

# Dog Bar

**Nevada County Board of Supervisors**

July 9, 2024

**Pete Shubin, Sequoia Deployment Services, Inc.**

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**Yvonne Pinto, Verizon Wireless Municipal Engagement Partner**





# Photosimulations

*Looking southwest  
from Dog Bar Road*



# Photosimulations

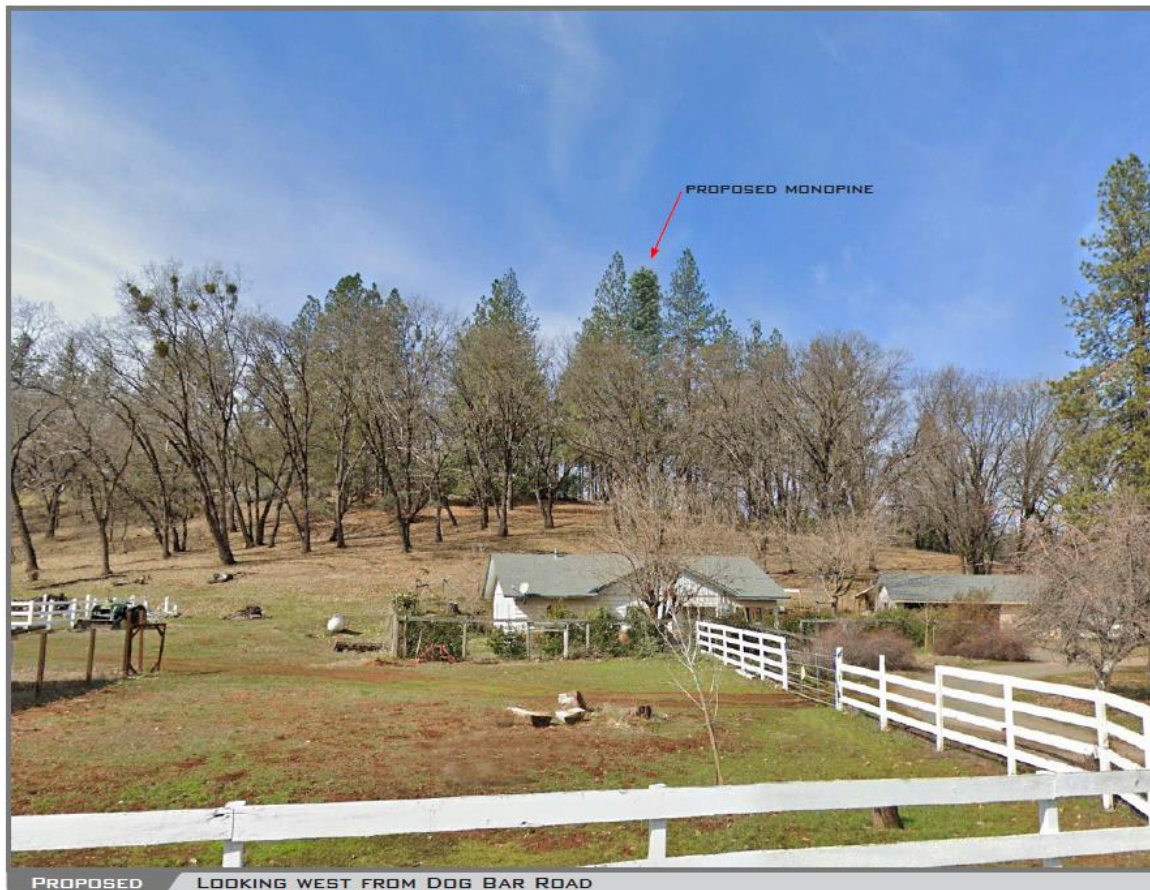
*Looking southwest  
from Dog Bar Road*





# Photosimulations

*Looking west from  
Dog Bar Road*



# Photosimulations

*Looking northwest  
from Dog Bar Road*



PROPOSED LOOKING NORTHWEST FROM DOG BAR ROAD

# Complies with FCC Guidelines

- **Engineer with Dtech Communications confirmed that radio frequency exposure will be less than FCC general population limit**
  - 0.4% at ground level
- **Denial based on RF exposure concerns preempted by federal law**  
(47 U.S.C. § 332(c)(7)(B)(iv))



#### 4.3 Statement of Compliance

Based on the above results, analysis and recommendation(s), it is the undersigned's professional opinion that Verizon's site is compliant with the FCC's RF Safety Guidelines.

#### 4.4 Engineer Certification

This report has been prepared by or under the direction of the following Registered Professional Engineer: Darang Tech, holding California registration number 16000. I have reviewed this report and believe it to be both true and accurate to the best of my knowledge.

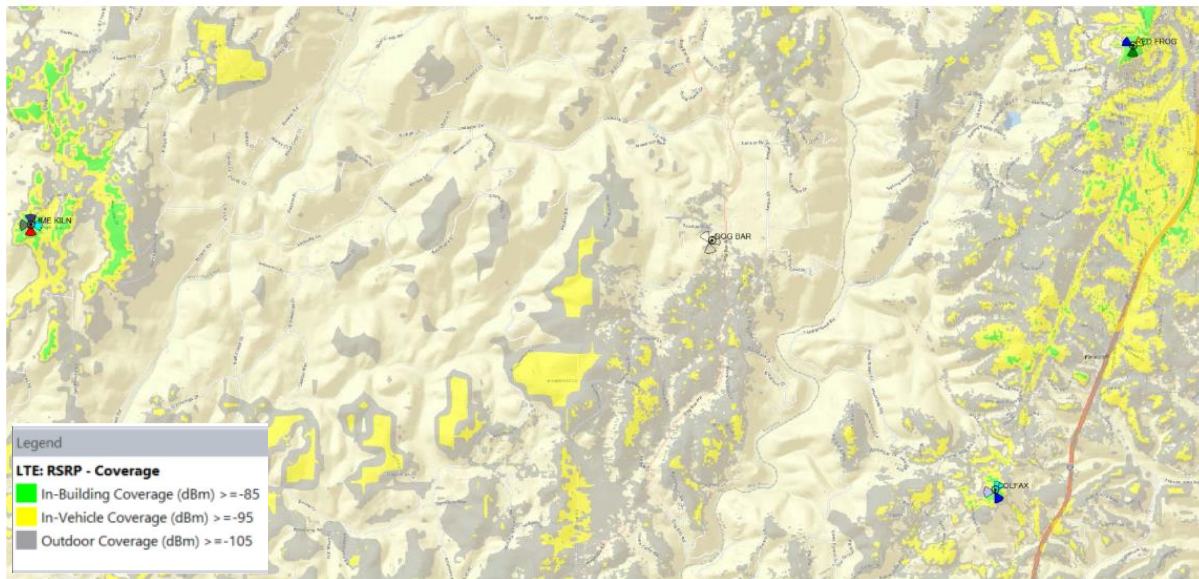




# Service Gap

- Significant Gap in service coverage along Dog Bar Road near Feather Way
- Lack of in-building service in populated areas
- Lack of in-vehicle service along Dog Bar Road and other local roads

## Existing AWS Coverage Map

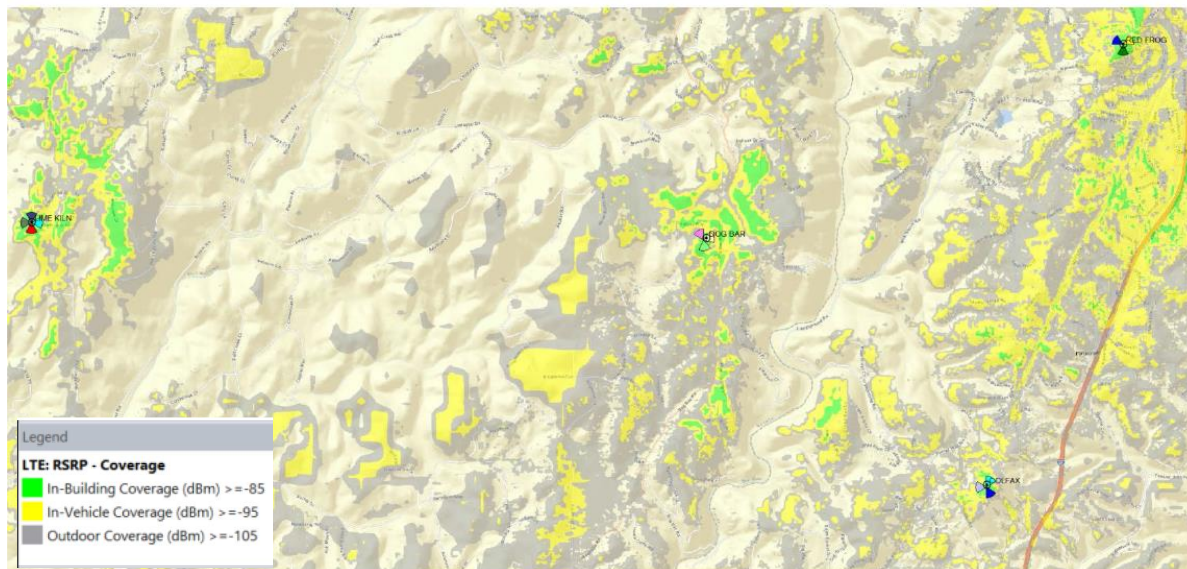




# Improved Service

- New in-building and in-vehicle coverage in vicinity
- New, reliable coverage to an area of 2.6 square miles where currently lacking

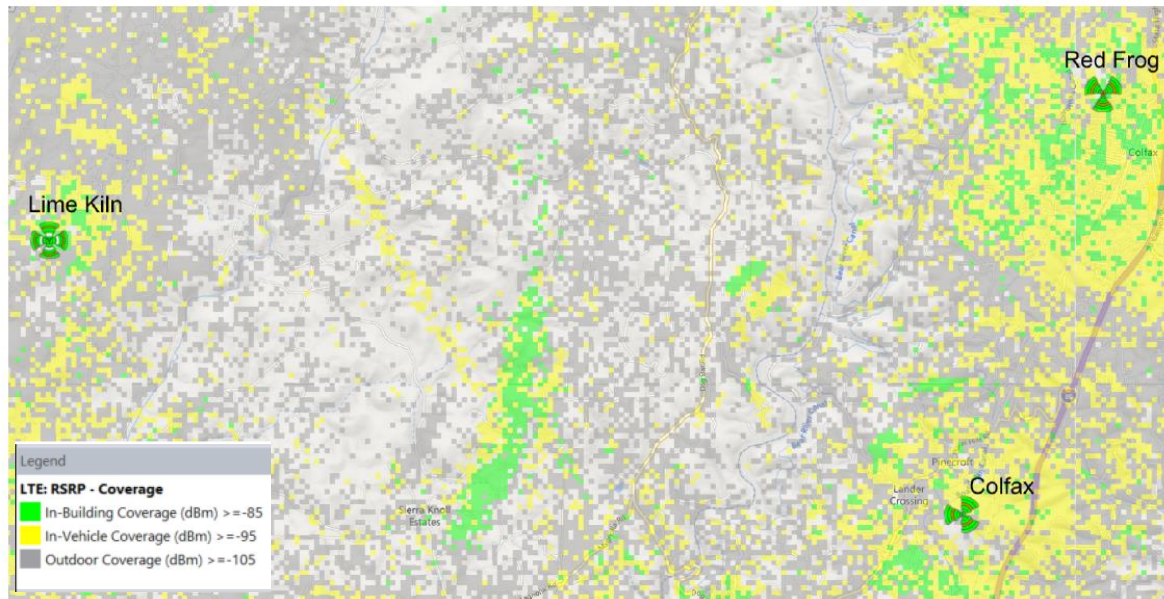
## After AWS Coverage Map



# TrueCall Data Map

- Map based on network user data confirms service gap in areas along Dog Bar Road near Feather Way

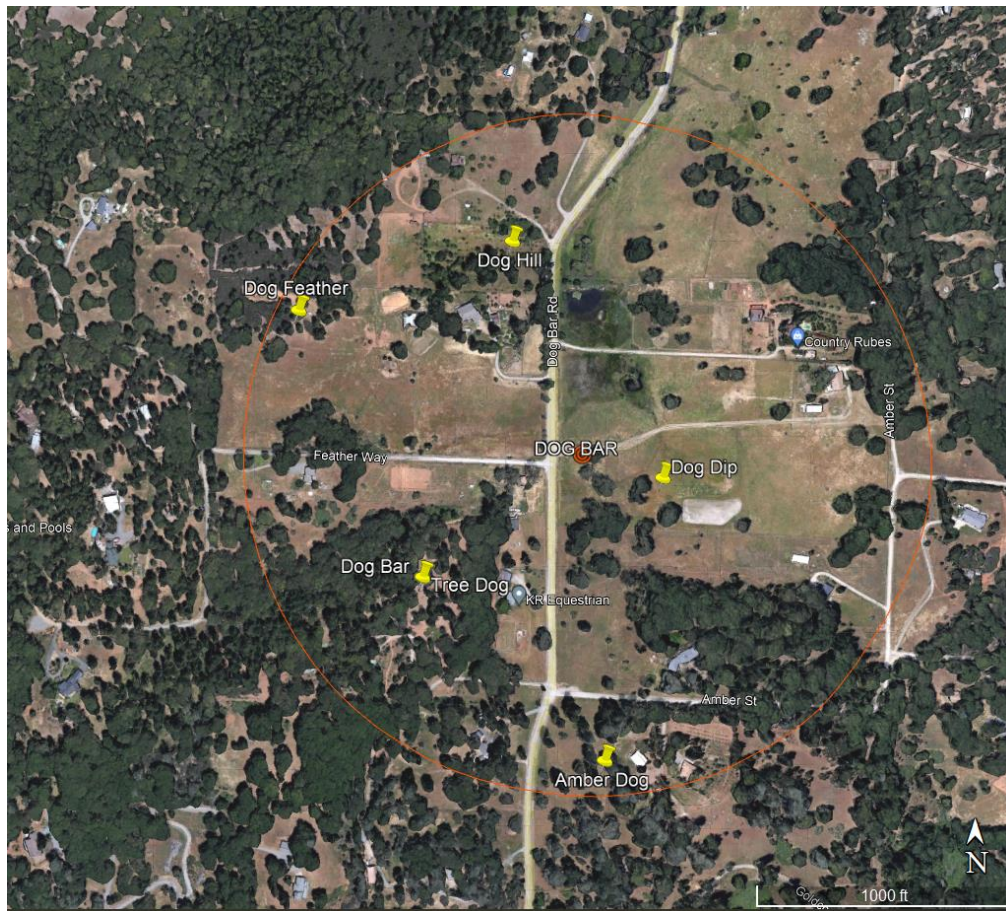
## Dog Bar TrueCall Data Map





# Best of 5 Alternatives

- Other locations discounted because of:
  - Lack of proper function
  - Inferior natural screening
- No other wireless carrier facilities for collocation identified within 2.2 miles



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# Principal Factors to Discount Other 4 Alternatives

		Could Not Meet Objective	Design Issues
1	Amber Dog	X	X
2	Dog Dip	X	X
3	Dog Feather	X	X
5	Dog Hill	X	X



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# Complies with County Code

- **Wireless facility allowed in AG–General Agricultural zone with conditional use permit**
- **Pine tree design conceals and camouflages antennas (§ L-II 3.8(E)(4))**
- **Placed between established trees to blend with surrounding forested environment (§ L-II 3.8(E)(1)(b))**
- **Space available on tower for collocation by another carrier, minimizing need for additional towers in area (§ L-II 3.8(G)(1))**
- **Satisfies use permit findings, including compatibility with surrounding uses, because facility is set back over 1:1 from closest property line and over 400 feet from Dog Bar Road (§ L-II 5.5.2(C))**

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# Response to Appeal

- **OBJECTION: Appearance of facility**

- Pine tree design and surrounding established trees minimize visual impact

- **OBJECTION: No need for facility**

- Verizon Wireless provided coverage maps and network user data confirming a significant gap in service in area
- Need for a facility unrelated to use permit findings

- **OBJECTION: Impact on property values**

- Not a factor in County Code for a wireless facility use permit
- Generally a proxy for concern over RF emissions, which is preempted because facility will comply with FCC exposure limits (47 U.S.C. § 332(c)(7)(b)(4))

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# Conclusion: Affirm Staff Recommendation

- **New facility needed for reliable service and public safety in Dog Bar**
- **Complies with all County requirements for approval**

