

Nevada City West Proposed Vertical Bridge Verizon Wireless Facility

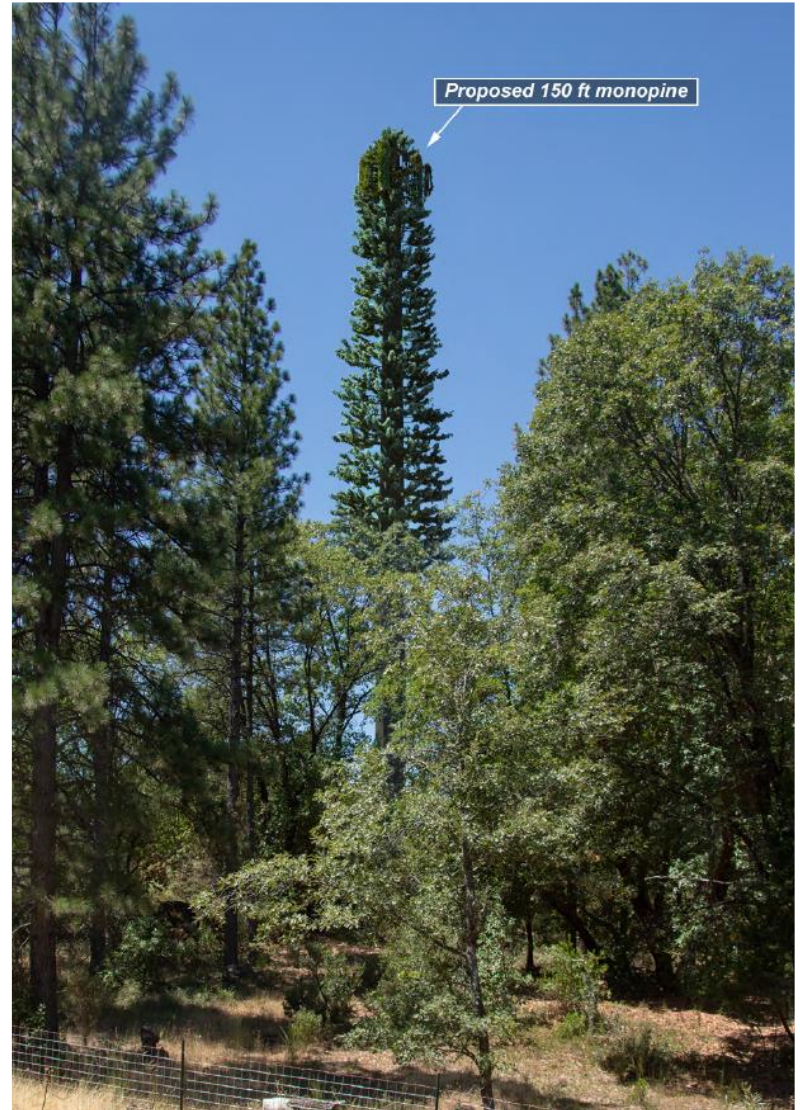
**Nevada County Board of Supervisors
August 11, 2026**

**Pete Shubin, Sequoia Deployment Services, Inc.
Sanjiv Sinnaduray, RF Design, Verizon Wireless
Paul Albritton, Mackenzie & Albritton LLP**



Project Benefits

- Provides new service along Tyler Foote Crossing, Purdon, and Murphy Roads
- Provides new service in rural residential neighborhoods and portions of the Yuba River canyon and South Yuba River recreation area
- Improves wireless service for voice and data for all network users
- Provides and improves emergency service to evacuation routes in the South Yuba Rim Hazardous Fuels Reduction Project Area
- Blends with the surrounding environment



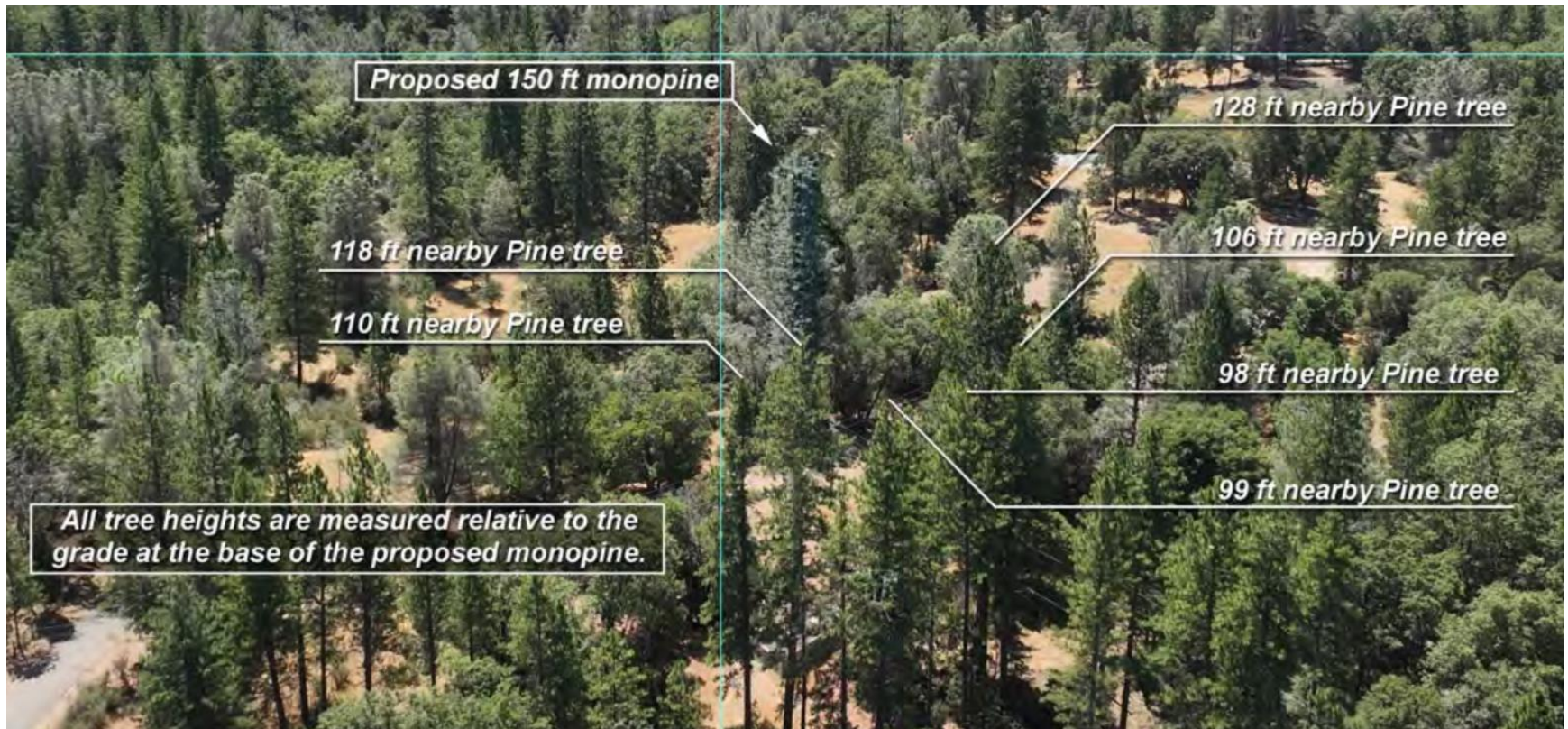
Photosimulations

- Drone sweeps toward all neighboring parcels identified no clearly visible windows or backyard recreation areas due to vegetation density
- Visibility restricted to short road segments
- All confirmed viewpoints show the monopine blending with existing treetops
- Camouflage design (monopine) significantly reduces contrast
- Views, where present, are fleeting and occur only when traveling in specific directions

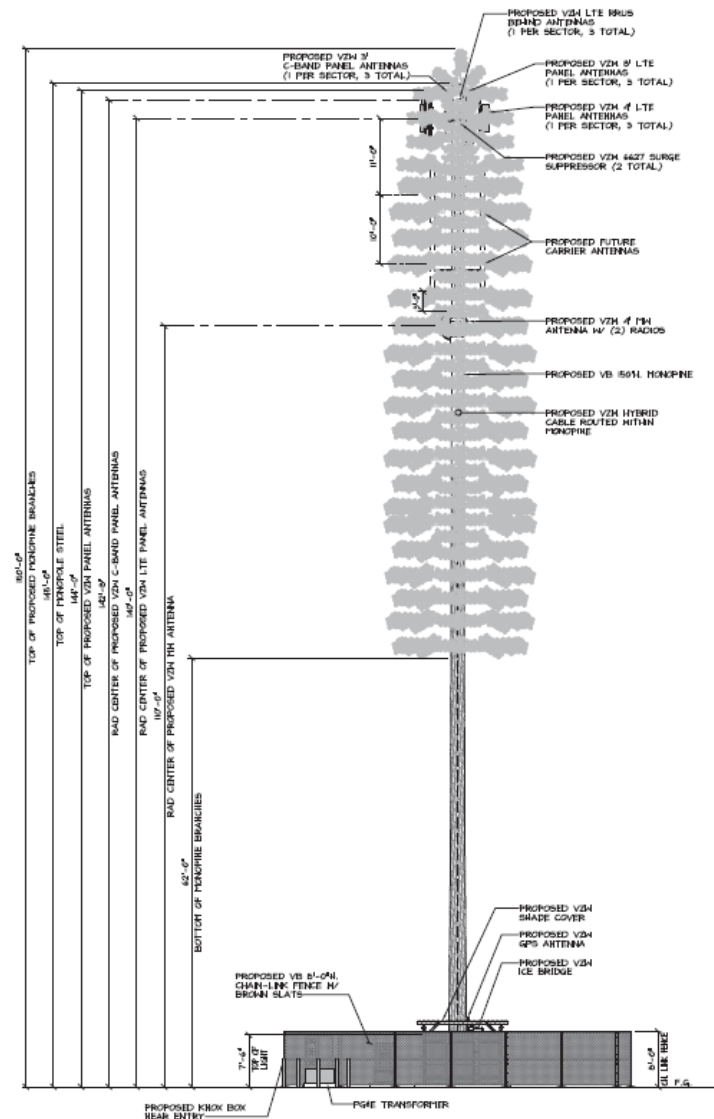


Blends with Forested Surroundings

- 150-foot monopine surrounded by evergreen trees 98 to 128 feet tall



- 150 foot tower camouflaged as pine tree
- 2,500 square foot ground equipment area surrounded by 8 foot chain link fence with earth tone privacy slats
- Emergency standby generator
- Utilities routed underground to nearby utility pole
- Room for collocation by two more wireless carriers

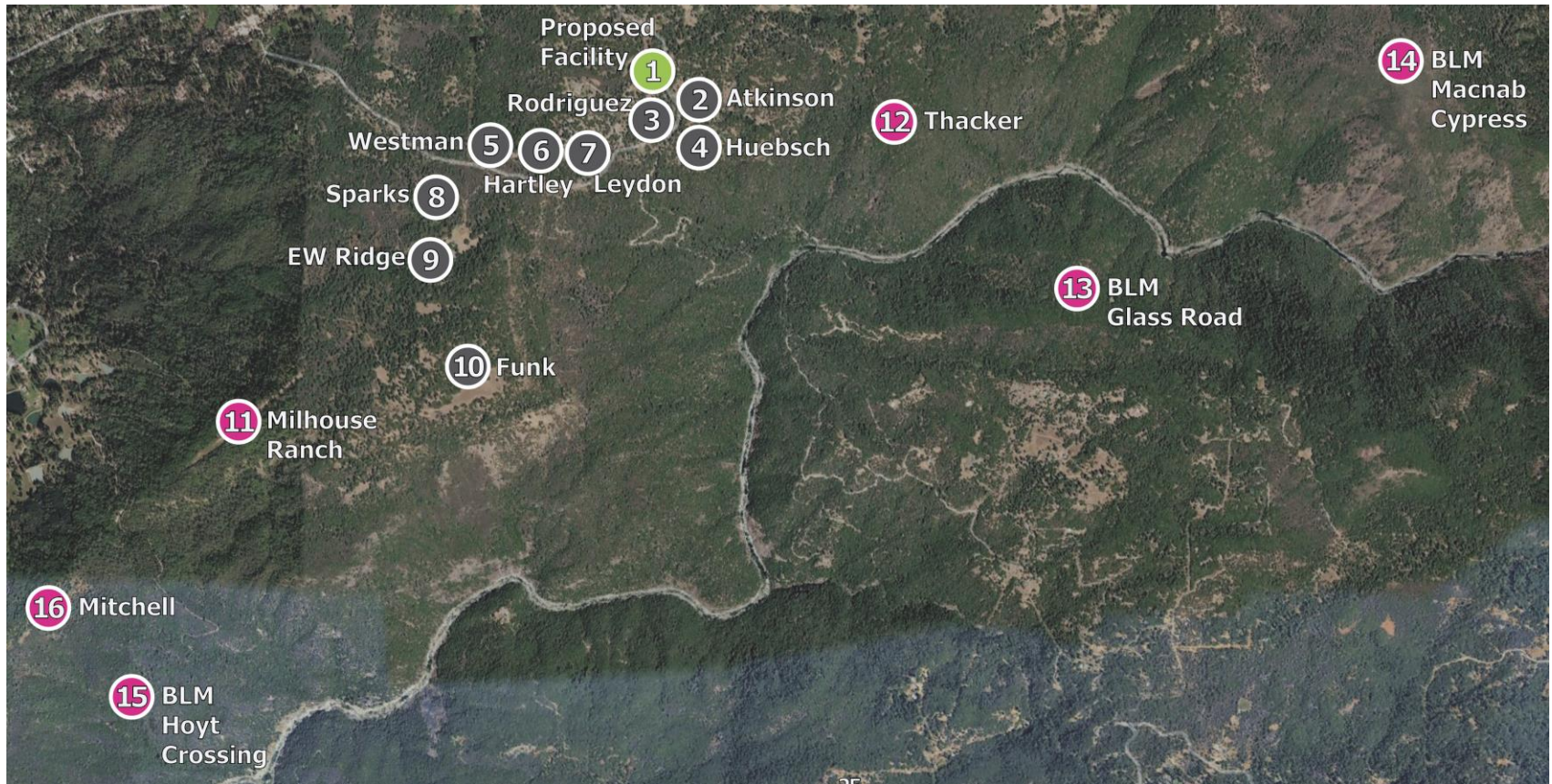


Best of 16 Alternatives

- 16 alternatives considered, including 6 raised by public
- Other alternatives discounted due to:
 - Lack of property owner interest
 - Environmental and visual impacts, such as excessive grading and long utility extensions
 - Zoning standards
 - BLM properties in OS–Open Space zone where code prohibits towers
- No existing towers in area for collocation
- Met with four different property owners over four-year period

Map of Alternatives

- All 16 alternatives shown (● 11 to 16 are new locations raised by public)
- Search area increased to over five miles wide



Summary of Alternatives

	Location	Lack of Property Owner Interest	Environmental, Visual Impacts (Excessive grading, utility extensions)	Zoning Standards or Prohibition
1	Proposed Facility			
2	Atkinson	X		
3	Rodriguez			X
4	Huebsch	X		
5	Westman	X		
6	Hartley	X		
7	Leydon	X		
8	Sparks	X		
9	EW Ridge LLC	X		
10	Funk		X	
11	Milhous Ranch Airport		X	
12	Thacker		X	
13	BLM – Glass Road			X
14	BLM – Macnab Cypress Road			X
15	BLM – Hoyt Crossing Road			X
16	Mitchell		X	

Complies with FCC RF Exposure Guidelines

- Engineer with Dtech Communications confirmed that radio frequency exposure will be much less than FCC's public limit
 - 0.3% 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 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

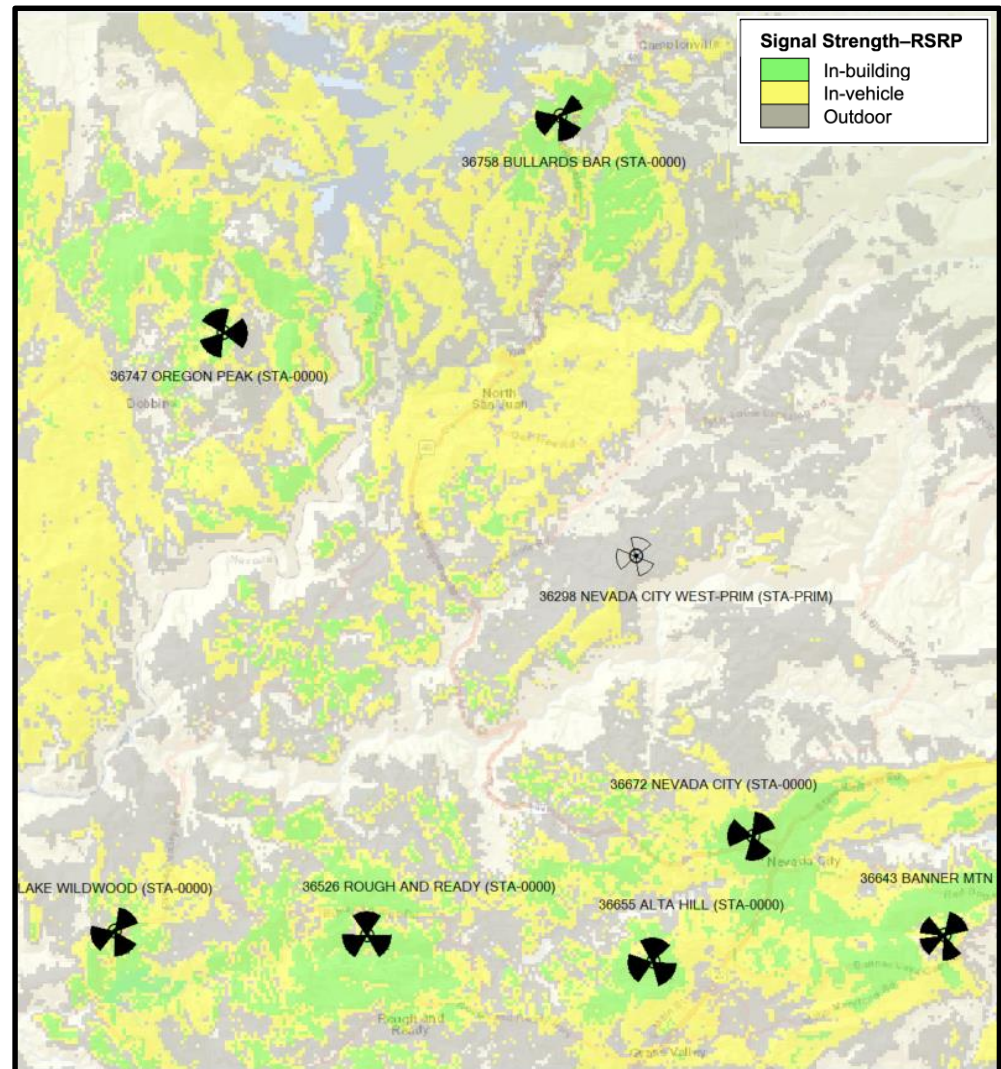
This report has been prepared by or under the direction of the following Registered Professional Engineer: Darang Tech, holding California registration number 16000. I have reviewed this report and believe it to be both true and accurate to the best of my knowledge.



Service Gap

- Significant gap in service in Purdon Road area
- In-building coverage gap in residential/agricultural areas
- In-vehicle service gap along Purdon Road, Tyler Foote Crossing Road, and other roadways
- Outdoor service gap in broad area, including South Yuba River State Park

Existing Low-Band Coverage

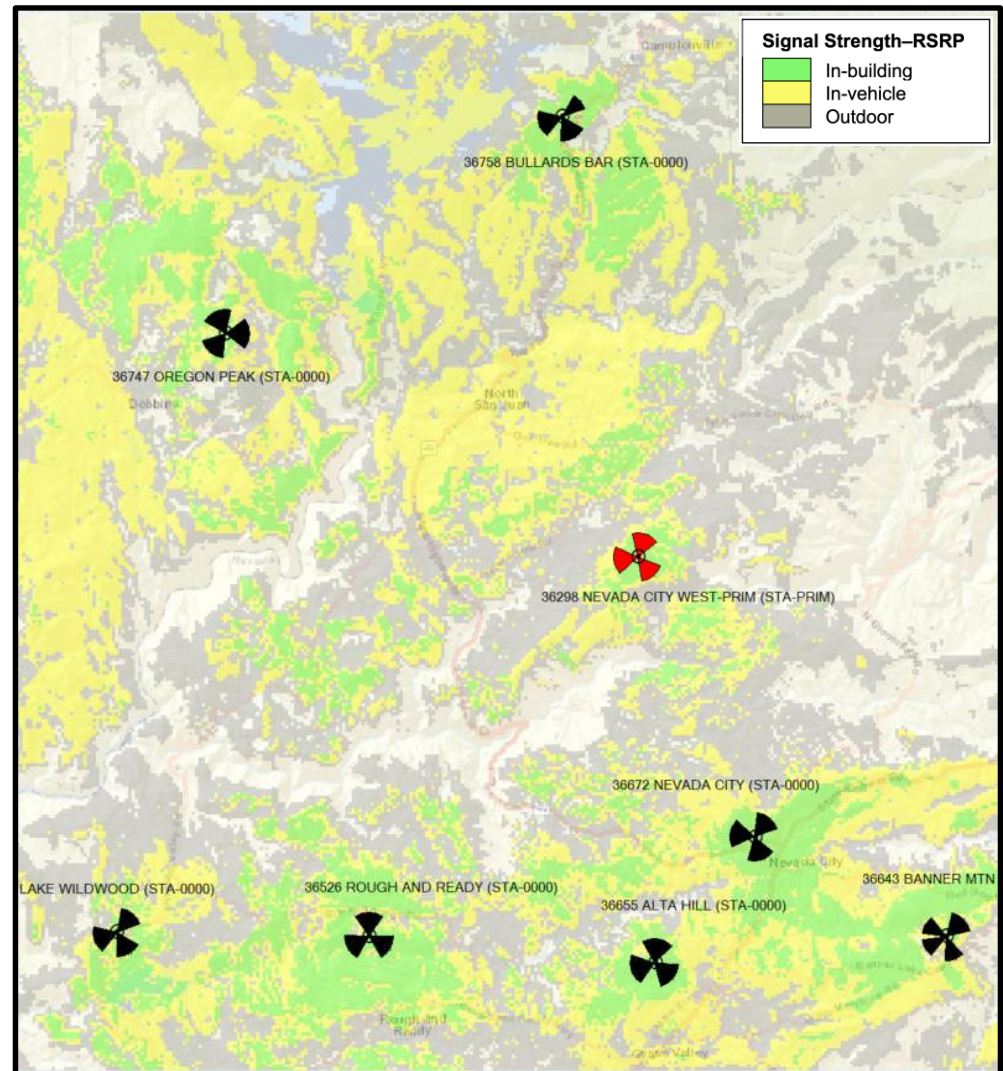


Improved Service

- New in-building coverage to 4.0 square miles with population of 1,000
- New in-vehicle service along Purdon Road, Tyler Foote Crossing Road, and other roadways
- Outdoor service to total area of 28.5 square miles, including South Yuba River State Park
- Enhanced communication for residents, visitors, and emergency personnel (Sheriff, local fire districts, CAL FIRE)



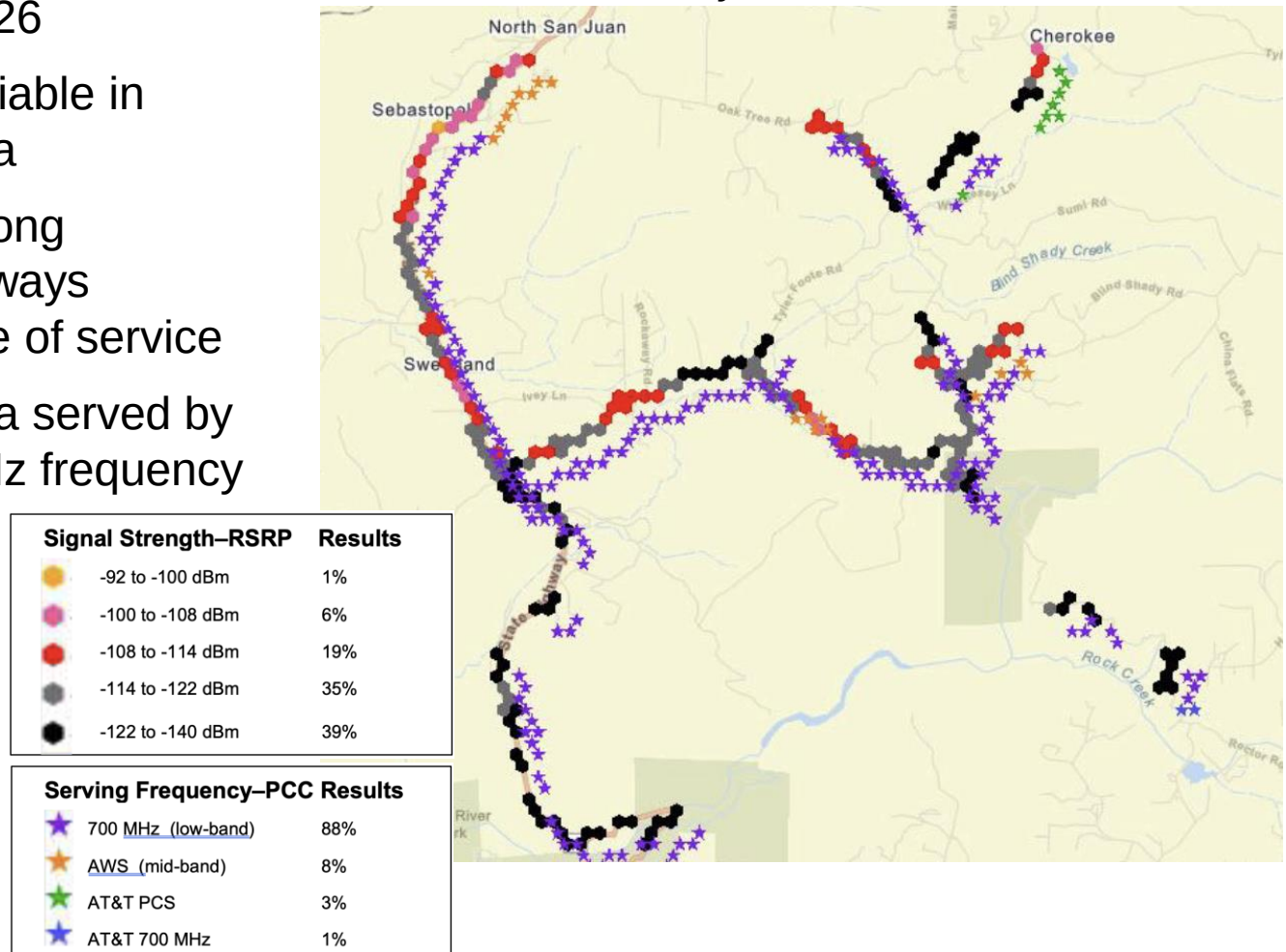
Proposed Low-Band Coverage



Drive Test Confirms Service Gap

- RF engineer conducted drive test on July 7, 2026
- LTE service unreliable in 93 percent of area
- Lack of results along stretches of roadways indicates absence of service
- Purdon Road area served by low-band 700 MHz frequency

*Drive Test LTE Data
July 7, 2026*



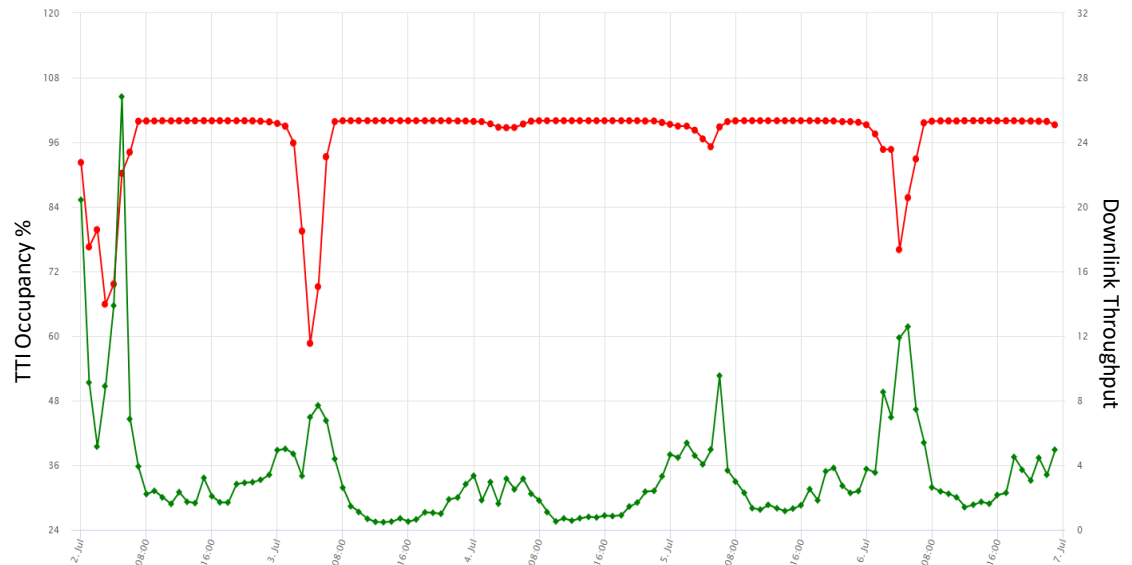
Network Exhaustion

- Demand increasing on distant Verizon Wireless Oregon Peak facility 7.4 miles northwest, which must serve faraway users in Purdon Road area
- As TTI occupancy increases, data throughput drops below 4 megabits/second every day, and as low as 1 megabit/second

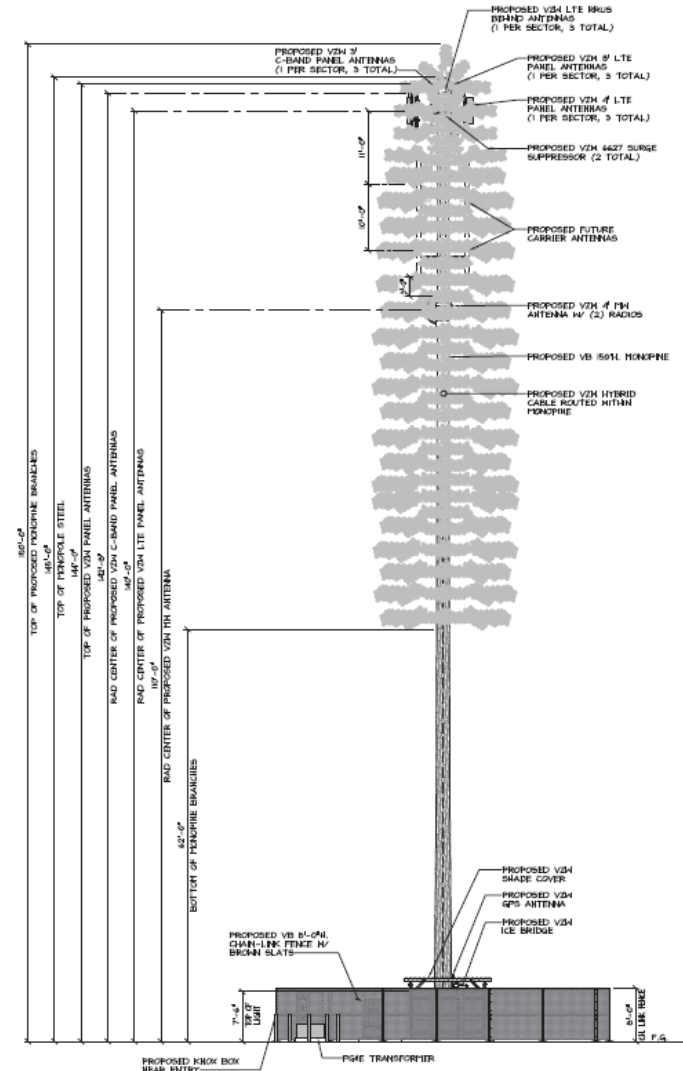
*Oregon Peak Facility
East Antenna Sector
Low-Band 700 MHz Frequency
July 2-6, 2026*

TTI Occupancy
Percent of data resources used

Downlink Throughput
Data speed in megabits/second



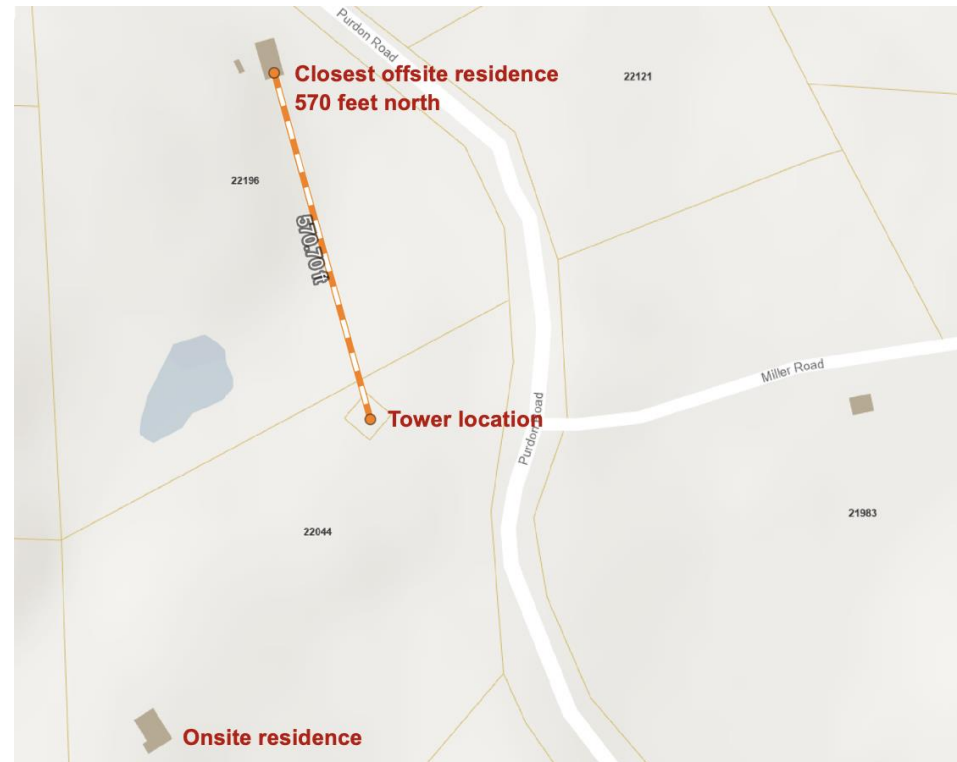
- Application subject to prior code in effect when deemed complete
- No tower height limit in FR—Forest zone, but tower limited to 150 feet required in residential zones
- Pine tree design conceals and camouflages antennas, as required
- Space for collocation by two more wireless carriers, as required, reducing need for more towers in future



Complies with Use Permit Findings

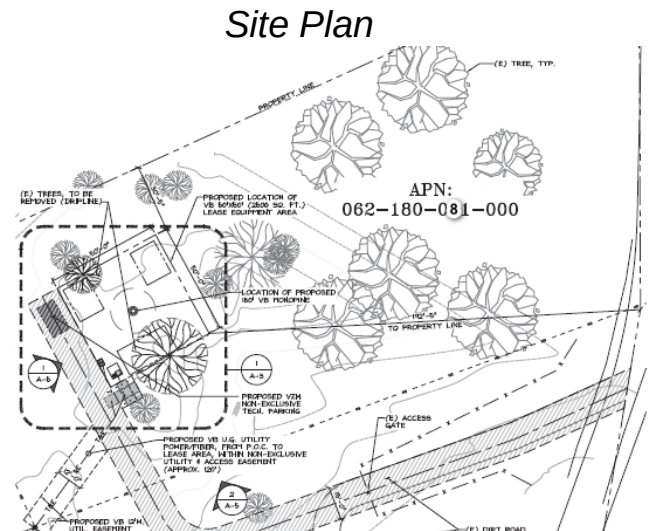
- Satisfies use permit findings, including compatibility with surrounding neighborhood
- Closest offsite residence 570 feet north of tower
- Pine tree design compatible with forested surroundings
- 2,500-square foot facility occupies less than 1% of 11.2-acre parcel

Distance to Closest Offsite Residence
County GIS Map Data



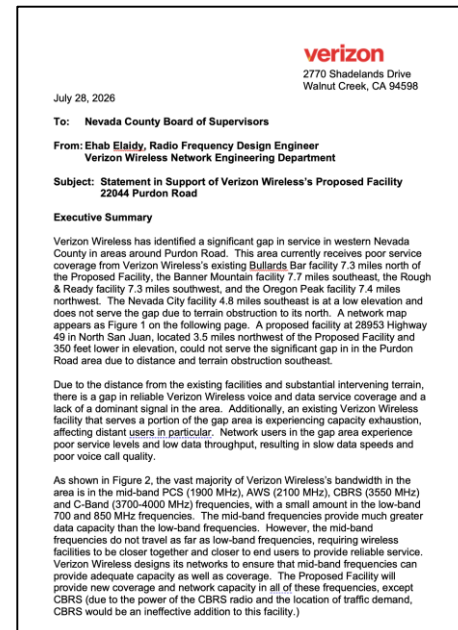
Response to Appeal

- Prior code confirms that towers are not subject to zone height limits
- Camouflage design minimizes visual impact
- Fire Marshal approved project with five conditions, and Building Department will confirm compliance with safety codes
- Property values not a code factor and preempted by federal law
- Any future modifications are beyond scope of this application and would require administrative development permit approved by Planning Director



Response to Appeal

- Prior code findings do not require demonstration of need for a wireless facility or drive test/dropped call data
- As a courtesy, Verizon Wireless provided ample evidence of need for facility and its benefits
- Drive test conducted July 7, 2026 confirmed significant gap in service
- Verizon Wireless marketing maps show only outdoor service coverage and are not network design tools





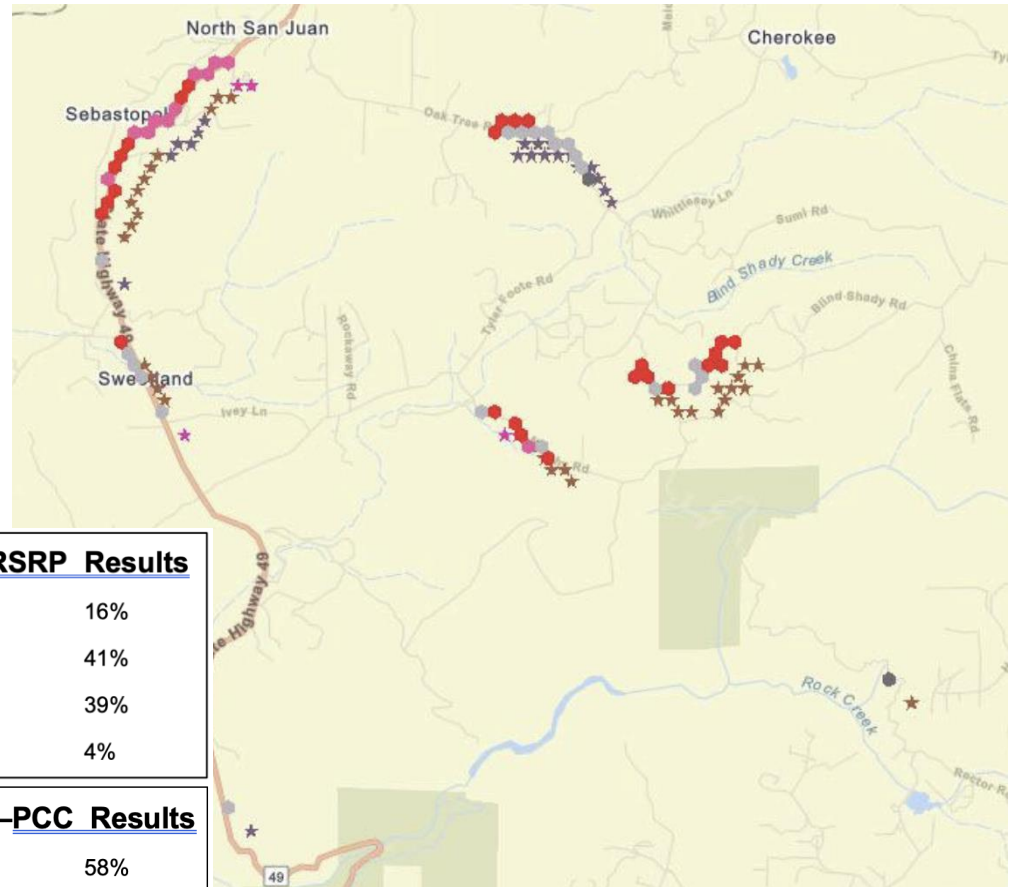
verticalbridgeTM

verizon verticalbridgeTM

Drive Test 5G Data

- RF engineer conducted drive test on July 7, 2026
- 5G service unreliable in 84 percent of area
- Lack of results along most stretches of roadways indicates absence of service

*Drive Test 5G Data
July 7, 2026*



Signal Strength—BRSRP Results

	-100 to -108 dBm	16%
	-108 to -114 dBm	41%
	-114 to -122 dBm	39%
	-122 to -140 dBm	4%

Serving Frequency—PCC Results

	C-Band	58%
	850 MHz	29%
	AWS-3	13%

