



COUNTY OF NEVADA
COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT
950 MAIDU AVENUE, SUITE 170, PO BOX 599002, NEVADA CITY,
CA 95959-7902 (530) 265-1222 <http://nevadacountyca.gov>

Trisha Tillotson
Community Development Agency Director

Brian Foss
Planning Director

NEVADA COUNTY BOARD OF SUPERVISORS
Board Agenda Memorandum II

TO: Board of Supervisors

FROM: David Nicholas, Associate Planner

SUBJECT: Dog Bar Communication Tower Revised Photo Simulations and
Radion Frequency Report

ATTACHMENTS:

1. August 14, 2024 Photo Simulations
2. July 19, 2024 Photo Simulations
3. August 12, 2024 Radio Frequency Electromagnetic Energy Exposure Report

Updated Photo Simulations:

After the July 9th 2024 appeal hearing, Verizon Wireless provided additional photo simulations taken from the properties surrounding the proposed communication facility at 20896 Dog Bar Road. These photo simulations dated July 19th 2024 were included in the first Board Agenda Memorandum for the August 20, 2024 hearing. On August 14, 2024 Verizon Wireless provided updated photo simulations for the proposed communication facility. The photo simulations were compared by staff and the only apparent differences are on simulations 3, 5, and 6. On simulation 3, the photo is cropped differently so a wider field of view is given in the August 14, 2024 photo simulation compared to the July 19th simulation. On the August 14, 2024 photo simulation 5, the tower is moved so it is more concealed by two existing trees. On the August 14, 2024 photo simulation 6, the top part of the monopine is shown more visibly rising over the existing tree canopy. Overall, the aesthetic impacts shown in the August 14, 2024 revised photo simulations are very similar to the July 19, 2024 photo simulations and the original project photo simulations. Therefore, the conclusions of the original staff report, the appeal staff report, the appeal continuance memorandum, and the CEQA Initial Study are still accurate.

Updated Radio Frequency Study:

Due to the correction in the surveyed site plan that resulted in the tower being closer to the southern property line than previously analyzed, an updated Radio Frequency Electromagnetic Energy Exposure Report was prepared by Dtech Communications dated August 12, 2024. The report was certified by a registered professional electrical engineer. The report concludes that for a typical 6-foot person standing in accessible areas on the ground and adjacent structures, exposure levels for the proposed Verizon communication facility are calculated to be below the FCC's most stringent General Population Maximum Permissible Exposure Limits. The areas within 80 feet of the antennas are above the FCC's General Population MPE limits, but beyond this distance, exposure levels are predicted to be below the FCC's General Population MPE limits. The antennas are mounted on a tall tower on private property and therefore the area within 80 feet of the tower is not accessible by the general public. The overexposed areas do not extend past the property line of the project parcel.