boulevard are preserved and the associated ridge tops are left essentially undisturbed.** Landscapes, safety, and small recreational enhancements (trails, scenic overlooks, etc.) to this view shed are permitted. **Infrastructure that impacts this area should be designed such that negative impacts to the view shed are mitigated.**

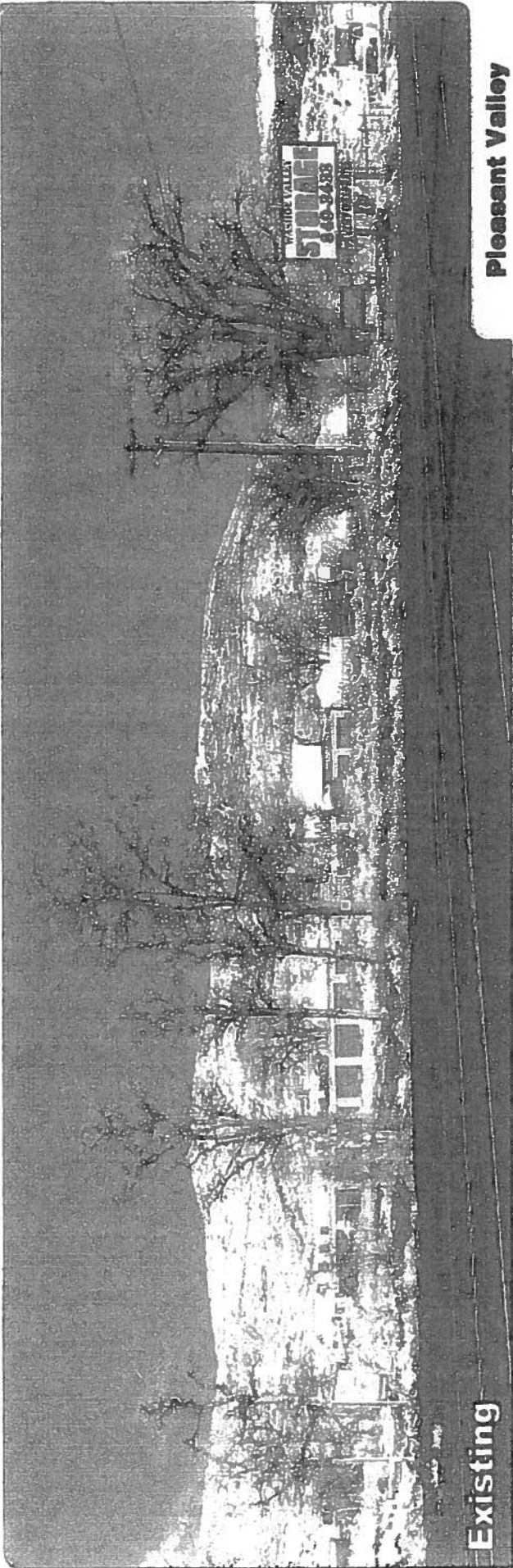
SV.12.5 View sheds and ridgelines shall be protected from significant degradation. Development near ridgelines should blend with the natural contours of the land and shall be sited in such a way so as not to create a silhouette against the skyline. Ridgeline areas that skyline are those viewed from any scenic corridor at a distance of 2.5 miles or less. Corridors for Washoe Valley include U.S. Highway 395, Eastlake Boulevard and Franktown Road. While full mitigation of development impacts may not be reasonable, negative impacts to the views throughout Washoe Valley should be minimized.

B. Development Application Information

The Photosimulation of the view looking north from Old Hwy 395, right across from the storage facility proved by Verizon Wireless, clearly shows that the proposed facility is out of compliance. The proposed antennas and tower structure is silhouetted on the ridgeline. A black and white copy is attached for your reference. A color copy is provided in the Application.

C. Conclusion

The proposed Verizon Wireless facility is detrimental to the view shed of the local community and Washoe Lake State Park and is not in compliance with The Washoe County Building Code or the South Valleys Area Master Plan. There is no way to mitigate this condition. The Development Application should be denied.



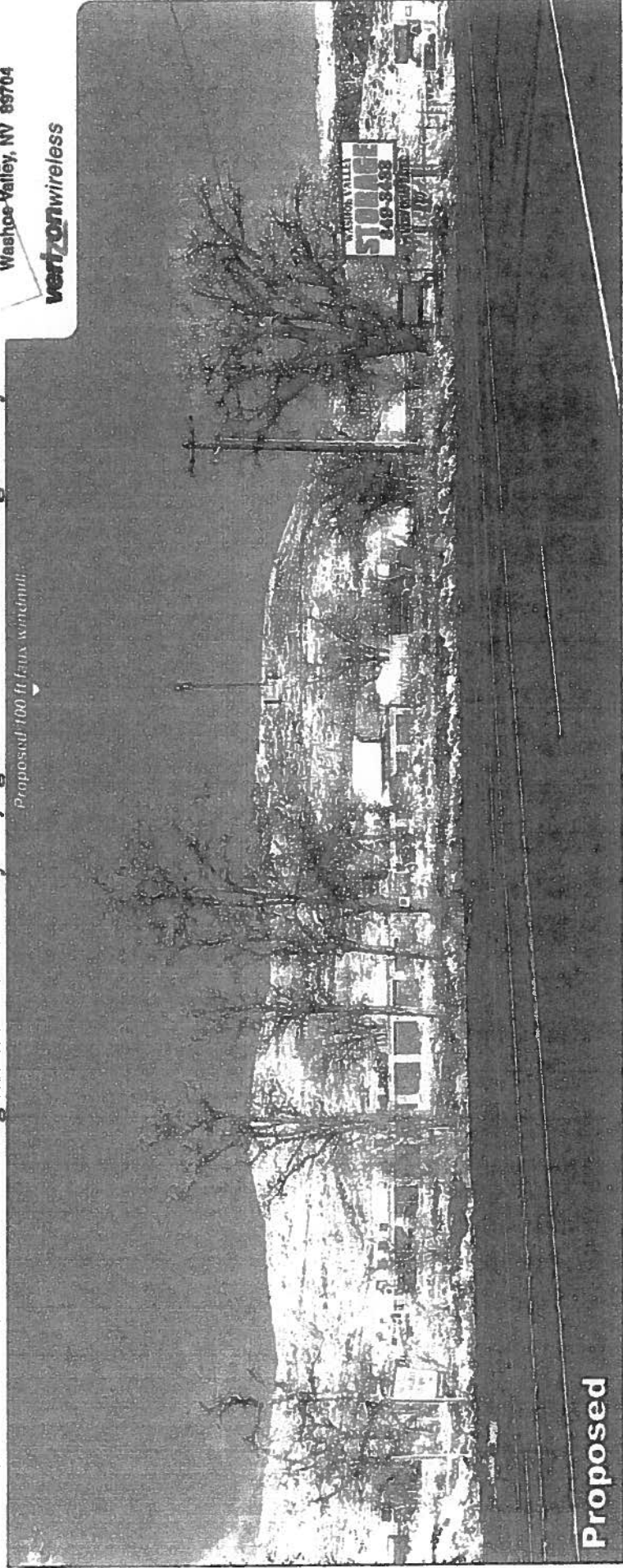
Existing

Photosimulation of the view looking north from Old Hwy 395, right across from the storage facility.

Proposed: 100 ft faux windmill.

Pleasant Valley

205 US Highway 395
Washoe-Valley, NY 89704



Proposed

Attachment 5 – Placement of the Verizon Wireless facility at the proposed location will have a negative impact on the Washoe Valley Scenic Byway and the local economy.

The Washoe Valley Scenic Byway was designated by the Nevada Department of Transportation (NDOT) on February 25, 2010. Please see attached letter. Washoe County Parks has been a leader in helping to establish the Byway.

The current Byway consists of two segments starting at the turnoff to Old Hwy 395 near Davis Creek Park, looping around the South end of Washoe Valley, and then North on Eastlake Boulevard to Jumbo Grade. The two proposed northern segments thru Old Washoe City and New Washoe City could not be approved at that time due to heavy traffic volumes on Hwy 395 and the very dangerous intersection at Hwy 395 and Eastlake Blvd.

The completion of I-580 has now reduced traffic levels on Hwy 395 to a safe level. **Washoe County Parks has met with NDOT and requested that the byway segment thru Old Washoe City now be approved.** This segment is rich in Nevada history and will contain a Washoe County Park in the future.

The Washoe County Master Plan, South Valleys Area Plan supports this action as follows:

Goal Thirteen: Maintain and enhance the scenic value of the U.S. 395 corridor through Washoe Valley and other transportation corridors through the planning area.

Policy SV.13.2 reads as follows:

SV.13.2 Washoe County supports the pursuit of “Scenic Roadway” status for certain roads in the planning area. These roads include U.S. 395, Eastlake Boulevard, Old U.S. 395, and Franktown road. The inclusion of other roads may be considered for support by the Washoe County Board of Commissioners.

The application process, on the NDOT *Scenic Resource Assessment Form* has a section which considers negative scenic features. The proposed Verizon Wireless facility would certainly fall in this category since it is a very large, unsightly, man-made structure. Negative scenic impacts must be minimized for approval of Scenic Byway status.

Approval of Scenic Byway status thru Old Washoe City could have **significant benefits including the ability to apply for Federal and State grants to enhance the area and a positive economic impact for local businesses.** Any activities which would jeopardize this approval should be avoided.

We request that the Washoe County Board of Adjustment support the goals and policies stated in the South Valleys Area Plan concerning Scenic Roadways. Development Application SB14-002 should be denied since it is not consistent with Washoe County goals and policy.



JIM GIBBONS
Governor

STATE OF NEVADA
DEPARTMENT OF TRANSPORTATION
1263 S. Stewart Street
Carson City, Nevada 89712

SUSAN MARTINOVICH, P.E., *Director*

In Reply Refer to:

February 9, 2010

Washoe Valley Working Group
c/o Bill Naylor
1005 Dunbar Drive
Washoe Valley, NV 89704

Dear Mr. Naylor:

The Nevada Department of Transportation's Director, Susan Martinovich, will be making the official announcement of the Washoe Valley Scenic Byway designation to the State Transportation Board on February 25, 2010.

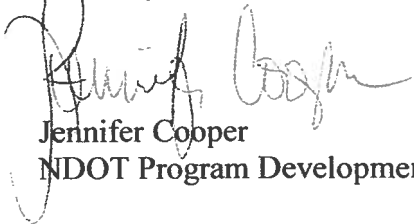
This meeting will be held at the Nevada Department of Transportation's headquarters building, located at 1263 S. Stewart Street in Carson City, NV. The meeting is being held in conference room 301, and will begin at 1:30p.m.

The announcement will be made as part of the Transportation Board meeting, and the agenda is not available, so I do not know exactly when the Byway designation will be announced. The agenda is usually available about three days prior to the meeting and can be found at www.nevadadot.com, under the "Meetings, Hearings & Notices" link.

I hope you and the members of the Washoe Valley Working Group will have an opportunity to attend this meeting. I look forward to meeting you and seeing you there.

If you have any questions, or require additional information including a fax or email copy of the agenda, please do not hesitate to contact me at (775) 888-7123.

Sincerely,



Jennifer Copper
NDOT Program Development

Attachment 6 – The proposed Verizon Wireless facility is a hazard to wildlife and the Pacific Flyway.

Washoe Valley is a part of the Pacific Flyway. Little Washoe Lake and the federally owned Scripps Wildlife Management Area are located at the North end of Washoe Valley. The Scripps Wildlife Management Area supports many bird species and is listed as one of the important bird areas in Nevada (see attached). Both Little Washoe Lake and the Scripps Wildlife Management Area are in close proximity to the proposed Verizon tower. By virtue of its 100 ft. height and massive size it presents a significant hazard to both local and migrating wildlife.

The Washoe County Master Plan, South Valleys Area Plan supports the value of wildlife as follows:

Goal Twenty: Public and private development will respect the value of wildlife and wildlife habitat to the community.

Policy SV20.0 states the following:

SV.20.0 Any development that has the potential to negatively impact an established wildlife migration route or critical habitat, including but not limited to traditional mule deer migration routes and the Pacific Flyway for migratory birds and their associated habitat must demonstrate how that project will protect the integrity of the migration route or habitat.

Verizon Wireless has failed to demonstrate that the proposed 100 ft. lattice structure will not be a hazard to wildlife at the current proposed location.

Hazardous Materials

Development Application SB14-002, page 9, HAZARDOUS MATERIALS states that “A *Hazardous Material Business Plan* will be submitted upon project completion and stored on site after construction.”

The proposed Verizon Wireless facility is uphill from very sensitive wildlife habitat. In addition, there have numerous incidents of pollution due to hazardous materials associated with the communications industry. Lake Tahoe is an example. For these reasons it seems prudent that the initial Development Application include a complete statement of hazardous materials involved in the operation of the facility so that an informed decision can be made on its suitability for the area. Verizon Wireless has chosen to defer this responsibility.

Conclusion

Washoe County has clearly stated its commitment to protect wildlife and wildlife habitat. The construction of a 100' lattice tower in an international flyway next to a wildlife management area is not consistent with Washoe County's goals and policies and is detrimental to the local community and environment. In addition, the undocumented threat of hazardous chemicals may pose a further threat. For these reasons we request that you deny Development Application SB14-002.

International Treaty

Pacific Flyway Council

Migratory Bird Management



Washoe Valley

215 bird species have been recorded

100 species nest

1800 birds observed in one day.....

Attachment 7 – Verizon Wireless has failed to demonstrate due diligence in finding a solution to the capacity problem on McClellan Peak. In addition, Verizon is proposing a multi-user facility but not documenting this impact in the application.

On page two of the Development Application, Box 5. The applicant states

“This location lies in the middle of the **small search area provided** for locating this site. This site is intended to provide capacity support to the existing Slide Mountain and McClellan Peak facilities. Especially McClellan Peak which currently suffers from lack of capacity.”

A. The applicant fails to address why increases in capacity cannot be made at McClellan Peak and/or Slide Mountain.

This would seem to be the most obvious solution since the Development Code allows large lattice antenna structures in these areas. According to the application, coverage is not an issue with the current antenna configuration and an additional antenna in Washoe Valley is not needed for that reason.

B. The applicant fails to address the reason that such a small search area was selected rather than the entire valley.

Washoe Valley is a relatively large area with extensive elevation changes all around its perimeter. It would seem that there would be many locations in the valley where the desired coverage could be achieved and a friendlier viewshed could be provided.

C. The applicant failed to adequately evaluate all antenna placement options as listed in the Development Code in Section 110.324.45. The applicant settled for a lattice tower which is the worst option and is not even allowed in the valley.

On a larger valley-wide scale, it would seem that there might be allowed antenna mounting options which are more desirable according to the Building Code and could take advantage of existing buildings, infrastructure or topography.

D. The applicant is proposing a multi-user facility but does not document the negative impact of the larger facility which it is actually proposing.

(1) A 100' lattice tower is proposed. In the Development Code in section 110.324.50 (f)(5) it states that lattice towers will be designed to accommodate more than one (1) antenna and that towers over eighty (80) feet high must accommodate at least three (3) antenna arrays. Even a 100' monopole structure with multiple antenna arrays would have an extremely negative impact.

(2) A fenced 50' by 50' equipment is proposed. This size of an area could easily accommodate four (4) or more equipment shelters. A previously denied application by Tallac Tower Group specified a 30' x 40' fenced area which they stated would hold four (4) equipment sheds.

(3) In *Appendix B, Radio Frequency Electromagnetic Energy Safety/Sinage Plans*, provided by Verizon, on the *Roofview: Composite Exposure Levels* and on the *Roofview: Verizon Exposure Levels* diagrams the words " For Clarity, Other Carrier Antennas are Not Shown. A color code for Other Carrier Antennas is also included. A black and white copy is attached. A color one is available in the application.





Conclusion

Verizon Wireless should perform a complete and thorough analysis to determine the best option for increasing capacity in the area. An upgrade or expansion of existing facilities on McClellan Peak would seem to be the most satisfactory remedy.

Verizon Wireless should more openly state the type of facility they are requesting. Verizon Wireless should also more accurately document the impact of the facility on the community. This could be accomplished by providing accurate photo simulations showing multiple antenna arrays and equipment sheds.

Verizon Wireless should be required to provide a complete and comprehensive Development Application before any action is taken by County Boards and Commissions.

% 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

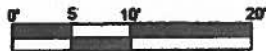
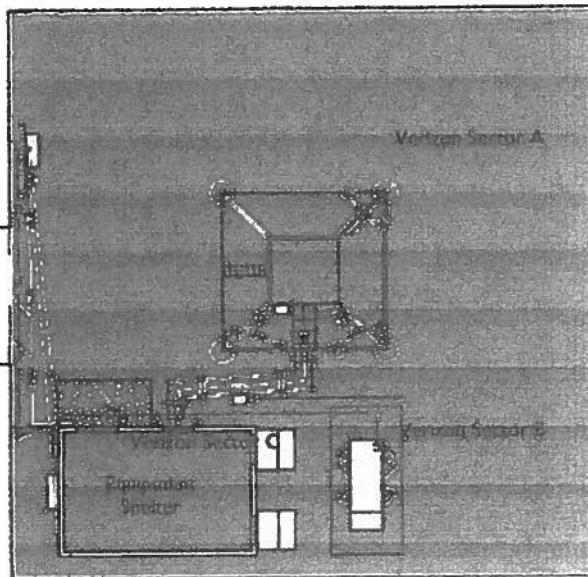


Access Gate

*For Clarity, Other Carrier Antennas are Not Shown.

Legend

-  Verizon Antennas
-  Other Carrier Antennas



Roofview: Composite Exposure Levels

Facility Operator: Verizon Wireless

Site Name: Pleasant Valley

Verizon Site Number: N/A

Report Date: 11-12-13

EBI Consulting • 21 B Street • Burlington, MA 01803 • 1.800.786.2346



SIERRA REFLECTIONS SUBDIVISION

WASHOE COUNTY



8,000 - 12,000 sf	= 364
12,001 - 15,000 sf	= 203
15,001 - 18,000 sf	= 143
18,001 - 43,559 sf	= 75
>43,560 sf	= 6

Subtotal: 791

Townhomes = 147

TOTAL: 938

TOTAL APPROVED LOTS: 938

C & M ENGINEERING AND DESIGN, LTD
 9498 DOUBLE R BLVD, STE B RENO, NV 89521
 PHONE: (775) 856-3312 FAX: (775) 856-3318
 File: P:\04-008.07stjamestent\dwgs\exhibits\ ExhibitSR_HP5500.dwg
 <gfong> Tue, 21 Jan 2014 - 9:50am

(Modular) B1A June 5, 2014 AR



Scenic Nevada

June 2, 2014

Board of Adjustment Members
Washoe County
1001 East Ninth Street
Reno, NV

Dear Members:

RE: Special Use Permit Case Number SB14-002 (Verizon Wireless)

This letter is in support of staff's recommendation to deny the special use permit to allow Verizon Wireless to erect a 100-foot tall cell phone tower near the back of the Washoe Valley Storage parcel along U.S. Highway 395 in Washoe Valley.

We are opposed to the proposed location, which is near a ridgeline in an open area with pristine views of the Sierras. This section of U.S. 395 recently was proposed to be added to the existing Washoe Valley Scenic Byway. Creation of the Scenic Byway was a cooperative effort of the Washoe Valley Alliance, Washoe County Parks and Scenic Nevada.

In the staff report, it is noted that the project will cast a silhouette when viewed looking north from Old Hwy 395. Our understanding is that silhouettes on ridgelines caused by development like the tower are not in compliance with the South Valley's Area plan. Also, the proposed location is adjacent to public open space slated to become a gateway to a future regional public trail system.

The proposed location is in an area where "aesthetics are as important as providing service," according to the staff report. We appreciate Verizon's attempt to camouflage the cell tower, first as a windmill and now as an historic water tower. However, there are no landscaping or natural elements that would allow the tower to blend in with the surroundings, no matter what the design. The site is an open space with no trees or bushes.

Scenic Nevada advocates for the sensitive placement of cell phone towers as well as camouflaging or co-locating towers to protect scenic views. In this case we think that Verizon should choose an alternate site that does not have a detrimental impact on the scenic views of Washoe Valley.

Thank you for your kind consideration.

Sincerely,

Lori Wray
Secretary/Treasurer
Scenic Nevada Board of Directors

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Northwest Reno
Community Volunteer

Brian S. Dean,
vice president
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Huntington Learning Center

Marilyn Naylor
Washoe Valley
Washoe County School District,
retired

ADVISORS

Mark Wray
Law Offices of Mark Wray

Peter Chase Neumann
Law Offices of
Peter Chase Neumann

W. Chris Wicker
Woodburn and Wedge

150 Ridge Street
Reno, NV 89501
scenicnevada.org
info@scenicnevada.org
f/ScenicNevada

DeLozier, Sara

From: Lawrence, Lee
Sent: Thursday, June 05, 2014 9:33 AM
To: DeLozier, Sara
Subject: FW: Forwarding this for your review and distribution if necessary.

From: manleypottery@aol.com [manleypottery@aol.com]
Sent: Wednesday, June 04, 2014 9:20 AM
To: Lawrence, Lee
Subject:

I am all for the cell tower and so is all the younger up and coming people raising kids out here now. I know there are a lot of old timers that want it the way it was out here but they can always move to Virginia city.

From my HTC Sensation 4G on T-Mobile. The first nationwide 4G network

DeLozier, Sara

From: Lawrence, Lee
Sent: Thursday, June 05, 2014 10:10 AM
To: Fagan, Donna
Cc: DeLozier, Sara
Subject: Emails I've received regarding the cell tower in Washoe City

Hi Donna: As a member of the Board of Adjustment I've received a few emails addressed only to me and I'm not sure if the other BOA members have received them. What I'd like to do is to forward them to you for your review and distribution to other BOA members and support staff if indeed they have not received them.

Than you for your help in this effort,
Lee Lawrence, Board of Adjustment

DeLozier, Sara

From: Lawrence, Lee
Sent: Thursday, June 05, 2014 10:18 AM
To: Fagan, Donna
Cc: DeLozier, Sara
Subject: FW: Verizon cell tower

Hi again Donna, I'm not sure if the other BOA members have received this, but if they haven't please forward it to them and other support staff.

Thanks again,
Lee Lawrence, BOA

From: karenandchris@charter.net [karenandchris@charter.net]
Sent: Tuesday, June 03, 2014 8:29 PM
To: Lawrence, Lee
Subject: Verizon cell tower

My name is Karen Critor and I have lived in Washoe Valley for 27 years. I am also a board member of Washoe Valley Alliance. Our mission is to preserve and protect the unique qualities of Washoe Valley through stewardship and education. I am here today to share some information about the wildlife of Washoe Valley.

Nearly \$50 million dollars has been invested in the preservation of Washoe Valley. The scenic, recreational, economic, and educational value of this valley is beyond measure. The valley is home to Washoe Lake State Park; Washoe County Parks including Davis Creek, Bowers Mansion, and Wilson Commons; Scripps Wildlife Management Area; South Washoe Valley wetlands; and the Washoe Valley Scenic Byway.

Washoe Valley is valued for its scenic beauty, its rural character and abundant wildlife. The wildlife include mule deer, coyotes, bear, rabbits, bobcats and mountain lions. As many as 215 different bird species have been recorded in Washoe Valley including mountain quail, hawks and bald eagles. Washoe Valley is part of the Pacific Flyway which provides necessary habitat for migratory birds. International agreements exist for the protection of these important environments. Washoe Lake, Little Washoe and Scripps Wildlife Management Area are recognized by the Nevada Important Bird Area Program as supporting species of birds that are identified as high conservation priorities, such as the Snowy Egret and the White-faced Ibis. Goal 20 of the South Valley's Area Plan states: "Public and private development will respect the value of wildlife and wildlife habitat to the community". Paragraph 20.2 continues: "Any development that has the potential to negatively impact an established wildlife migration route or critical habitat, including but not limited to traditional mule deer migration routes and the Pacific Flyway for migratory birds and their associated habitat must demonstrate how that project will protect the integrity of the migration route or habitat."

The construction of a 100' lattice tower in an international flyway next to a wildlife management area is not consistent with Washoe County's goals and policies to protect wildlife and habitat and is detrimental to the environment. For this reason, we ask that this application be denied.

DeLozier, Sara

From: Lawrence, Lee
Sent: Thursday, June 05, 2014 10:22 AM
To: Fagan, Donna
Cc: DeLozier, Sara
Subject: FW: Verizon Tower Application #SB14-002

Donna: Please forward to the other BOA members and support staff if they have not received the email below.
Thanks again, Lee Lawrence BOA

From: Carol & Jack Christensen [follynv1@ix.netcom.com]
Sent: Wednesday, June 04, 2014 2:21 PM
To: Lawrence, Lee
Subject: Verizon Tower Application #SB14-002

Board of Adjustment

Member Lee Lawrence,

I urge the Board to deny the Verizon Tower application.

I notice in the list of Reviewing Agencies that none of the following agencies were included in the Review and Evaluation process, Nevada Department of Wildlife, Washoe Lake State Park, the Bureau of Land Management. Yet the Verizon Tower overlooks Washoe Lake State Park, NDOW's Scripps Wildlife Management Area, the surrounding wetlands at BLM owned Winters Ranch, and the southern Washoe Lake wetlands.

Washoe Valley is part of the Pacific Flyway, meaning it is of international importance to the survival of migrating birds. Location of the proposed Verizon Tower puts it in a direct north/south line to Washoe Lakes, Scripps Wildlife Management Area, and the wetlands at Winters Ranch and the southern portion of Washoe Lake. According to guidelines issued by the US Department of Fish and Wildlife regarding the Migratory Bird Program, "Towers should not be sited in or near wetlands, other known bird concentration areas (e.g., state or Federal refuges, staging areas, rookeries), in known migratory or daily movement flyways, or in habitat of threatened or endangered species."

It is incomprehensible to me that a more appropriate location cannot be found for this communications tower. And it appears that no effort has been made to do so.

Please deny the Verizon Tower application.

Sincerely,

Carol and Jack Christensen
2155 Lakeshore Drive
Washoe Valley, NV

DeLozier, Sara

From: Lawrence, Lee
Sent: Thursday, June 05, 2014 10:24 AM
To: Fagan, Donna
Cc: DeLozier, Sara
Subject: FW: VA 1400-4 3' side yard setback on southern boundary

Donna: Please forward if other members of the BOA and support staff have not received the email below.
Thanks again, Lee Lawrence, BOA

From: G [snowylake@charter.net]
Sent: Wednesday, June 04, 2014 7:49 PM
To: Lawrence, Lee
Subject: FW: VA 1400-4 3' side yard setback on southern boundary

Hi again Mr. Lawrence:

I apologize for an error in number 7 below...the first sentence should have read like this:

7. With a 3' side yard setback on my "southern boundary," the positioning of my garage is perfect. (below I said "northern boundary" and that is a mistake). I noticed this after I sent my letter to you and didn't want to confuse you with that error. Hope this helps!

Grable

From: G [mailto:snowylake@charter.net]
Sent: Wednesday, June 04, 2014 1:39 PM
To: 'llawrence@washoecounty.us'
Subject: RE: VA 1400-4 3' side yard setback on southern boundary

Attention: Mr. Lee Lawrence
Washoe County Board of Adjustment
May 5, 2014, Hearing

Dear Mr. Lawrence:

My name is Grable Ronning. I have lived in Incline Village/Crystal Bay as a full time resident for the past 35 years. I raised my family here. Both of my children returned to the Lake after completing College, and I now have the distinct pleasure of looking after the third generation.

I purchased 400 Gonowabie Road, a small 1944 cabin, 21 years ago in 1993. Over the years my family and I have thoroughly enjoyed the cabin. Now, as the cabin is beginning require more and more work, we are looking forward to building something a little larger to accommodate our growing family.

Crystal Bay was originally settled much earlier than Incline Village, and has been ripe with redevelopment since I originally bought my home. I have received many County Variance Notices over the years as my neighbors along Gonowabie Road have either substantially remodeled and enlarged their homes, or torn down their older cabins to rebuild something new. In fact it is my understanding that over 90% of the properties along Gonowabie have Variances of one kind or another. This is because the property in our area is steep, the one way road is steep and narrow and some properties have boulders or old growth trees that owners are attempting to avoid during the building process. TRPA, of course, imposes building restrictions and constraints in addition to the difficult physical aspects of the properties on our Road.

I can honestly say that my property has an extra helping of restrictions and constraints that make it difficult to build. Please allow me to explain:

1. First and foremost I know of no other property in Incline Village or Crystal Bay that has a 30' high rock ripped rapped bank, bordering a large hairpin turn that is located (by mistake) on their property. This hairpin turn definitely jumps right off the page on the site plan!
2. Along our road, some people have a large boulder or two on their property and some down by the lake. I have a large outcropping of gigantic boulders, some of which are stacked on top of each other, right in the center of my property. More very large boulders exist along both sides of my home, and many more, both large and small are located in the back of my home and along the lake.
3. Except for the lower asphalted driveway where Staff took their picture, my property is extremely steep, more so than some of the others along our road. Even the top part of my driveway, which isn't in the picture, is relatively steep and difficult to navigate.
4. In order to minimize disturbance to the environment, TRPA prefers that my new home be built in the same location as the original home.
5. I have an old, historic tram that I'd like to keep to help me access the lake as I get older. In order to avoid some of the larger boulders down by the water, the tram was built on a fairly severe diagonal cutting across my property near the north side of my home. The tram is like a barrier, restricting utilization of my property over to the 8' side yard setback to the north. This is okay with me as I'd like to leave as much room as possible in between my home and my neighbor, Mr. Livoni. Instead, it made far more sense to request a 3' side yard setback Variance on my southern boundary as Nevada State Lands' property will remain open space. From a planning perspective, this provides at least one home in our area that is properly separated from the adjacent neighboring home.
6. Please keep in mind that because my garage and home are not parallel to my property lines, just a small corner of my garage and bedroom will be within the side setback, rather than the entire side of my garage and home. Mr. Donahue, the Acting Administrator of Nevada Division of State Lands, sent my lawyer, Karen Dennison, Esq., a letter stating that State Lands will not oppose my 3' side yard setback Variance request that is before your Board. After speaking with Mr. Wayne Ford, my Planner and Designer, Mr. Donahue said that he is comfortable that we will meet their conditions to utilize BMP's, to not disturb their property during the construction and to prevent snow melt from falling onto their property after construction is finished. I'm told a copy of Mr. Donahue's email from State Lands is within your packet.
7. With a 3' side yard setback on my northern boundary, the positioning of my garage is perfect. It is at the same angle as my home, and it allows me to be able to back out safely and see the cars as they come down our one way road. Without the Variance, I may back into the center island of the hairpin turn. Many garages along Gonowabie Road with a 0' front setback, back out blindly onto the road. I'm grateful my Designer, Mr. Ford, came up with a better solution.

I appreciate your time and consideration of this rather complex project. Please don't hesitate to get back to me with any questions or concerns. Thank you!

Sincerely,

Grable B Ronning
400 Gonowabie Road, Crystal Bay, NV 89450
snowylake@charter.net
(775) 832-2270

Board of Adjustment
Verizon Tower Proposal

Safety / Attractive Nuisance

Lattice Tower Discussion

In the Staff report, staff agrees that the Verizon Tower lattice design is within the definition. Staff then decides that the placement prohibition refers only to larger lattice designed towers, therefore does not apply to the 100' Verizon Tower. Staff reasoning includes visual and aesthetic compatibility and the fact that Verizon's proposed Tower will be in a more populated area. Staff has not addressed the other parts of Section 110.324.50(f).

I do not agree with Staff's determination because it is limited in its viewpoint and does not consider the entire Lattice Tower Section 110.324.50.

Section 110.324.50(f) (5) discusses lattice towers higher than eighty feet.

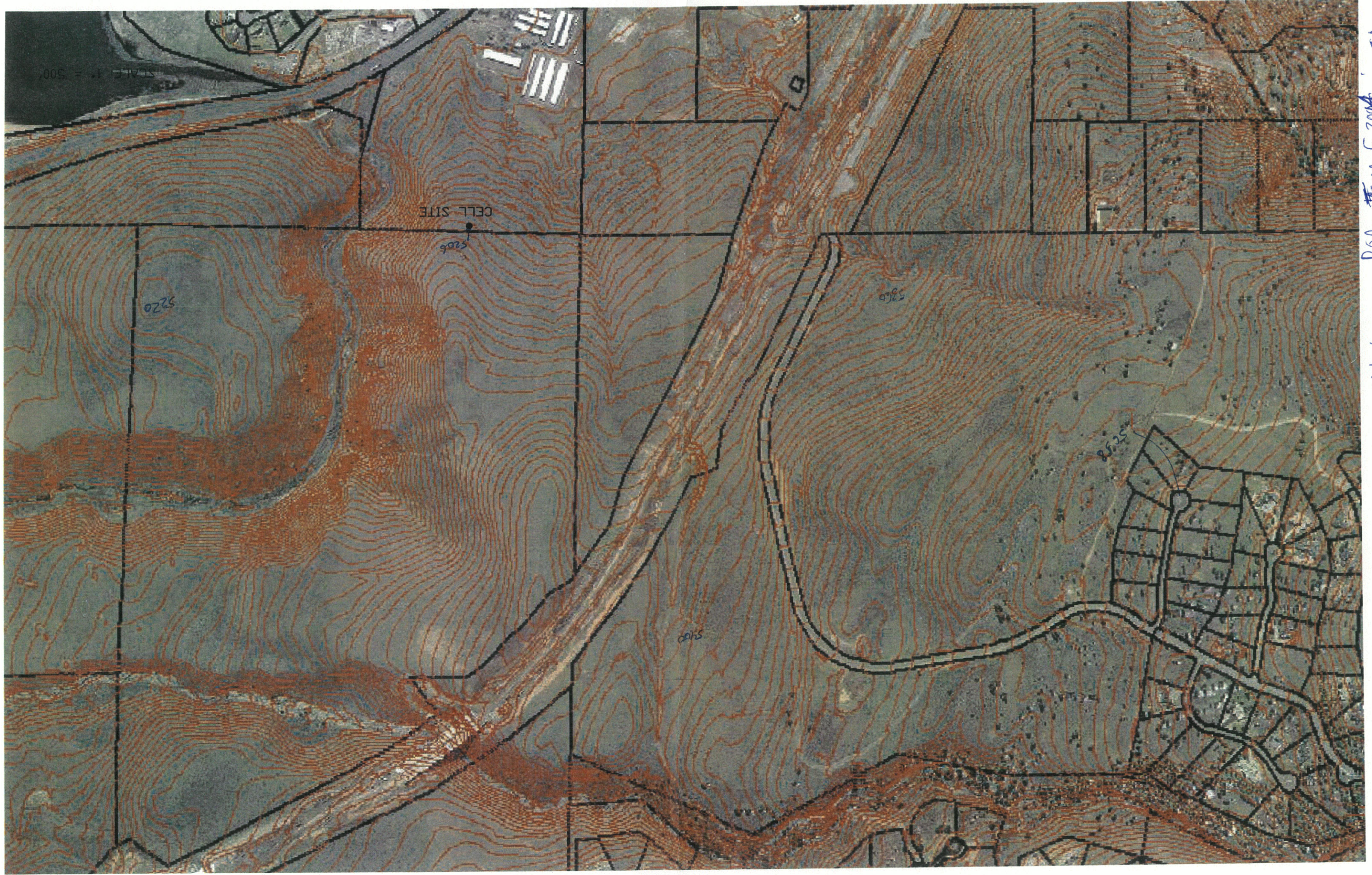
Section 110.324.50(f) (6) discusses safety, fencing and anti-climb devices.

I believe the lattice design to be an Attractive Nuisance. It will turn out to be danger in a populated area, such as Washoe Valley. Teens and young adults will be tempted to climb the lattice design. I further believe that ^{Safety} is the reason the Lattice Tower design is limited to less accessible mountain tops.

Thank you for your consideration of this issue.



Carol Christensen
Washoe Valley resident



SCALE 1" = 500'

CELL SITE

5220

5280

5340

5400

5520

LQ

Woodside

BOA June 5, 2005 8A



Board of Adjustment Action Order

Special Use Permit Case No. SB14-002

Decision: (1) Denial of Request to Continue
(2) Denial without prejudice of Special Use Permit to build wireless telecommunications facility as specified below.

Decision Date: June 5, 2014

Date of Filing/Mailing: August 1, 2014

Applicant: Sacramento Valley LP, dba Verizon Wireless
Attn: David Downs
2009 V Street
Sacramento CA 95818

Property Owner: Washoe Valley Storage
205 US Hwy 395N
Washoe Valley NV 89704

Assigned Planner: Grace Sannazzaro, Planner
Washoe County Community Services Department
Planning and Development Division
Phone: 775.328.3771
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Project Description – To allow for the construction of a Wireless Communications Facility consisting of a 17 foot high faux water tank concealing six antennas situated on top of an 83 foot high tower (total height 100 feet) and an equipment shelter containing telecommunication ground equipment, all of which shall be enclosed within a 50 foot x 50 foot fenced area on a ±35.73 acre parcel. Three easements to be located on the subject parcel are also included in the proposal; two of which will be 6 foot wide Verizon Wireless utility easements for overhead utility poles; and one will be for a 15 foot wide Verizon Wireless access and utility easement.

- Project Address: 205 US Highway 395 N, Washoe Valley, NV; located on the west side of US Highway 395, across the highway from Old Washoe Drive.
- Assessor's Parcel No.: 046-080-42
- Total Parcel Size: ±35.73 Acres
- Total Project Size: 50 feet x 50 feet (2,500 square feet)
- Master Plan Category: Commercial (C)
- Regulatory Zone: General Commercial (GC)
- Area Plan: South Valleys
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in Article 324, Communication Facilities
Article 810, Special Use Permits
- Commission District: 2 – Commissioner Humke
- Section/Township/Range: Within Section 24, T17N, R19E, MDM,
Washoe County, NV

WW/GS/df

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NOTICE IS HEREBY GIVEN that the Washoe County Board of Adjustment took the following actions on June 5, 2014 with respect to the above described special use permit application. This notice is provided as required by NRS 707.585 setting forth with specificity each ground on which the authority denied the approval of the application and describing the documents relied upon by the Board of Adjustment in making its decision. References to "Record" are to the DVD of the meeting with the number count as played on a standard DVD player.

I DENIAL OF REQUEST TO CONTINUE

Request and Decision.

a. The public hearing on the application was duly noticed and set for June 5, 2014. On June 3, 2014, Mr. Downs sent an email requesting a continuance. [Exhibit 1]. Under Board Rules, a continuance must be approved by a majority of the Board Members. [See Board of Adjustment Rules, Policies and Procedures, Dec 2, 2010, page 4 "Adjourned Meetings and Continued Items."].

b. The request was heard by the Board on June 5 during which it heard testimony from staff (recommending approval subject to three specific conditions) [Record 714], and from Mr. David Downs, representative of the applicant. Mr. Downs testified that he had received the staff report recommending denial just two days before and was shocked to see the staff recommendation for denial and wanted to do more community outreach to give the community more time to understand the proposal and then to conduct a poll of people in the area. [Record 930]. No member of the public testified as to the request for continuance.

c. By a unanimous vote, the Board of Adjustment denied the request for continuance. [Record 1423]

Reason for denial and evidence.

a. This is a second request for a continuance. The application was originally scheduled to be heard on April 3, 2014. On April 2, 2014, Mr. Downs sent an email requesting a continuance [Exhibit 3], and on April 3, the Board granted the continuance.

b. Grace Sannazzaro, planner testified that Staff had recommended denial in the staff report for the hearing on April 3, 2014, and again recommended denial in the report for today's hearing. Nothing new was added to the recommendation in the June 5, 2014 staff report. [Record 1242]. The principal reason for staff's recommendation of denial in April was that the proposed cell tower violated policies in the South Valleys Area Plan (the master plan for the area) in that it rose above the ridgeline and silhouetted in the skyline. While the proposal in June is a different design, the proposed cell tower still rises to the same height and silhouettes against the skyline. [Exhibit 4 (Staff Report), page 13]

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c. Mr. Downs admitted to the Board that the proposed cell tower does silhouette against the skyline. [Record 1055]

d. Board chair Toulouse wanted to know why the current application did not address community concerns between the April meeting and June meeting. [Record 1030]. Board members Horan, Lee, Wideman, and Toulouse all commented that there was little material change in the application from April to June, even after the CAB meeting in May, and Mr. Horan commented that the continuance in April has not advanced the ball very far. [Record 1030 – 1400]. Chairman Toulouse indicated a belief that no material changes are anticipated and that the matter should proceed to hearing. [Record 1401]

II

DENIAL, WITHOUT PREJUDICE, OF SPECIAL USE PERMIT REQUEST SB 14-002 TO CONSTRUCT A 100 FOOT HIGH WIRELESS COMMUNICATIONS FACILITY CONSISTING OF A 17 FOOT HIGH FAUX WATER TANK IN WASHOE VALLEY, NEVADA.

Request, hearing, and Decision.

This application for a special use permit came before the Board of Adjustment as a duly noticed public hearing on June 5, 2014. A written staff report [Exhibit 4] had previously been circulated to the Board, and at the Public hearing Grace Sannazzaro made a presentation describing the proposal and discussing how it relates to the South Valleys Area Plan (the master plan for the area), the findings required to approve the special use permit and why Staff recommends denial of the special use permit. [Recording 1442 to 2179; Presentation slides at Exhibit 8]. Mr. David Downs appeared for the applicant and indicated that he did not have a presentation because he expected the continuance to be granted, but he answered questions by the Board Members. [Recording 2810 to 3137] Twelve persons testified at the public hearing, and several emails received by Board members as well as two letters were placed in the record [Exhibits 6,7, and 9]. After deliberation [Recording 5454 to 5829] a motion was made and unanimously approved to deny the special use permit without prejudice.

Reasons and Evidence.

The motion to deny was because the Board was unable to make each of the five findings required by Washoe County Development Code Section 110.810.30 (Special Use Permit); the three findings required by Washoe County Development Code Section 110.324.75 (Communications Facilities), and the one finding under Policy SV.12.16 of the South Valleys Area Plan. See discussion of all nine findings on pages 23 – 25, Exhibit 4 (Staff Report).

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Below is a discussion of the reasons why the findings cannot be made, and the evidence presented at the hearing regarding those reasons.

1. Inconsistent with Master Plan.

a. **Required Finding.** Under WCC 110.810.30 (a), the Board must find that the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the South Valleys Area Plan. There was evidence of the following violations of the master plan policies as follows.

b. **Violation of Policy SV 12.5.B (Silhouetting against skyline)**

(1) The South Valleys Area Plan is part of the Washoe County Master Plan. In that Plan, Policy SV.12.5 states:

“Viewsheds and ridgelines shall be protected from significant degradation. Development near ridgelines should blend with the natural contours of the land and shall be sited in such a way so as not to create a silhouette against the skyline. Ridgeline areas that skyline are those viewed from any scenic corridor at a distance of 2.5 miles or less. Corridors for Washoe Valley include U.S. Highway 395, Eastlake Boulevard and Franktown Road. While full mitigation of development impacts may not be reasonable, negative impacts to the views throughout Washoe Valley should be minimized. [See Master Plan, South Valleys Area Plan, September 2010, Page 27.]

(2) Exhibit 4, Page 7 is a photo simulation of the proposed cell tower provided by the applicant, indicating that it silhouettes against the skyline. At the bottom of the photo is U.S. Highway 395 (a designated scenic corridor), indicating that the silhouette is visible within 2.5 miles of that scenic corridor. See also Exhibit 4 (Staff Report) Exhibit D which also shows the existing views and proposed views after the cell tower is added. See also Exhibit 8 (Slide Presentation), slides 1 and 9.

(3) Exhibit 4, Page 15 (“Silhouette of Cell Tower”) indicates that the “proposed cell tower would silhouette against the sky to the north when looking from a distance of 2.5 miles or less from the U.S. Highway 395 Corridor”. At the bottom of the photo simulation (Exhibit 4, Page 7) is highway 395.

(4) Mr. David Downs testified at the June 5 hearing that it is true that the proposed cell tower would silhouette against the skyline. [Record 1055, 3036 and 3137] He also testified that the height of the cell tower could be lowered [Record 2846] but that the proposed location was the only location that achieved the desired results although it could be built elsewhere with less effect and another facility would also have to be built. [Record 3110].

(5) The South Truckee Meadows/Washoe Valley Citizens Advisory Board voted unanimously at its May 8, 2014, meeting to recommend denial of the special use

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permit because of non-compliance with the standards of the scenic by-way corridor and with the Washoe County Code and the South Valleys Area Plan. See Exhibit 4 (Staff Report), Page 19.

(6) At the public hearing, six persons testified about the impact of the cell tower on skyline, scenic byway and views: Fred Woodside (will obstruct views and property values for St. James and Sierra Reflections subdivisions), Lori Wray (obstructs scenic views), Maureen Collins (agrees with other speakers about views), Terri Thomas (views are a terrible thing to waste), Mike Spray (a neighbor whose view will be impaired), and Marilyn Miller (who worked on the South Valleys Area Plan. Views were important aspect of the plan and denial of the special use permit would validate all the effort and work to save those views).

(7) Exhibits 7 (letter from Scenic Nevada) and 9 (Letter from Washoe Alliance) express opposition to the proposal because of impacts on views.

b. Violation of policy SV2.14. (conserving open vistas)

(1) Policy SV2.14 of the South Valleys Area Plan states “Development Activities should be designed to support the efficient use of infrastructure and the conservation of recharge areas, habitat, and open vistas.

(2) As pointed out on Exhibit 4 (Staff Report), Page 23, the development of an overall 100 foot high lattice stealth design cell tower that would silhouette against the sky does not support the South Valleys Area Plan’s emphasis on open vistas. See evidence discussed in #1a above.

c. Violation of policy SV.2.4 (failure to respond in writing to CAB input)

(1) Policy SV.2.4 of the South Valleys Area Plan says that applicants who are required to present their items to the Citizen Advisory Board (CAB) must submit statement to staff regarding how the final proposal responds to the community input received from the CAB.”

(2) Exhibit 4 (Staff Report), Page 20, as well as Exhibit A detail the comments and action taken at the **March 13, 2014**, meeting of the South Truckee Meadows/Washoe Valley Citizens Advisory Board (CAB) meeting. The CAB voted unanimously to recommend denial of the proposal until the proposal is discussed for a second time with local residents due to questionable notice for the first meeting, and there was discussion about designing the cell tower that is more aesthetically compatible with the neighborhood and blends with the surrounding area.

(3) Exhibit 4 (Staff Report), Page 19 as well as Exhibit A detail the comments and action taken at the **May 8 2014** meeting of the South Truckee Meadows/Washoe Valley Citizen Advisory Board (CAB) meeting. Among other things, there was discussion about cell service in the Washoe Valley area and the need for the cell

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tower at that location. The applicant stated that research was needed to establish where other sites could be considered.

(4) Exhibit 4 (Staff Report), Page 18 (Staff Comment to Policy SV.2.4) indicates that the applicant has not submitted a written statement to staff regarding how the final proposal responds to the community input received from the CAB.

(5) When asked by Board Chair Toulouse why he hadn't responded to community concerns, Mr. Downs said he was ready to do so [Record 1030] although he wasn't ready today. [Record 2810]

d. Violation of Policy SV.2.13 (mitigation of impact of development).

(1) South Valleys Area Plan Policy SV2.13 states that "[T]he impact of development on adjacent land uses will be mitigated. The appropriate form of mitigation should be determined through a process of community consultation and cooperation. Applicants should be prepared to demonstrate how the project conforms to this policy.

(2) Exhibit 4 (Staff Report), Pages 18 and 19 (report on CAB meetings) indicates that one of the most significant impacts discussed in neighborhood and CAB meetings was the visual impact of the 100 foot structure silhouetting on the skyline. The original design of the cell tower was a 100 foot lattice structure where the antennas were exposed and located 88 feet up the structure, and a 12 foot faux windmill was placed above them. The neighbors and CAB objected to the windmill design and the applicant proposed dropping the windmill and encasing the exposed antennas in a faux water tank instead. But instead of cutting off the windmill at the top 12 feet of the structure and encasing the antennas at 88 feet (which would have mitigated the impact by shortening the structure by 12 feet) the applicant moved the antennas up to 99 feet and encased them in the water tower. See Exhibit 4 (Staff Report) Page 9 which shows the comparison of the two designs, and Exhibit M which provides conflicting measurements by saying the water tank will be seventeen feet high atop an 83 foot structure. Under either measurement, that is the reverse of mitigation.

(3) Mr. Downs testified that the height of the cell tower could be lowered [Record 2846] and that the proposed location could be built elsewhere with less effect and another facility would also have to be built. [Record 3110].

2. Violates Washoe County Code standards.

a. Required Finding. WCC110.324.75 requires that wireless communications facilities meet all the standards of Sections 110.324 through 110.324.60 as determined by the Director of the Community Development Department and/or his authorized representative.

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b. **Lattice tower prohibited at proposed site.**

(1) As discussed and pointed out in Exhibit 4 (Staff Report) at pages 15 and 16, WCC 110.324.50 (f) prohibits the placement of lattice towers anywhere in Washoe County except in eleven locations, and the proposed site is not one of them. If the proposed cell tower is a lattice tower, it is prohibited from being placed at the proposed site, and therefore the finding that the proposed cell tower meets standards under Article 324 of the Development Code for wireless communications facilities cannot be made. The definition of a Lattice Tower Mounted Antenna is “a communications receiving and/or transmitting device that is attached to a ground mounted, free standing or guyed lattice structure that is erected for the purposes of supporting one or more antennas.” Pictures of lattice towers (located in the approved sites) are found in Exhibit 4 (Staff Report) at page 12.

(2) The proposed cell tower is depicted in Exhibit 4 (Staff Report) at page 9. While the proposed tower meets the general definition of a Lattice Tower Mounted Antenna, Staff suggested that it should not be within the general prohibition against lattice towers in WCC 110,324.50 (f) (1) because it is not the same as the large massive structures with multiple antennas and dishes openly hung on them intended for mountaintops where visual and aesthetic compatibility are of a lesser concern than the need for expansive communications. The Applicant also testified that the proposed structure is not a lattice tower within the meaning of the code. [Record 1851] But Staff conceded that the Board of Adjustment is charged with interpreting and applying the code and if it disagrees with Staff, it should consider denying the special use permit. [Exhibit 4 (Staff Report), page 16].

(3) During the public hearing on June 5, two members of the Board commented that they believed that the design of the cell tower is a lattice tower prohibited for the proposed site. [Board Chair Toulouse at Recording 5733 and Board Member Wideman at 5829]

(4) See also an email by Carol Christensen (Exhibit 6, last page) objecting to Staff's interpretation that the proposed lattice tower structure should not be within the ban in WCC 110.324.50, and public comments made by William Naylor [Record 3446], and letter by Washoe Alliance, [Exhibit 9, page 3].

3. Utilities and roadway improvements not adequate.

a. **Required Finding.** WCC 110.810.30 (b) requires a finding that “adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing roadways, and an adequate public facilities determination has been made in accordance with Division Seven.”

b. **Noncompliance with Fire Code.** That finding cannot be made because the proposal is not in compliance with Chapter 60 (Washoe County Fire Code). Staff had suggested that a condition of approval be added to require compliance (which probably would have required another special use permit), but since the Board denied the special use permit, it did not accept that solution, and the project, as proposed, remains non-compliant with Chapter 60.

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(1) Exhibit 4 (Staff Report), Exhibit K (Letter from Fire Marshal Amy Ray, dated May 2, 2014,) indicates that the proposed facility will have to be brought into compliance with Washoe County Code 60, specifically including the requirement that a 20 foot access strip with a slope not to exceed 10% slope must be provided.

(2) The site plan in Exhibit 4 (Staff Report) at page 8 and Attachment M (revised plans for June hearing) shows only a 15 foot easement at considerably greater slope than 10 percent.

c. **No underground utilities.** Underground utilities are required for projects in the South Valleys Character Management Area under South Meadows Area Plan Policy SV.12.1. The site plan in Exhibit 4 (Staff Report) at page 8 and Attachment M (revised plans for June hearing) shows overhead utilities. The applicant had orally indicated that it would place utilities underground [See Exhibit 4 – Staff Report—Page 19 under “Policy SV.12.1] and [Record 1733] but until the site plan is changed or a condition is accepted to the special use permit, the project is non-compliant with the requirement for underground utilities.

4. **Site not suitable.**

a. **Required finding.** WCC 110.810.30 (c) requires a finding that the site is physically suitable for the type of development and for the intensity of the development.

b. **Ridgeline Proximity.** As suggested by staff in Exhibit 4 (Staff Report) at page 24 the site is too close to the ridgeline and as a result the cell tower silhouettes the skyline as pointed out in #1.a above.

c. **Slope of site.** Considering the slope of the site (see Appendix L), the site may not be suitable from a fire code standpoint. See Appendix K (letter from fire marshal requiring a 20 foot roadway with a 10% slope).

5. **Issuance detrimental.**

a. **Required finding.** WCC 110.810.30 (d) requires a finding 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.

b. **Skyline silhouette.** Staff comment on Exhibit 4 (Staff Report) page 24 asserts that the cell tower is detrimental to the character of the surrounding area in that it silhouettes against the skyline as explained and depicted in item 1a above.

c. Mr. Fred Woodside testified at the public hearing that he is affiliated with two adjacent residential subdivision developments, St. James village, and Sierra Reflections, and that the positioning of the cell tower would adversely impact their views and property values. [Record 4010]

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d. Mr. Mike Spray testified that his property is adjacent to the site and the proposed cell tower will be visible from his back yard and will impact his property value. [Record 431 and again at 5218]

6. The Proposed cell tower unduly impacts adjacent neighborhoods.

a. **Required finding.** WCC 110.324.75 (c) requires a finding that the monopole or lattice tower will not unduly impact the adjacent neighborhoods or the vistas and ridgelines of the County.

b. **Tower impacts vistas and ridgelines of the County.** As discussed and depicted in 1a above, the proposed 100 foot tower extends above and impacts the ridgeline and vistas.

7. Negative impacts on community character cannot be mitigated.

a. **Required finding.** South Valleys Area Plan Policy SV.2.16 mandates that the approval of all special use permits and administrative permits must include a finding that the community character as described in the Character Statement can be adequately conserved through mitigation of any identified potential negative impacts.

b. **Relevant Character Statements.** The Character Statement for South Valleys is set out in Pages 2 through 11 of the South Valleys Area Plan. A copy is attached hereto as Exhibit 5. Pertinent statements in the Character Statement include:

- On Page 2 (using Area Plan page numbers) first paragraph the Character Statement indicates that the South Valleys (Steamboat, Pleasant and Washoe Valleys) are largely rural agricultural communities filled with scenic vistas, and that U.S. Highway 395 winds through the verdant valleys is a scenic corridor offering peaceful bucolic scenery, pastoral respite and magnificent mountain vistas. Maintaining the scenic, agricultural and rural character of these valleys will provide an important break between the more urban and suburban landscapes of Reno and Carson City.
- Fourth paragraph on Page 2 says that the scenic value of the natural hills and valleys is an important component of the South Valleys' character because mountain views, ranchland, woodland and/or wetland elements dominate the viewshed and provide a cohesiveness that forms the backbone of the areas visual character.
- After discussing the specific attributes of Washoe Valley, on Page 10, the Character Statement identifies two distinct patterns of development in the valley, the second of which is dispersed small nodes and individual uses that are intended to serve the local community or neighborhood. Such

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developments are permitted with careful consideration of their impacts on the community, and in general should not be allowed to proliferate across the community.

Key policies that implement these character statements are:

- ❖ SV.2.13 (impact of development on adjacent land uses should be mitigated);
- ❖ SV.2.14 (development activities should be designed to support the efficient use of infrastructure and conservation of open vistas); and
- ❖ SV12.5 (view sheds and ridgelines shall be protected from significant degradation and new development near ridgelines should blend with the natural contours and shall be sited in such a way as not to create a silhouette against the skyline.)

c. Character Statement is not adequately conserved through mitigation of the identified problem of skyline silhouette. The silhouette impact is discussed in paragraph 1 a and efforts to mitigate it are discussed in paragraph 7 of this order. Staff pointed out in Exhibit 4, Page 25 (Finding from Policy SV.2.16) that while its design as a faux water tower may be compatible with the historic district area, the lattice stealth design cell tower that silhouettes still negatively impacts the community character and there has been no analysis of how that may be mitigated.

8. Considerable Public Input against the proposal.

a. Considerable public input can provide substantial evidence supporting denial of a special use permit. See *city of Las Vegas v. Laughlin*, 111 Nev. 557, 893 P.2d 383 (Nev. 1995); cited in *Sratosphere Gaming Corp v. City of Las Vegas*, 120 Nev. 523, 96 P.3d 756 (Nev. 2004); *Tighe v. VonGoerken* 108 Nev. 440, 833 P2d 1135 (Nev. 1992); *Clark Co. Liquor & Gaming. Simon & Tucker*, 106 Nev. 96, 787 P.2d 782 (Nev. 1990).

b. The Board reviewed and heard significant amounts of public input and testimony, including:

- Exhibit 4, Exhibit A (CAB Memorandum March 19, 2014) describing the testimony of four persons regarding the lack of a need for a cell tower in the area, the aesthetics of the proposal, and the need for better notice and public input, and indicating that the CAB voted unanimously to recommend denial of the proposal until the proposal is discussed with local residents.
- Exhibit 4, Exhibit A (CAB Memorandum, May 18, 2014) describing testimony of thirteen people, all in opposition to the proposal, and a unanimous vote by the South Truckee Meadows/Washoe Valley Citizens Advisory Board to recommend denial of the special use permit.

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- Exhibit 4, Exhibit B, which includes (i) a Letter from Walter's Engineering refuting specific information in the application for the cell tower; (ii) email dated May 1 from Judy Price objecting to the cell tower; (iii) email dated May 20 from Fred Woodside opposing the cell tower because it will significantly affect the view corridors for the St. James Village and Sierra Reflections projects; (iv) email dated May 28 from Shyrl Bailey opposing the proposal because it violates the master plan for the area.
- Exhibit 6 (emails received by Board Member Lee Lawrence) including (i) one from "manleypottery" (name unidentified) in favor of the cell tower; (ii) one from Karen Critor objecting on grounds of impact to scenic beauty and wildlife habitat; (iii) one from Carol and Jack Christensen objecting to the proposed tower because of its location in a migratory flyway and its impact on wildlife, and (iv) an email from Carol Christensen objecting to the proposal because it is a lattice tower which is prohibited at that location by County Code 110.324.50 and objecting to Staff's interpretation that the code should not apply to this design.
- Exhibit 7 is a letter from Scenic Nevada objecting to the proposal because of its silhouette in the skyline, its violation of the master plan, and the inability to camouflage it.
- Exhibit 9 is a lengthy detailed letter from Washoe Valley Alliance dated May 28, 2014, objecting to the proposal on the grounds that (1) it proposes a lattice tower structure which is not allowed in the proposed project area, (2) The proposed tower is within 1000 of a proposed public trail, (3) the proposed cell tower violates South Valleys Area Plan Policy 12.5 (4) the applicant has failed to demonstrate due diligence in finding an acceptable solution to the stated capacity problem.

III Amendment and Appeal Rights

The special use permit denial is without prejudice. An amended application maybe submitted at any time. WCC 110.810.50

Additionally, the decision of the Board of Adjustment may be appealed to the Board of County Commissioners if the appeal is tendered in writing within ten days after the date of this Action Order. WCC 110.810.50 (a). An appeal shall be filed with the Director of Planning and Development Division and shall state the basis of the appeal by citing the inadequacy of the findings made by the Board of Adjustment. Such reasons shall be based on the evidence presented

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at the original hearing. Failure by the appellant to present such reasons shall be deemed cause of denial of the appeal.

ENTERED THIS 1st DAY OF August, 2014.

for Carl Waddy
William Whitney, Secretary to the Board

Exhibits:

1. Email June 3, 2014
2. *Draft* Minutes of Meeting, June 5, 2014 – to be provided when completed.
3. Email April 2, 2014.
4. Updated and Revised Board of Adjustment Staff Report, Meeting Date June 5, 2014.
5. Pages 2 – 11 of Master Plan, South Valleys Area Plan (the Character Statement)
6. Emails to Board Member Lee Lawrence regarding the proposal
7. Letter from Scenic Nevada objecting to proposal.
8. Slide Presentation, June 5, 2014.
9. Letter from Washoe Valley Alliance, May 28, 2014.

Agencies: Gregory Salter, Esq., District Attorney's Office; Carol Buonanoma, Assessor's Office (CAAS); Theresa Wilkins, Assessor's Office; Jennifer Budge, Regional Parks and Open Space; Leo Vesely, Engineering Division; Amy Ray, Truckee Meadows Fire Protection District; South Truckee Meadows/Washoe Valley Citizen Advisory Board, Chair