TAHOE REGIONAL PLANNING AGENCY

Governing Board Meeting

March 23, 2022

AGENDA ITEM VIII.B

Appeal of Hearings Officer Issued Special Use Permit for a Verizon Wireless Monopine, 1360 Ski Run Boulevard, South Lake Tahoe, CA, Assessor's Parcel Number (APN): 025-580-007, Project File No. ERSP2019-0389, Appeal File No. ADMIN2021-0034

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STAFF PRESENTATION

Appeal of Hearings Officer Issued Special Use Permit for a Verizon Wireless Monopine, 1360 Ski Run Boulevard, South Lake Tahoe, CA, Assessor's Parcel Number (APN): 025-580-007, Project File No. ERSP2019-0389, Appeal File No. ADMIN2021-0034

TAHOE REGIONAL PLANNING AGENCY



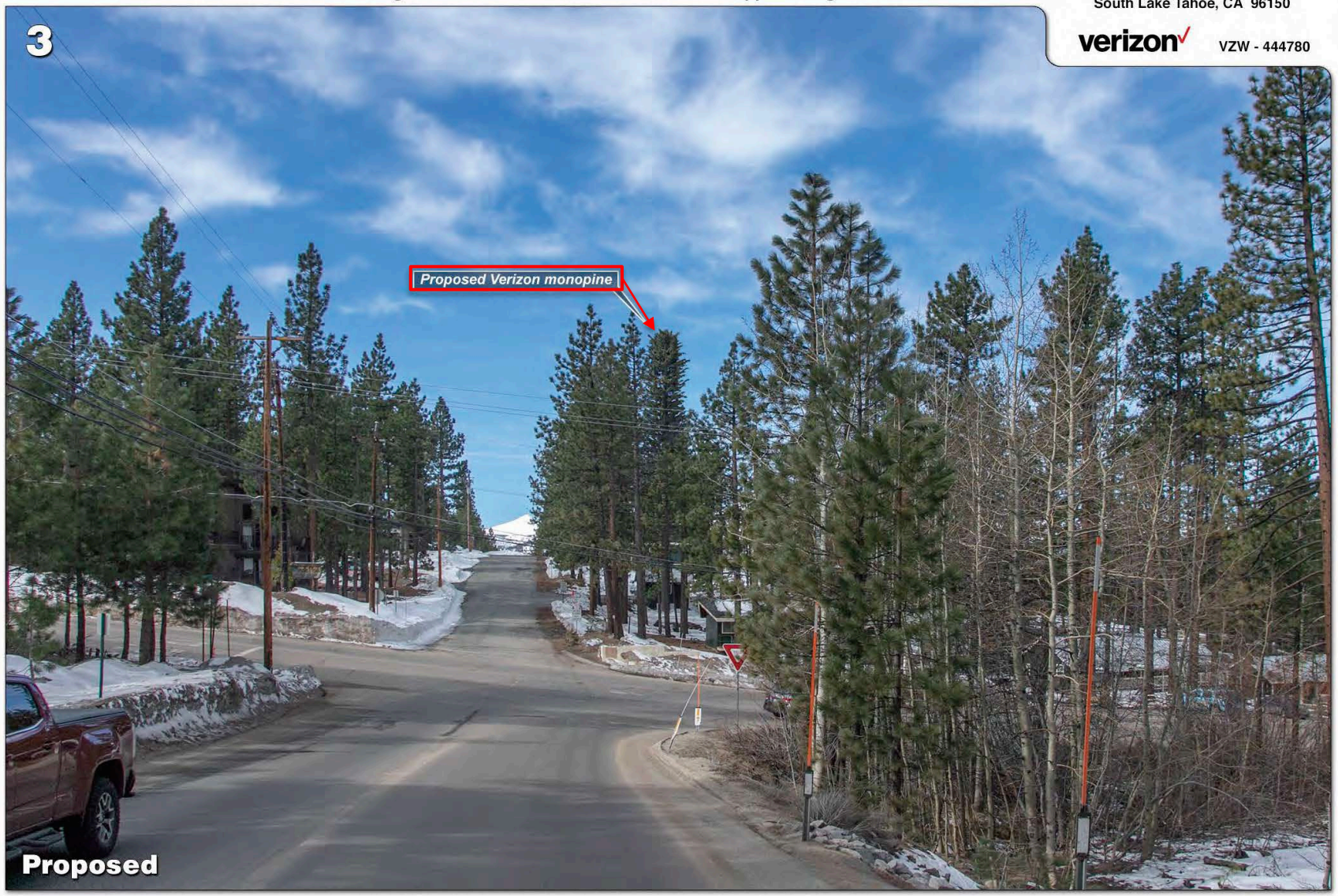
TAHOE REGIONAL PLANNING AGENCY

March 10, 2022

Ski Run Blvd
1360 Ski Run Blvd
South Lake Tahoe, CA 96150

verizon VZW - 444780

Photosimulation of the view looking west-southwest from Needle Peak Road approaching Ski Run Blvd.



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TAHOE REGIONAL PLANNING AGENCY

Chronology

- June 13, 2019 – City of South Lake Tahoe Approves Verizon Cell Tower permit
- November 24, 2020 – Lawsuit Filed Against TRPA and Permittee
- October 14, 2021 – Hearings Officer Hearing
- October 14, 2021 – TRPA Permit Issued
- November 2, 2021 – Appeal filed with TRPA

TAHOE REGIONAL PLANNING AGENCY

Governing Board Meeting

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APPELLANTS' PRESENTATION

Appeal of Hearings Officer Issued Special Use Permit for a Verizon Wireless Monopine, 1360 Ski Run Boulevard, South Lake Tahoe, CA, Assessor's Parcel Number (APN): 025-580-007, Project File No. ERSP2019-0389, Appeal File No. ADMIN2021-0034

TAHOE REGIONAL PLANNING AGENCY

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PERMITTEE'S PRESENTATION

Appeal of Hearings Officer Issued Special Use Permit for a Verizon Wireless Monopine, 1360 Ski Run Boulevard, South Lake Tahoe, CA, Assessor's Parcel Number (APN): 025-580-007, Project File No. ERSP2019-0389, Appeal File No. ADMIN2021-0034

1360 Ski Run Boulevard

South Lake Tahoe

Presentation to Tahoe Regional Planning Agency

March 23, 2022

Presenters

- **Need for Facility**
  Charlie Schwartz, Verizon Network RF Design Manager for Tahoe Basin Area

- **Location, Alternatives, and Design**
  Crystal Montanez, SAC Wireless

- **Photosimulations**
  Don Carmickle, Previsualists, Inc.

- **RF Safety and FCC Exposure Limits**
  William Hammett, PE, Hammett & Edison, Inc.

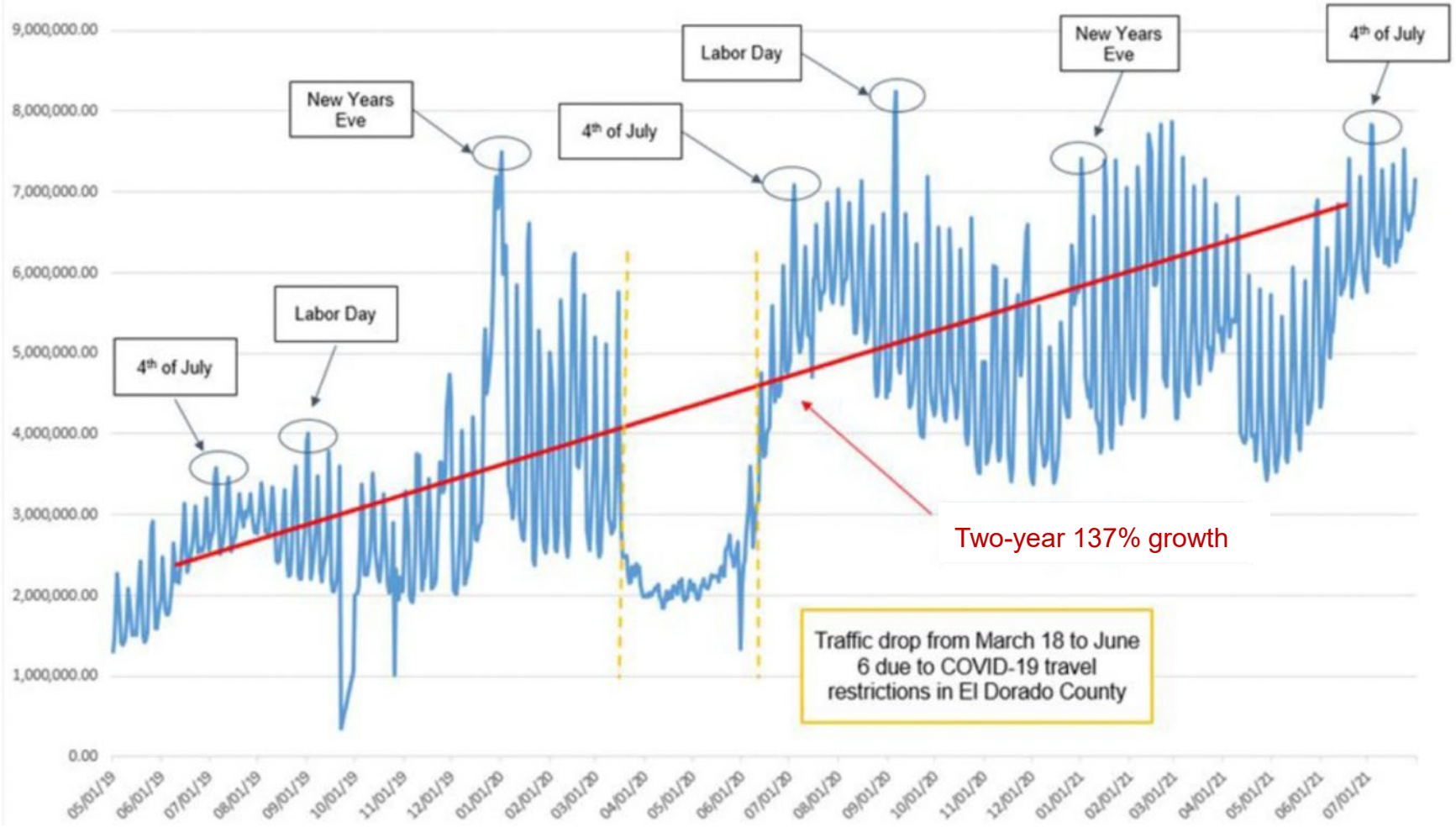
- **Appeal Issues**
  Paul Albritton & Team

Need for Facility

Charlie Schwartz
Verizon Network RF Design Manager
for Tahoe Basin Area

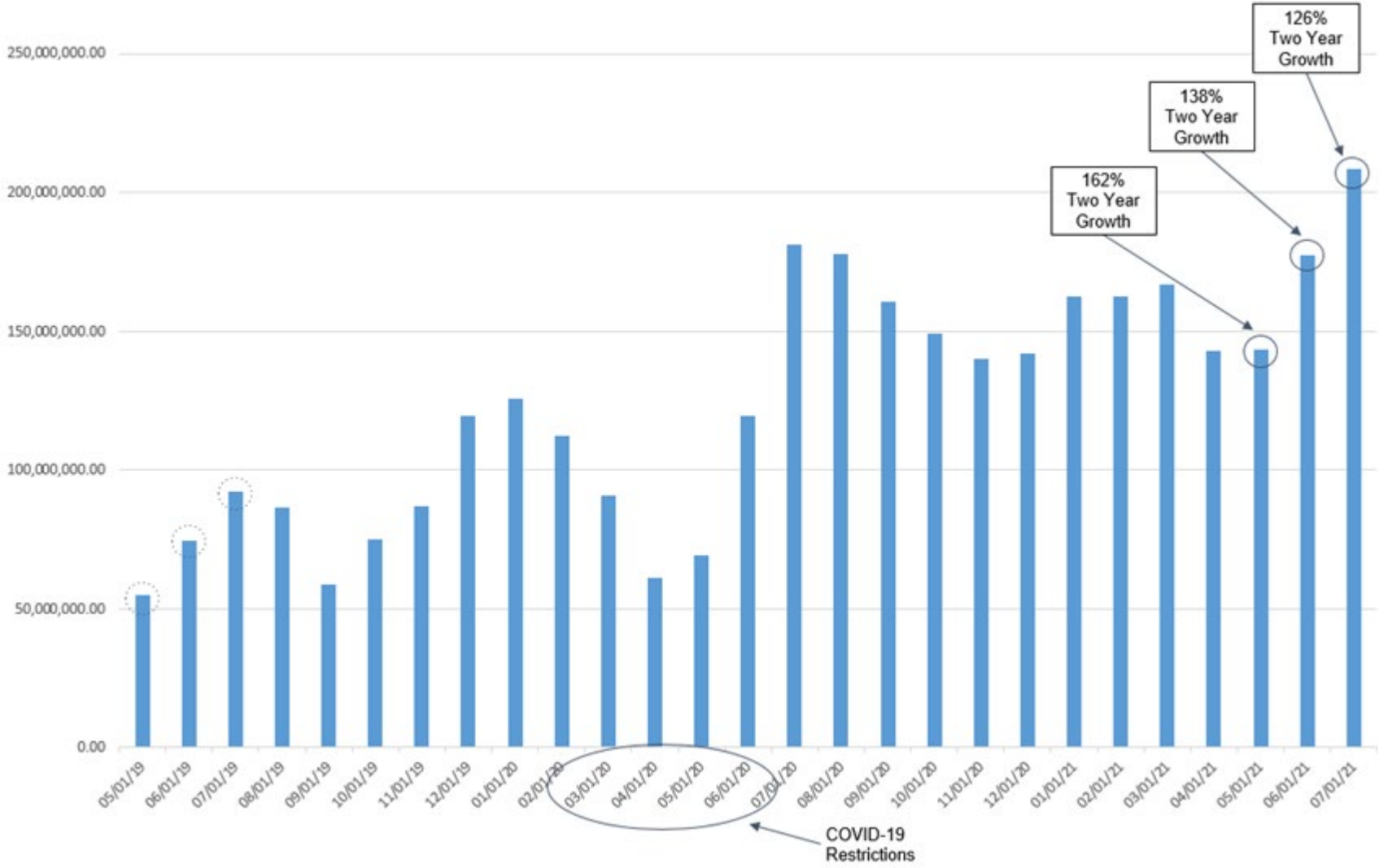
Significant Increase in Data Demand

South Tahoe Area
Daily Megabyte Volume (26 months)



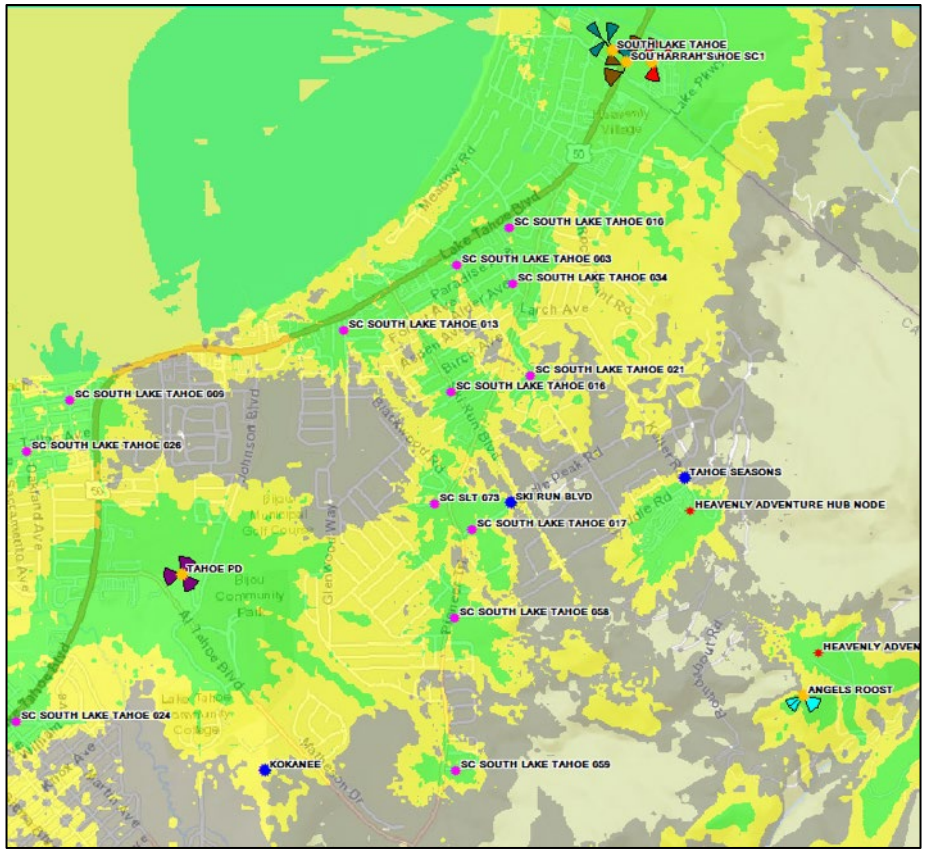
Significant Increase in Data Demand

South Tahoe Area
Monthly Megabyte Volume (26 months)

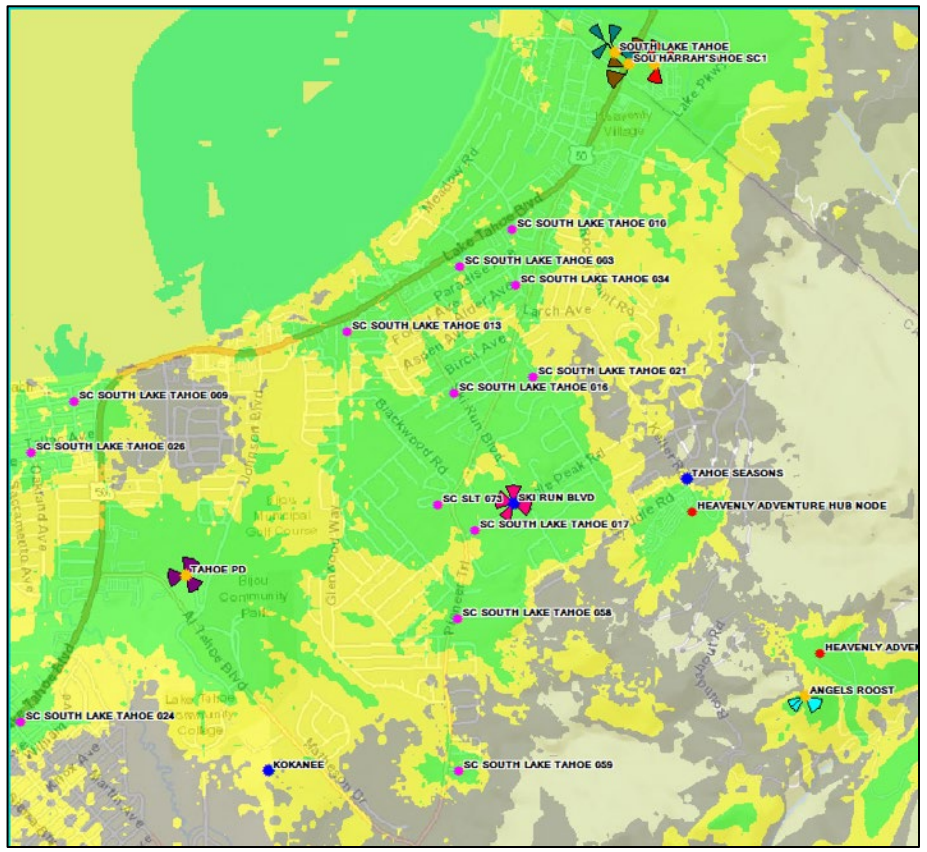


Significant Gap in Coverage

Existing AWS Coverage

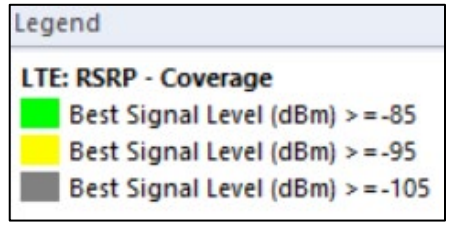


AWS Coverage with Ski Run Blvd.



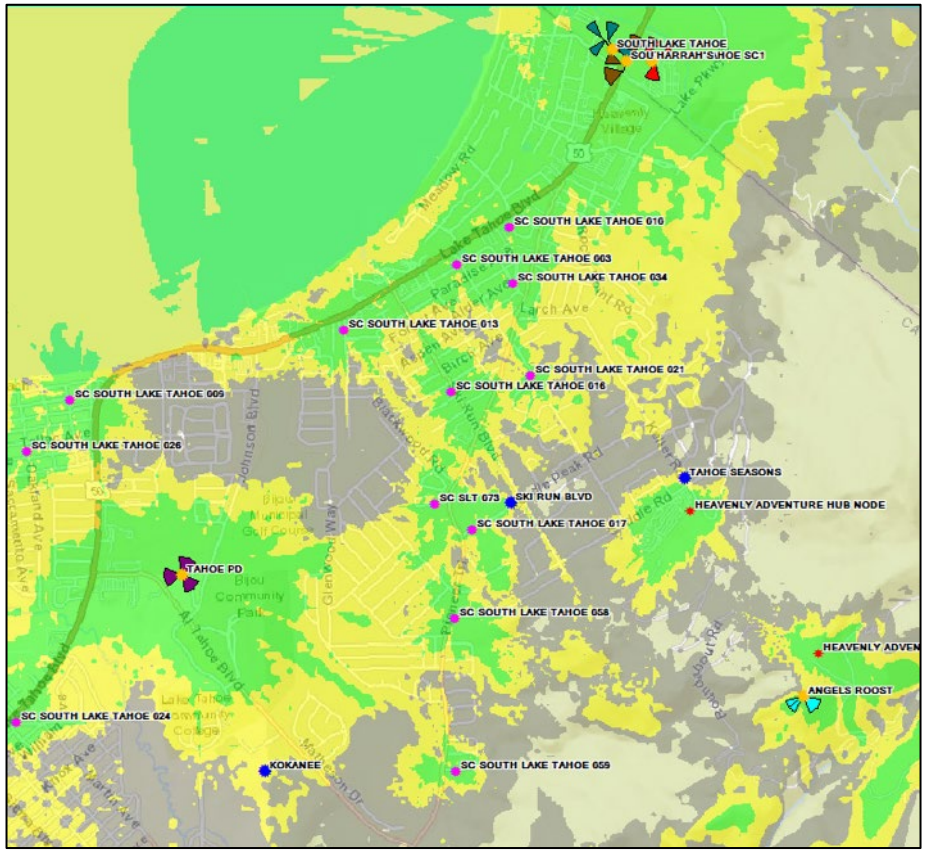
Legend

- Existing Macros
- Future Macros
- Existing Small Cells
- Existing oDAS

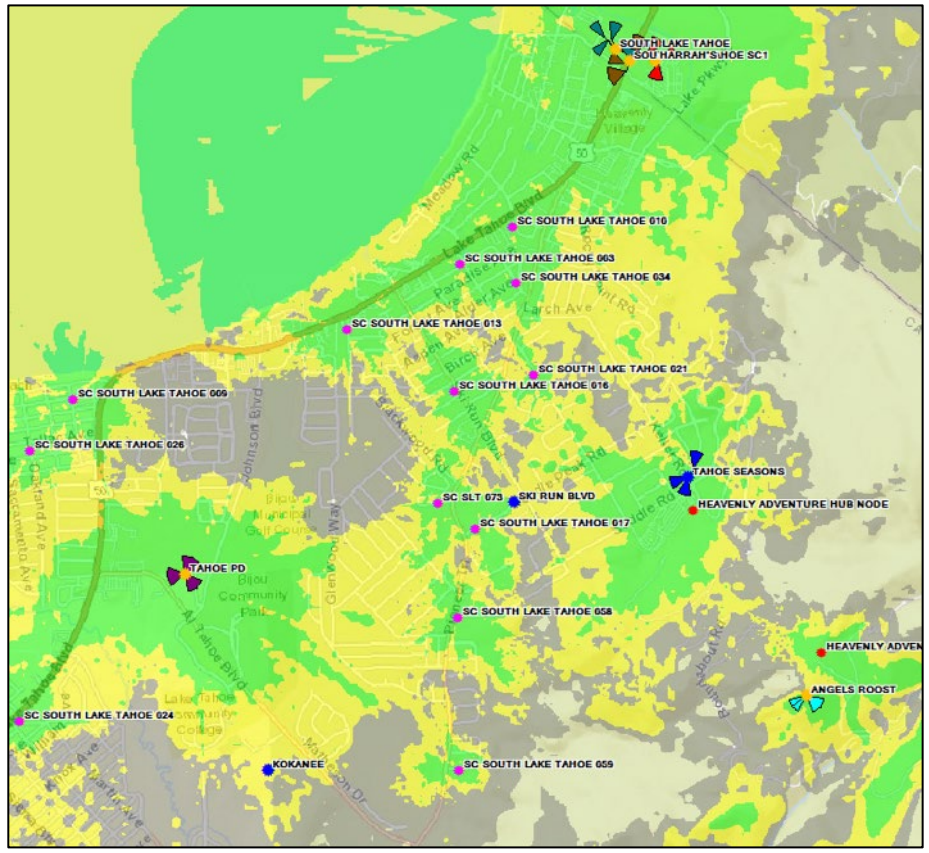


Significant Gap in Coverage

Existing AWS Coverage



AWS Coverage with Tahoe Seasons



Legend

- Existing Macros
- Existing Small Cells
- Future Macros
- Existing oDAS

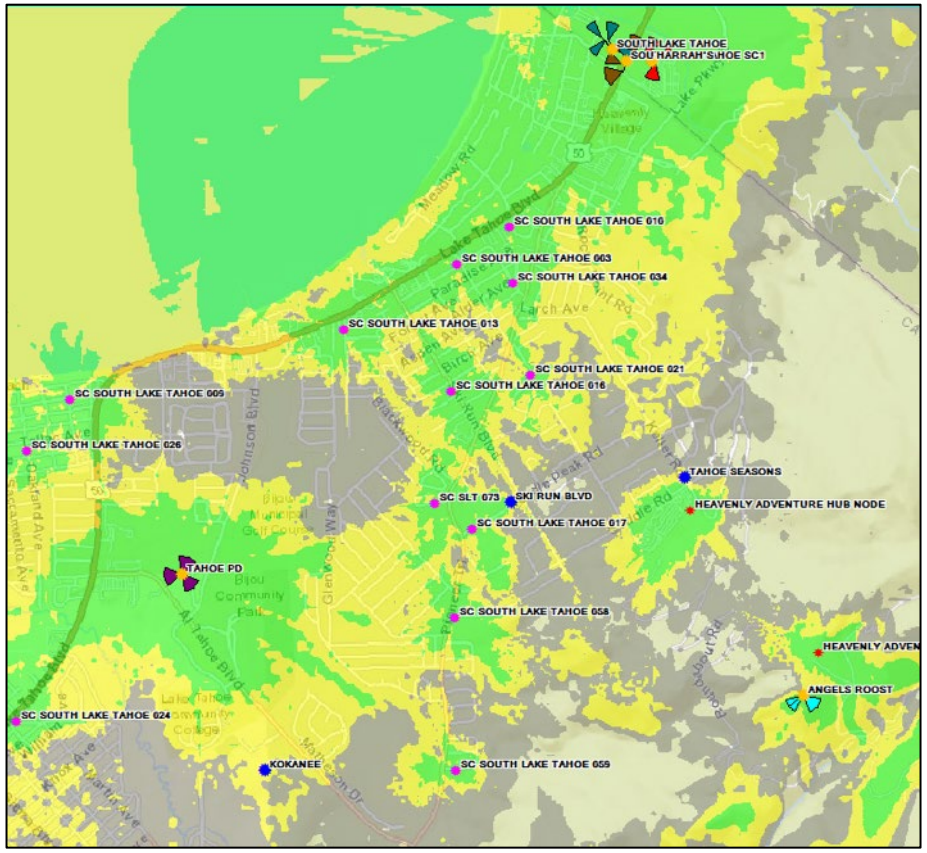
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LTE: RSRP - Coverage

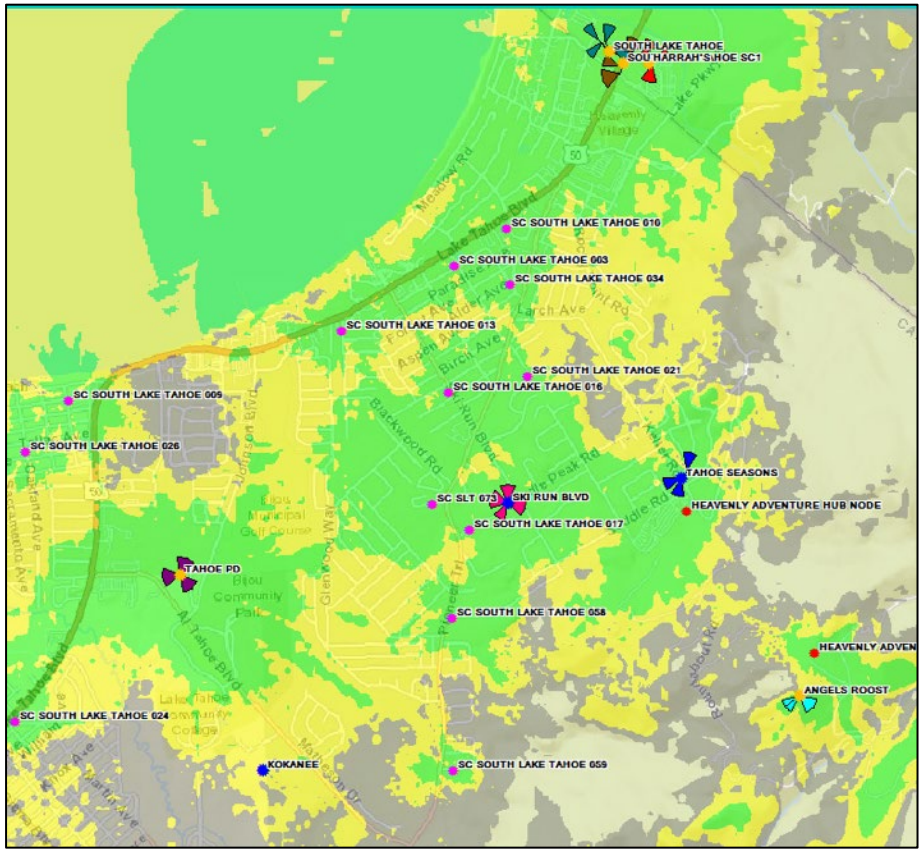
- Best Signal Level (dBm) >=-85
- Best Signal Level (dBm) >=-95
- Best Signal Level (dBm) >=-105

Significant Gap in Coverage

Existing AWS Coverage



AWS Coverage with Ski Run + Tahoe Seasons



Legend

- Existing Macros
- Future Macros
- Existing Small Cells
- Existing oDAS

Legend

LTE: RSRP - Coverage

- Best Signal Level (dBm) >=-85
- Best Signal Level (dBm) >=-95
- Best Signal Level (dBm) >=-105

Location, Alternatives and Design

Crystal Montanez
SAC Wireless

Application Timeline

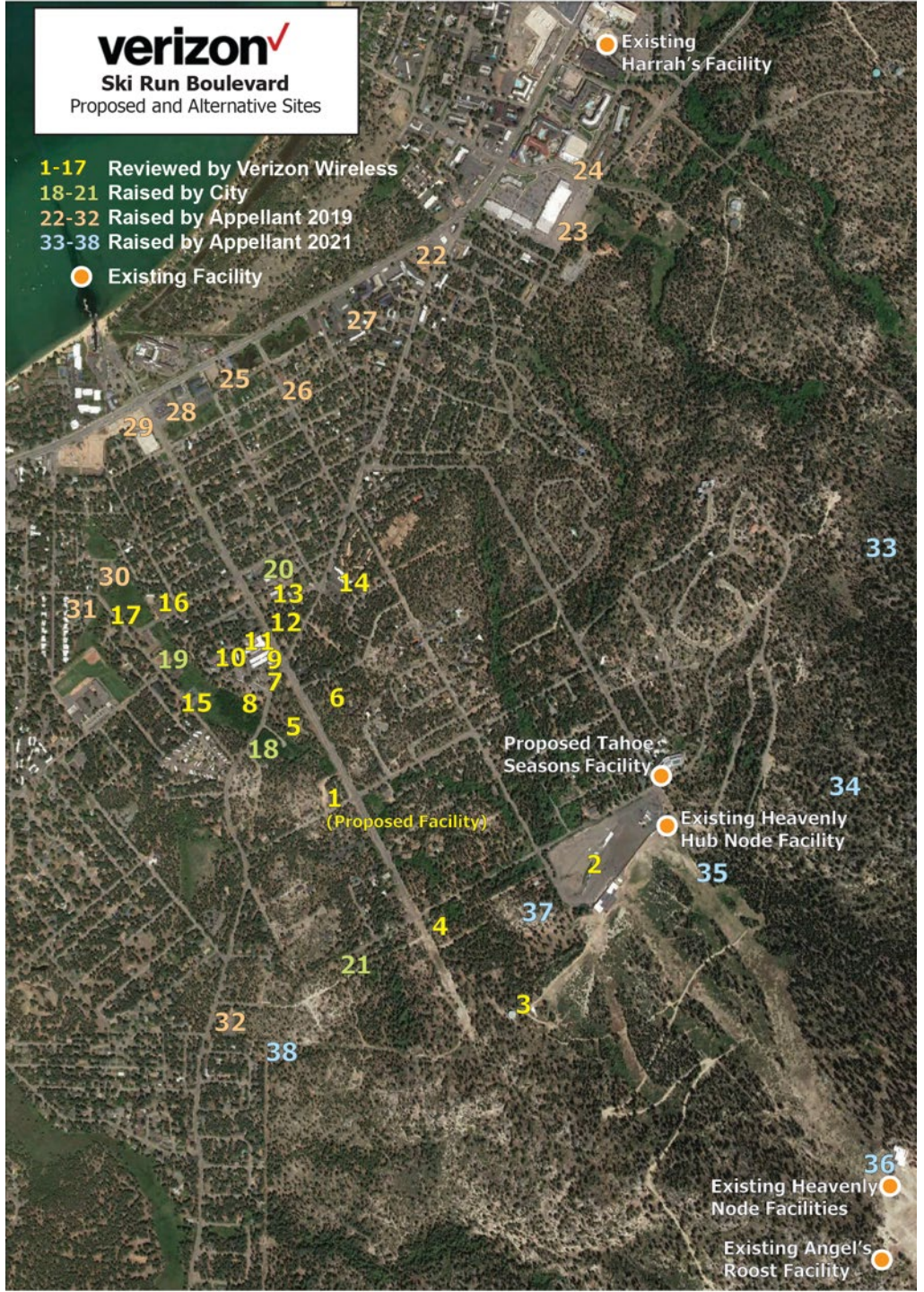
January 2017	Verizon Wireless RF engineers identified a significant gap in Verizon Wireless network service in the Heavenly Valley and Bijou Park areas of South Lake Tahoe
January 2017 – March 2018	Investigation of 17 sites
June 2018	Zoning application filed with the City of South Lake Tahoe
June 2019	City of South Lake Tahoe approves project
June – December 2019	Appeal filed; Verizon Wireless investigates an additional 15 locations
January 2020	South Lake Tahoe City Council upholds the Planning Commission's approval of the project
January – February 2020	Pending TRPA approval; TRPA requests additional information regarding alternatives and land coverage analysis
June – October 2020	TRPA selects a new hearing officer; Verizon Wireless prepares additional documents requested by TRPA
February 2021	Land coverage analysis submitted with a resurvey of the property
May – June 2021	TRPA approves land coverage analysis; TRPA application submitted
October 2021	TRPA Hearing Officer approves project
February 2022	Building permit application submitted to the City of South Lake Tahoe

Alternatives

Verizon Wireless considered
38 alternatives, including
17 raised by appellants

Other locations discounted:

- Too far from service gap
- Too close to existing/proposed facilities
- Unwilling landlords
- Access issues
- Land coverage issues
- Environmental impacts
- Constructability

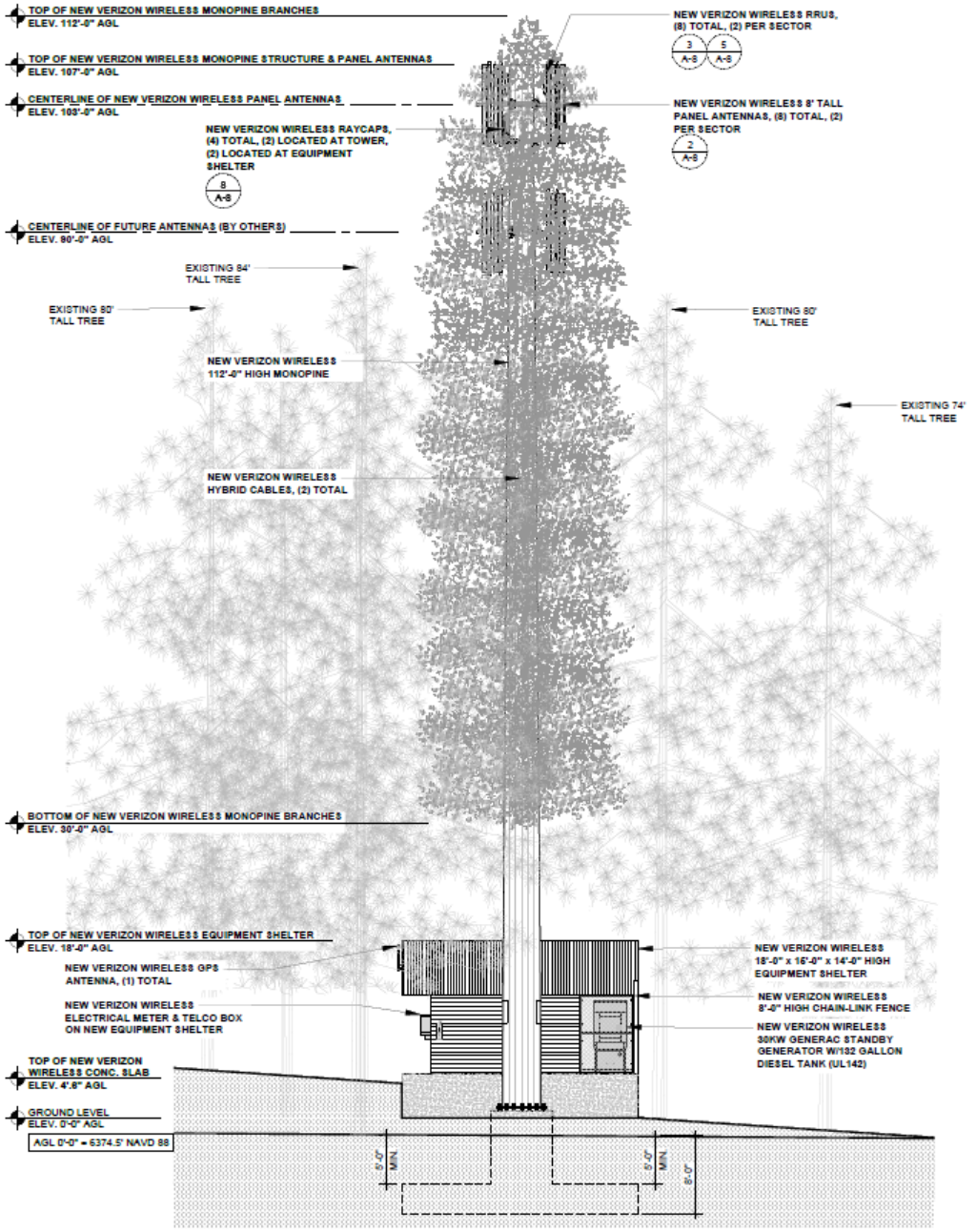


Proposed Location



Proposed Design

- 112-foot monopine
- Branches extend beyond antennas
- Verizon Wireless antennas at 103 feet
- Additional centerline for future antennas at 90 feet
- Equipment concealed in small shed



Photosimulations

Don Carmickle
Previsualists, Inc.

Photograph of GPS-locked Stationary Drone



Screen Capture of the Drone Controller Screen



View looking south from top of monopine height



View from viewing spot, Needle Peak Rd - Drone



View from viewing spot, Needle Peak Rd - Photosim



View looking west from Ski Run Blvd - Drone



View looking west from Ski Run Blvd - Photosim



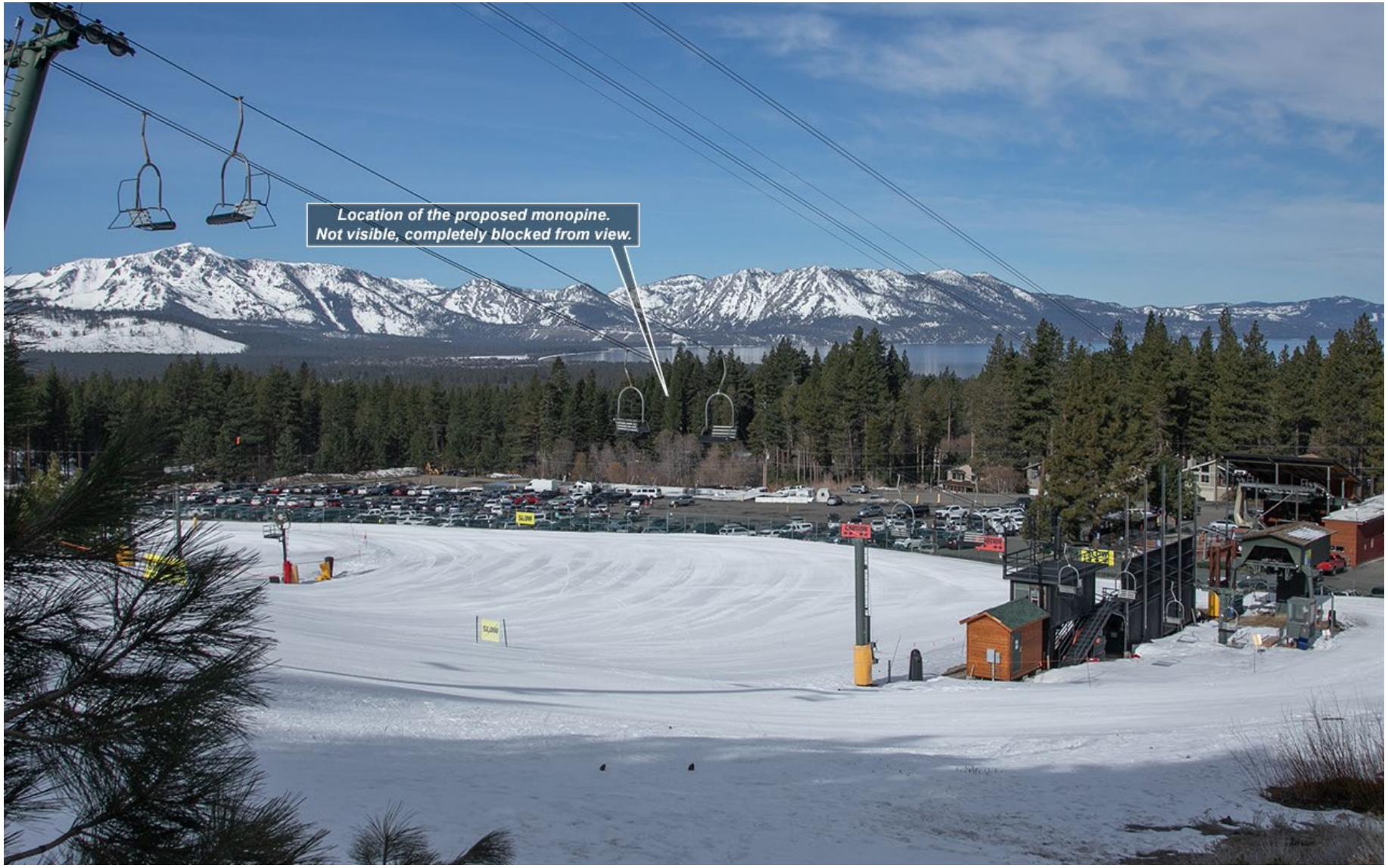
View from Needle Peak Rd at Ski Run - Drone



View from Needle Peak Rd at Ski Run - Photosim



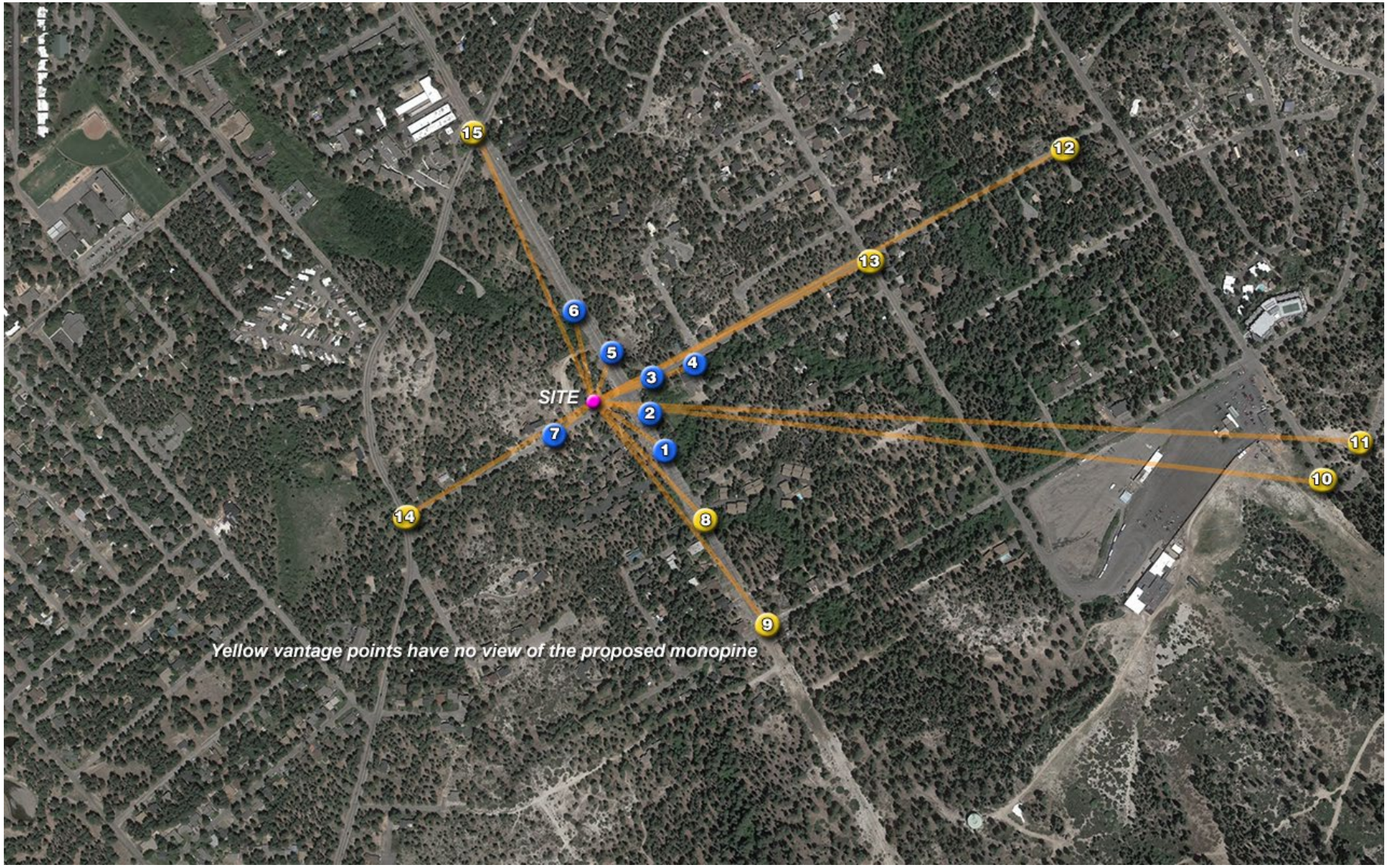
Photosim from Heavenly Ski Area at Keller Rd.



Photosim from Needle Peak Road



Photo Location Map Showing Visibility



RF Safety and FCC Exposure Limits

William Hammett
Hammett & Edison, Inc.

Appeal Response

Paul Albritton

Experts Available For Questions

- Project Need - Charlie Schwartz
- Project History, Location, and Alternatives - Crystal Montanez
- Photosimulations - Don Carmickle
- RF Issues - William Hammett, PE

Thank You

TAHOE REGIONAL PLANNING AGENCY

Governing Board Meeting

March 23, 2022

APPELLANTS' REBUTTAL

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TAHOE REGIONAL PLANNING AGENCY

Governing Board Meeting

March 23, 2022

Agenda Item No. VIII.B

Board Member Comments

TAHOE REGIONAL PLANNING AGENCY

Governing Board Meeting

March 23, 2022

Agenda Item No. VIII.B

Public Comment



TAHOE REGIONAL PLANNING AGENCY

Governing Board Meeting

March 23, 2022

Agenda Item No. VIII.B

Public Comment



TAHOE REGIONAL PLANNING AGENCY

Appeal of Verizon Wireless Monopine

Agenda Item No. VIII.B

1. A motion to approve the findings contained in Attachment B to this staff report, including a finding of no significant environmental effect;
2. A motion to modify the Permit No. ERSP2019-0389 for the Verizon Wireless Monopine with Special Condition 11 as set forth in Attachment A;
3. A motion to grant the appeal, which motion should fail in order to affirm the Hearings Officer's determination.