



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: December 13, 2016

Title: P16CU00009 Borderland Investments I, LLC - S. Camino Del Sol - Type III Conditional Use Permit

Introduction/Background:

The proposal is to add a new communication tower. The tower is proposed at 95 feet in height and is located near a maintenance facility for a golf course.

Discussion:

The new tower is proposed on the golf course property. This site is proposed as an alternative to a site that is approximately 1,700 feet to the northeast in the parking lot of the golf course.

Conclusion:

The Pima County Zoning Code requires a Type III Conditional Use Permit for new towers over 50 feet.

Recommendation:

The Pima County Hearing Administrator recommends approval of the conditional use permit. The Planning and Zoning Commission heard the case on November 30, 2016. The results of the Planning and Zoning Commission hearing will be provided to the Board of Supervisors.

Fiscal Impact:

None

Board of Supervisor District:

1 2 3 4 5 All

Department: Development Services Department - Planning Telephone: 520-724-6675

Department Director Signature/Date: [Signature] 11-28-16

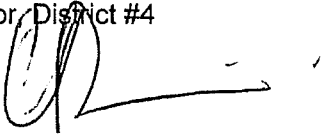
Deputy County Administrator Signature/Date: [Signature] 11/28/16

County Administrator Signature/Date: [Signature] 11/29/16

REC-0616M1020PC01K1F01



PIMA COUNTY
DEVELOPMENT SERVICES

TO: Honorable Ray Carroll, Supervisor, District #4
FROM: Chris Poirier, Planning Official 
DATE: November 21, 2016
SUBJECT: P16CU00009 BORDERLAND INVESTMENTS I LLC – S. CAMINO DEL SOL
(Conditional Use – Type III – Communication Tower)

The above referenced Conditional Use Permit is within your district and is scheduled for the Board of Supervisors' **TUESDAY, DECEMBER 13, 2016** hearing.

REQUEST: Conditional Use – Communication Tower

OWNER: Borderland Investments I LLC
400 E. 38th Street
Tucson, AZ 85713

AGENT: SBA Towers VI, LLC
c/o Kim Allen, Wireless Policy Group, LLC
PO Box 34628
Seattle, WA 98124

DISTRICT: 4

STAFF CONTACT: Tom Drzazgowski

PUBLIC COMMENT TO DATE: As of November 21, 2016, staff has received nine comment letters on this case. Some of the comments have been in support, others have been in opposition.

HEARING ADMINISTRATOR RECOMMENDATION: APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS.

PLANNING AND ZONING COMMISSION RECOMMENDATION: APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS (6-0; Commissioners Membrilla, Bain, Gavin and Gungle were absent).

MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM: The subject property is located outside the Maeveen Marie Behan Conservation Land System.

CP/TD
Attachments



PIMA COUNTY
DEVELOPMENT SERVICES

BOARD OF SUPERVISORS MEMORANDUM

Subject: P16CU00009

Page 1 of 5

FOR DECEMBER 13, 2016 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS
FROM: Chris Poirier, Planning Official
Public Works-Development Services Department-Planning Division
DATE: November 21, 2016

ADVERTISED ITEM FOR PUBLIC HEARING

TYPE III CONDITIONAL USE PERMIT
COMMUNICATION TOWER

P16CU00009 BORDERLAND INVESTMENTS I LLC – S. CAMINO DEL SOL.

Request of Wireless Policy Group LLC, on property located at 4530 S. Camino Del Sol, in the RH Zone, for a conditional use permit for a communication tower, in accordance with Section 18.07.030H2e of the Pima County Zoning Code as a Type III conditional use permit. On motion, the Planning and Zoning Commission voted 6-0 to recommend **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS** (Commissioners Membrilla, Bain, Gavin and Gungle were absent). The Hearing Administrator recommends **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**.

(District 4)

Planning and Zoning Commission Hearing (November 30, 2016)

The Planning & Zoning Commission hearing on this case took place on November 30, 2016. At same, the Commission heard the applicant's presentation and queried both the applicant and staff on numerous particular details of the application. One (1) member of the public appeared to speak on the matter, expressing his opposition to the tower based upon its perceived impact on the mountain views currently enjoyed by himself and his neighbors.

The applicant gave a powerpoint presentation on the case and fielded questions from the Commission members. Issues explored at by the Commission included: 1) the alternative species of eucalyptus trees that exist and the one that would be most appropriate for a 95' tall tower in terms of scale and aesthetics; 2) the extensive history of this case and the public involvement and GVC coordination that had occurred to date; and 3) the extent to which the tower is separated (approximately 600') to nearby residences.

After discussing all of the above and closing the public hearing, the Commission voted 6-0 (motion by Matter, seconded by Johns; Commissioners Membrilla, Bain, Gavin and Gungle being absent) to recommend APPROVAL of this CUP request to the Board of Supervisors, subject to the Hearing Administrator's standard and special conditions as modified by them below:

Standard Conditions (per the Pima County Zoning Code)

1. Adherence to all requirements of Section 18.07.030.H and Section 18.07.040.A.4 (General Regulations and Exceptions) of the Pima County Zoning Code.

Special Conditions

1. The new top height of the tower shall not be more than the requested ninety-five feet (95').
2. The proposed monopole tower and associated antennae arrays shall be camouflaged as a faux eucalyptus tree (a "mono-eucalyptus") as selected by the Green Valley Council.
3. All associated cabling, etc. necessary to serve the antennae shall be painted or otherwise treated so as to visually integrate into faux eucalyptus camouflage.
4. The tower and its associated on-the-ground equipment area shall be located on the property as shown on the submitted Development Plan (DP).
5. The on-the-ground equipment area compound shall be enclosed with an eight foot (8') tall masonry wall that shall be colored and textured so as to match, as best as possible, the other walls and/or walled structures in the area. The gates of the compound shall be painted to match the color of the wall.
6. All equipment shall be elevated twelve inches (12") above highest adjacent natural grade. Compliance with this condition will be reviewed by the Pima County Flood Control District at the time of permitting.

HEARING ADMINISTRATOR'S CONSIDERATIONS

This request proposes a new ninety-five foot (95') communications tower and attendant on-the-ground equipment walled compound. The petitioner proposes to camouflage the tower in whatever manner the Green Valley Council (GVC) chooses. Just prior to the Planning & Zoning Commission public hearing on this CUP application, the GVC notified Pima County staff that it had deliberated on the matter and had decided that a faux eucalyptus tree (a "mono-eucalyptus") was the most appropriate camouflaging method.

Wireless Service Coverage and "Gap" Considerations

The Federal Telecommunications Act of 1996 encourages all new wireless installations that introduce or enhance reliable wireless coverage in those areas where a "gap" in coverage or service-quality presently exists.

The applicant's submitted propagation plots indicate that the proposed site is currently within an area that is significantly characterized by a signal level of more than -100.0 dBm (this value representing a high noise level and therefore a poor signal strength). With the new tower in place, the projected coverage of the surrounding area is characterized by a signal of better than -90.0 dBm (this value representing a low noise level and therefore a strong signal). These before and after plots demonstrate the presence of an existing coverage gap and the "filling" of this same gap with the proposed communications tower.

Comprehensive Plan Considerations

The Pima County Comprehensive Plan places the subject property and all surrounding areas in the *Low Intensity Urban (LIU)* category, the purpose of which is "to designate lands for low density residential and compatible uses." This entire area of Green Valley is a developed area of subdivisions, together with the intervening San Ignacio Golf Course.

Based upon this developed framework, together with the fact that numerous communications towers have been previously approved within the *LIU* district, the proposed tower use is not found to be inconsistent with the above *Resource Transition* comprehensive plan designation.

Zoning and Land Use Considerations

The subject parcel is zoned Rural Homestead (RH). The immediately surrounding properties are also zoned RH (golf course areas). Further outward, the developed areas are zoned TR, CR-4 and CB-2. The nearest existing residences are located approximately six hundred feet away to the northwest, east, and south respectively, with either golf course fairways or natural drainage corridors intervening. To date, several letters of opposition have been received from nearby residential property owners. The predominant objection being raised pertains to the proposed tower's impact on their views. As has been stressed in many past cases, the fact that someone has heretofore enjoyed a certain view across another's property does not constitute or inure to them any legal right to that view, nor to any expectation that it must remain exactly as it has been in the past. In the construct of existing law and as has been upheld by case law, views across another's property constitute a privilege.

HEARING ADMINISTRATOR'S RECOMMENDATION

After visiting the subject property and after considering all of the above and reviewing the applicant's submitted materials, the Hearing Administrator found the proposed **new ninety-five foot (95') communications tower**, with attendant on-the-ground walled equipment compound, was an acceptable use on the subject property and within the surrounding context. It was/is clear that the proposed tower fills an existing gap in wireless coverage.

It was therefore the recommendation of the Hearing Administrator that the Planning & Zoning Commission recommend **APPROVAL** of this Type III conditional use permit, subject to the following Standard and Special Conditions:

Standard Conditions (per the Pima County Zoning Code)

1. Adherence to all requirements of Section 18.07.030.H and Section 18.07.040.A.4 (General Regulations and Exceptions) of the Pima County Zoning Code.

Special Conditions

1. The new top height of the tower shall not be more than the requested ninety-five feet (95').
2. The proposed monopole tower and associated antennae arrays shall be camouflaged using whatever method is subsequently selected by the Green Valley Council.
3. All associated cabling, etc. necessary to serve the antennae shall be painted or otherwise treated so as to visually integrate into the chosen method of camouflage.

4. The tower and its associated on-the-ground equipment area shall be located on the property as shown on the submitted Development Plan (DP).
5. The on-the-ground equipment area compound shall be enclosed with an eight foot (8') tall masonry wall that shall be colored and textured so as to match, as best as possible, the other walls and/or walled structures in the area. The gates of the compound shall be painted to match the color of the wall.

SONORAN DESERT CONSERVATION CONCEPT PLAN/ENVIRONMENTAL ISSUES

Comprehensive Plan Regional Environmental Policies — Conservation Lands System

In December, 2001 the Board of Supervisors incorporated the Maeveen Marie Behan Conservation Lands System (MMB-CLS) into the Comprehensive Plan 2001 Update as the Regional Environmental Policies. The MMB-CLS is the heart of the Sonoran Desert Conservation Plan (SDCP). On June 21, 2005, the Board of Supervisors amended the Comprehensive Plan Regional Environmental Policies and the MMB-CLS to reflect recommendations from the SDCP Science Technical Advisory Committee that were based on new scientific and technical data. As adopted, Conservation Guidelines associated with the MMB-CLS establish conservation objectives for a variety of projects (e.g. rezoning actions, comprehensive plan amendments, Type II and Type III conditional use permits, etc.) that require a discretionary decision by the Board of Supervisors. Conservation objectives include:

- Important Riparian Areas — 95% undisturbed natural open space
- Biological Core Management Areas — 80% undisturbed natural open space
- Special Species Management Areas — 80% undisturbed natural open space
- Multiple Use Management Areas — 66-2/3% undisturbed natural open space

The subject site is located within an area designated as **OUTSIDE OF** the Maeveen Marie Behan Conservation Lands System. There is a corridor of CLS Important Riparian Area (IRA) further to the south, but this area will remain untouched by the proposed tower improvements.

Biological Impacts Report

On July 17, 2001, the Board of Supervisors adopted Ordinance No. 2001-103, which requires the applicant's notice to the US Fish and Wildlife Service (USFWS) staff regarding the pending matter, and staff commentary on biological resources and development impacts of the subject site and proposal.

Staff Commentary on Biological Impacts

The site in question has already been disturbed by past development and grading activity attendant to the construction of Camino Del Sol, the San Ignacio Golf Course, and the golf course maintenance building complex property on which the new tower would be located. Minimal new disturbance will therefore result from the new/proposed tower and related facilities. In light of this and in recognition that the proposed site is outside of the Conservation Lands System (CLS), staff has no concerns about impacts to valuable biological or riparian resources.

Facts Confirmed by the Pima County Geographic Information System (GIS)

The following facts are confirmed by the Pima County GIS and the Sonoran Desert Conservation Plan maps with respect to this conditional use permit request:

Cactus Ferruginous Pygmy Owl. The subject property is not located within an area that is designated as Proposed Critical Habitat nor Draft Recovery Area.

Western Burrowing Owl. The subject property is located outside the Priority Conservation Area (PCA) for the Western Burrowing Owl.

Pima Pineapple Cactus. The subject property is located within an area that is outside the known range of the Pima Pineapple cactus. It is not within the Priority Conservation Area (PCA) for this species.

Needle-Spined Pineapple Cactus. The subject property is located within an area that is outside the known range of the Needle-Spined Pineapple cactus. It is not within the Priority Conservation Area (PCA) for this species.

DEPT. OF TRANSPORTATION RECOMMENDATION

The Department of Transportation will review this project as need be during the permitting process.

Jim Portner, Hearing Administrator

TD/JP/ar
Attachments

cc: Borderland Investments I LLC, 400 E. 38th Street, Tucson, AZ 85713
SBA Towers VI, LLC, c/o Kim Allen, Wireless Policy Group, LLC
PO Box 34628, Seattle, WA 98124
Tom Drzazgowski, Principal Planner
P16CU00009 File

**PIMA COUNTY DEVELOPMENT SERVICES REPORT TO THE
PIMA COUNTY PLANNING & ZONING COMMISSION**

CASE: **P16CU00009**
BORDERLAND INVESTMENTS I, LLC – S. CAMINO DEL SOL

OWNERSHIP: Borderland Investments I, LLC
400 E. 38th Street
Tucson, AZ 85713

APPLICANT: SBA Towers VI, LLC
c/o Kim Allen, Wireless Policy Group, LLC
P.O. Box 34628 #75604
Seattle, WA 98124

LOCATION: The proposed tower is located at 4530 S. Camino del Sol in Green Valley, Arizona. The site is on the same property as the maintenance facility for the San Ignacio Golf Course. The facility on the west side of Camino del Sol, approximately two miles south of its intersection with W. Camino Encanto. More particular, the proposed tower site lies just south of the parking lot of the aforementioned golf course maintenance yard and building complex, sitting near the bottom of a slope which extends downward from same. Given the topographic realities of the area, the site also sits lower in elevation than the travel lanes of adjacent Camino del Sol. The tower site is in closest proximity to adjacent golf course fairways and to a large drainage/riparian corridor to the nearby south. Existing residential subdivisions lie further beyond, to the northwest, east, and south, with the nearest homes in each of these being approximately 600 feet away.

REQUEST: This is a Type III Conditional Use Permit request for a new ninety-five foot (95') tall **communications tower** and attendant on-the-ground equipment building with security wall. The tower may be a monopole or a lattice tower, depending upon the final form of camouflage chosen. The tower will have a series of twelve (12), 8' tall panel antennae array at its very top and is being constructed to provide leased antenna space to multiple wireless carriers. To date, there has been extensive public involvement in this case. There was an original site proposed approximately ½ mile further to the north, but which was ultimately rejected due to its closer proximity to existing residences. The current site being requested is an alternative location that resulted from the prior public input. The final form of camouflage will be chosen by the Green Valley Council (GVC) after it has fully deliberated on the matter. At the time of this writing, it appears this decision has been reduced to two options, these being either a faux eucalyptus tree or a faux windmill. The Hearing Administrator takes no position on either, holding that it is most appropriate for those most directly impacted by the tower to make the choice that best meets their preference. The on-the-ground equipment will be contained within a compound that is surrounded by an 8' tall masonry wall that will be aesthetically treated to best match the color and material of nearby walled structures.

PETITIONER'S STATEMENT REGARDING THE TYPE OF USE PROPOSED

“Stealth cell tower and equipment inside fenced lease area.”

PETITIONER'S STATEMENT REGARDING NEED AND COMPATIBILITY

“Verizon has a significant gap in coverage and capacity in the area that this tower will help address. The applicant is offering three choices of stealth design and moved the facility to a different portion of the site to insure the facility is compatible with the surrounding area.”

The petitioner has provided a complete submittal package, including a project narrative and the required “Supplemental Information” sheet, together with various supporting materials, coverage/propagation plots, photo simulations and a development/site plan.

HEARING ADMINISTRATOR'S CONSIDERATIONS

This request proposes a new ninety-five foot (95') communications tower and attendant on-the-ground equipment walled compound. The petitioner proposes to camouflage the tower in whatever manner the Green Valley Council (GVC) chooses. At the time of this writing, it appears that the tower will either be a lattice-style tower with faux windmill atop it, or be a monopole camouflaged as a faux eucalyptus tree. The Hearing Administrator takes no position on the matter and defers to the GVC.

Wireless Service Coverage and “Gap” Considerations

The Federal Telecommunications Act of 1996 encourages all new wireless installations that introduce or enhance reliable wireless coverage in those areas where a “gap” in coverage or service-quality presently exists.

The applicant's submitted propagation plots indicate that the proposed site is currently within an area that is significantly characterized by a signal level of more than -100.0 dBm (this value representing a high noise level and therefore a poor signal strength). With the new tower in place, the projected coverage of the surrounding area is characterized by a signal of better than -90.0 dBm (this value representing a low noise level and therefore a strong signal). These before and after plots demonstrate the presence of an existing coverage gap and the “filling” of this same gap with the proposed communications tower.

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HEARING ADMINISTRATOR'S RECOMMENDATION

After visiting the subject property and after considering all of the above and reviewing the applicant's submitted materials, the Hearing Administrator finds the proposed **new ninety-five foot (95') communications tower**, with attendant on-the-ground walled equipment compound, is an acceptable use on the subject property and within the surrounding context. It is clear that the proposed tower fills an existing gap in wireless coverage.

It is therefore the recommendation of the Hearing Administrator that the Planning & Zoning Commission recommend **APPROVAL** of this Type III conditional use permit, subject to the following Standard and Special Conditions:

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Staff Commentary on Biological Impacts

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disturbance will therefore result from the new/proposed tower and related facilities. In light of this and in recognition that the proposed site is outside of the Conservation Lands System (CLS), staff has no concerns about impacts to valuable biological or riparian resources.

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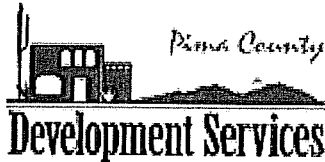
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DEPT. OF TRANSPORTATION RECOMMENDATION

The Department of Transportation will review this project as need be during the permitting process.

attachments

cc: Carmine DeBonis, Director, Development Services
Yves Khawam, Chief Building Official
Chris Poirier, Planning Official
Carmine DeBonis, Chief Zoning Inspector
Borderland Investments I, LLC, Owner
SBA Towers VI, LLC, Applicant
Kim Allen, Wireless Policy Group, LLC, Applicant's Representative



ZONING ENFORCEMENT DIVISION
201 N. Stone Avenue, 1st Floor
Tucson, Arizona 85701-1207
(520) 724-6675

REVISED

APPLICATION FOR CONDITIONAL USE PERMIT

OWNER: Borderland Investments I, LLC PHONE: _____

ADDRESS: 400 E. 38th Street CITY: Tucson ZIP: 85713-4871

APPLICANT (if not owner) SBA Towers VI, LLC, by Kim Allen, Wireless Policy Grp, LLC PHONE: 425-894-8237

APPLICANT EMAIL ADDRESS: kim.allen@wirelesspolicy.com

ADDRESS: PO Box 34628, #75604 CITY: Seattle WA ZIP: 98124

PROPERTY ADDRESS: 4530 S CAMINO DEL SOL, Green Valley, AZ 85622 ZONE: HR

TAX CODE(S): APN 304-28-991

TOWNSHIP, RANGE SEC.: _____

LOT DIMENSIONS: _____ LOT AREA: Approx. 900 SF lease area

TYPE OF USE PROPOSED FOR PROPERTY (BE SPECIFIC): Stealth cell tower and equipment inside fenced lease area.
Please see attached narrative for additional detail.

STATE THE REASONS WHY THE USE IS PROPOSED AND WHY YOU THINK IT WOULD BE COMPATIBLE WITH THE SURROUNDING AREA:

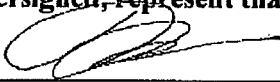
Verizon has a significant gap in coverage and capacity in the area that this cell tower will help address. The applicant is offering 3 choices of stealth design and moved the facility to a different portion of the site to insure the facility is compatible with the surrounding area.

ESTIMATED STARTING DATE: Q1 2017 ESTIMATED COMPLETION DATE: Q1 2017

THE FOLLOWING DOCUMENTS ARE REQUIRED:

1. Preliminary Development Plan
 - a. 5 copies are needed for Type I (In accordance with Pima County Fee Schedule)
 - b. 10 copies are needed for Type II (In accordance with Pima County Fee Schedule)
 - c. 10 copies are needed for Type III (In accordance with Pima County Fee Schedule)
 5 – 24" X 36" and 5 – 11" X 17"
 (Make check payable to Pima County Treasurer)
2. Assessor's Map showing location and boundaries of the property.
3. Assessor's Property Information showing ownership of the property.
4. Letter of Authorization if applicant is not the owner
5. Floor Plan that pertains to interior access or use if required
6. Biological Impact Report ** - For Type 2 or 3 permit requests

I, the undersigned, represent that all the facts in this application are true to the best of my knowledge.

 _____ Signature of Applicant	10/31/2016 _____ Date
Kim Allen _____ Print Name	425-628-2666 _____ Applicant Phone Number

Applicant agrees to provide staff with written proof of notice to the United States Fish and Wildlife Service of this conditional use request at least 15 days prior to the date of the public hearing. Failure to do so may result in cancellation of the public hearing. In addition, the applicant or authorized representative must appear in person at the public hearing to present the request, otherwise the case may be dismissed.

Please initial here: KAA

OFFICE USE ONLY

Case #: _____ Case Title: _____

Type: _____ Fee: _____ Receipt Number: _____ Hearing Date: _____

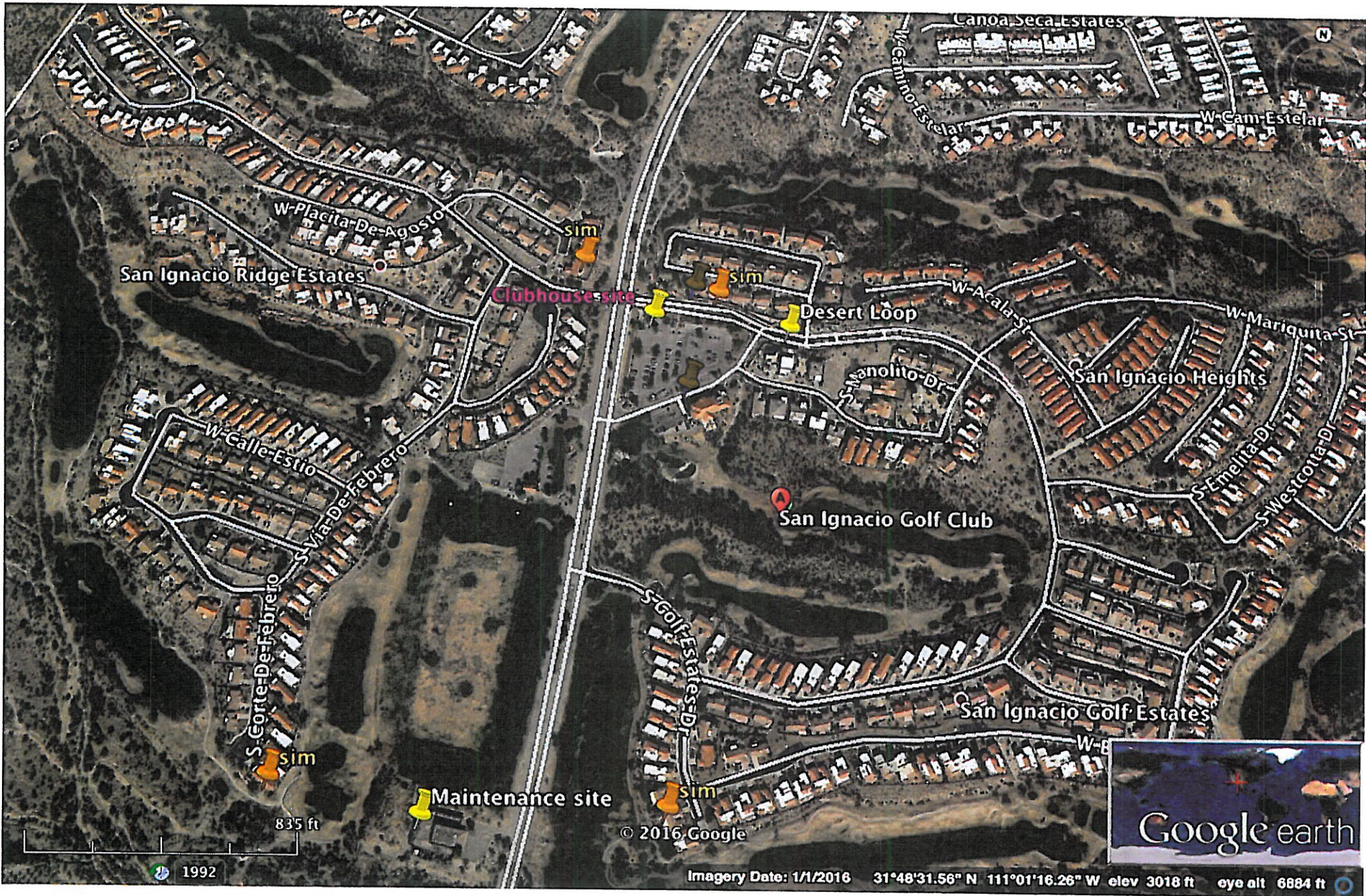
Notification Area: _____ Sections: _____

Zoning Approval: _____

Special Conditions: _____

A request for continuance of an advertised application or a change in original request by applicant, must be accompanied by an additional fee.

** Applicant should consult with Pima County Planning staff to determine the extent to which this requirement applies to the subject property. The Biological Impact Report pertains to expected impacts on endangered and threatened species as identified in the Sonoran Desert Conservation Plan.



San Ignacio Ridge Estates

San Ignacio Golf Club

San Ignacio Heights

San Ignacio Golf Estates

Clubhouse site

Maintenance site

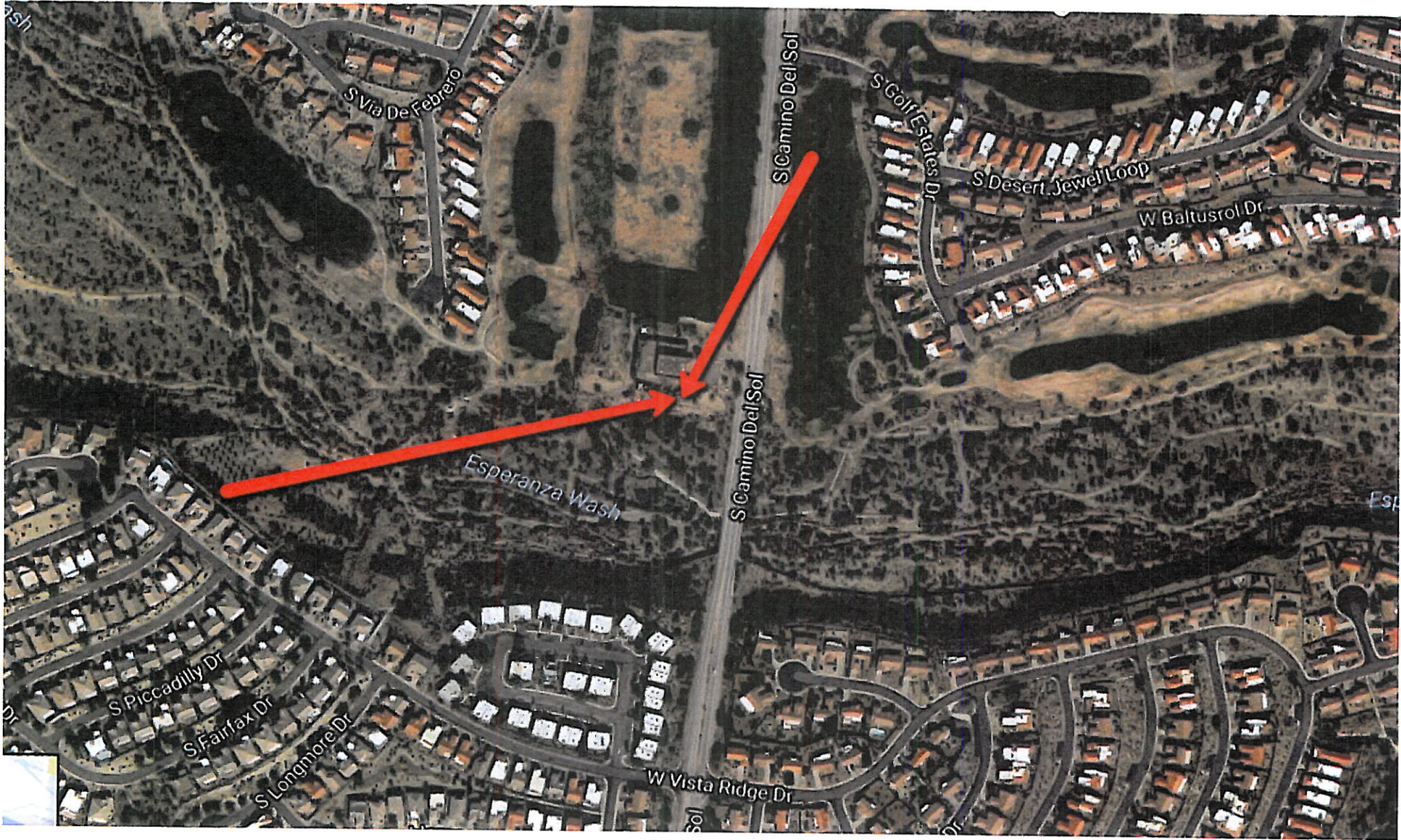
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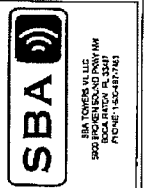
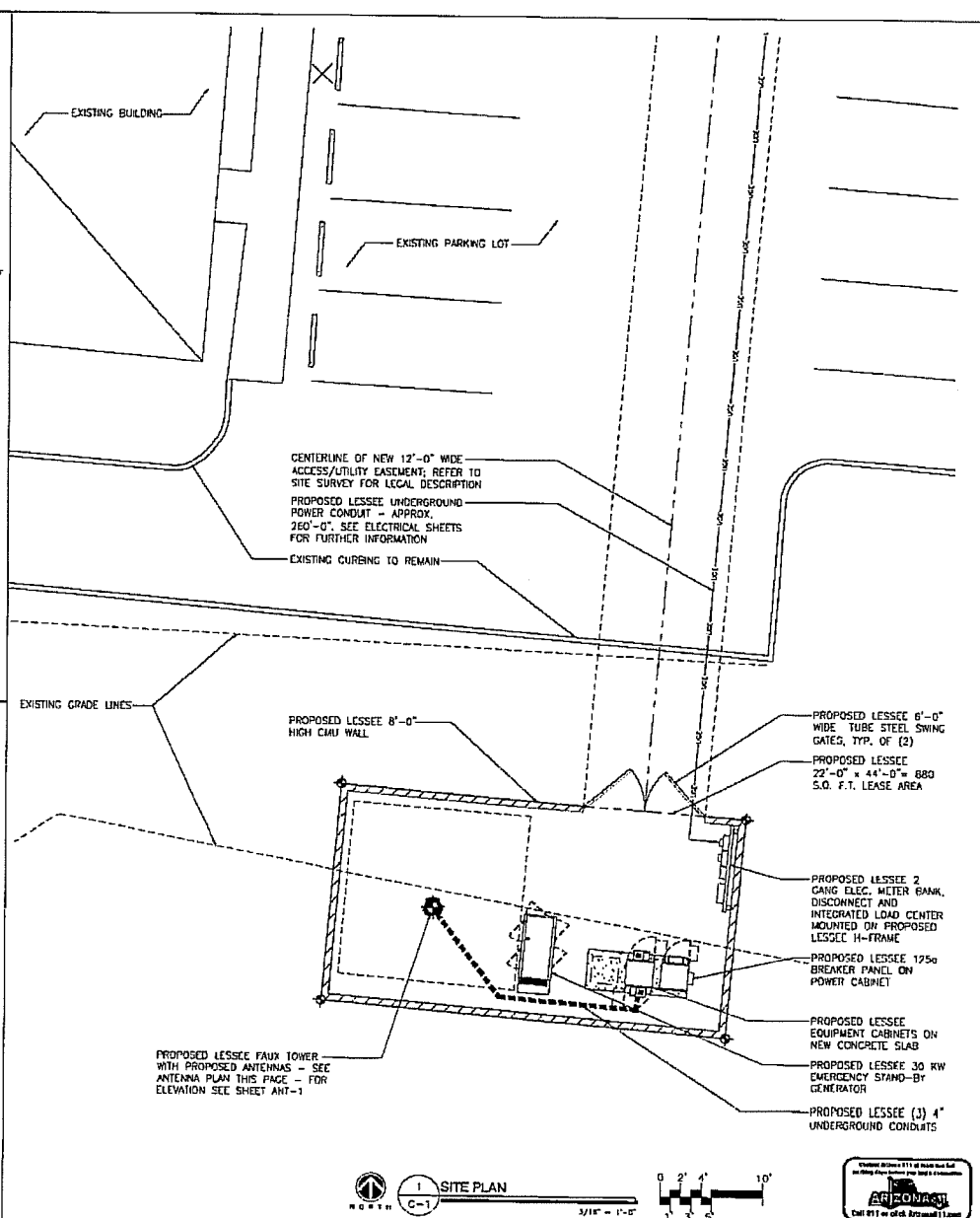
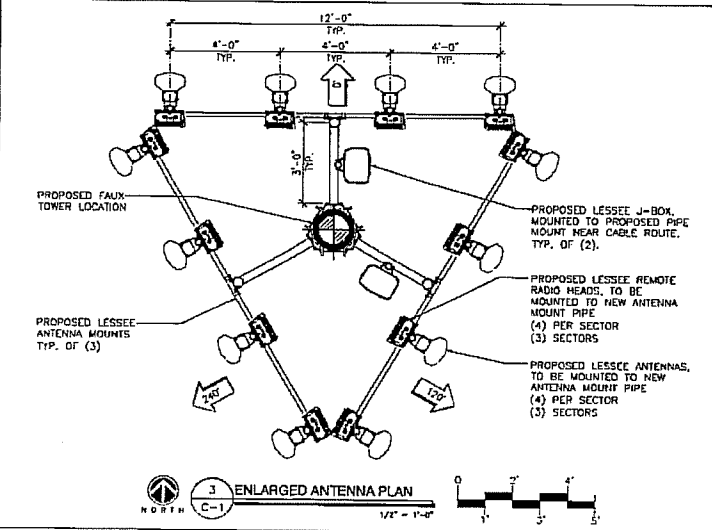
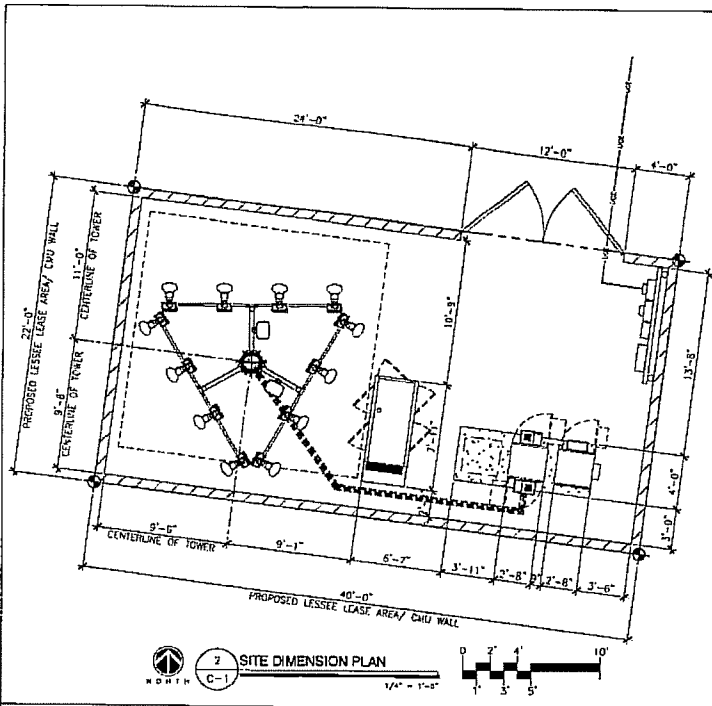
© 2016 Google

Imagery Date: 1/1/2016 31°48'31.56" N 111°01'16.26" W elev 3018 ft eye alt 6884 ft

1992

835 ft





REVISIONS	DATE	DESCRIPTION
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2		
3		
4		
5		

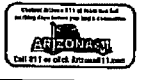
SITE#: TBD
SBA#: TBD
AMULET
 4201 S. CAMINO DEL SOL
 GREEN VALLEY, AZ 85622

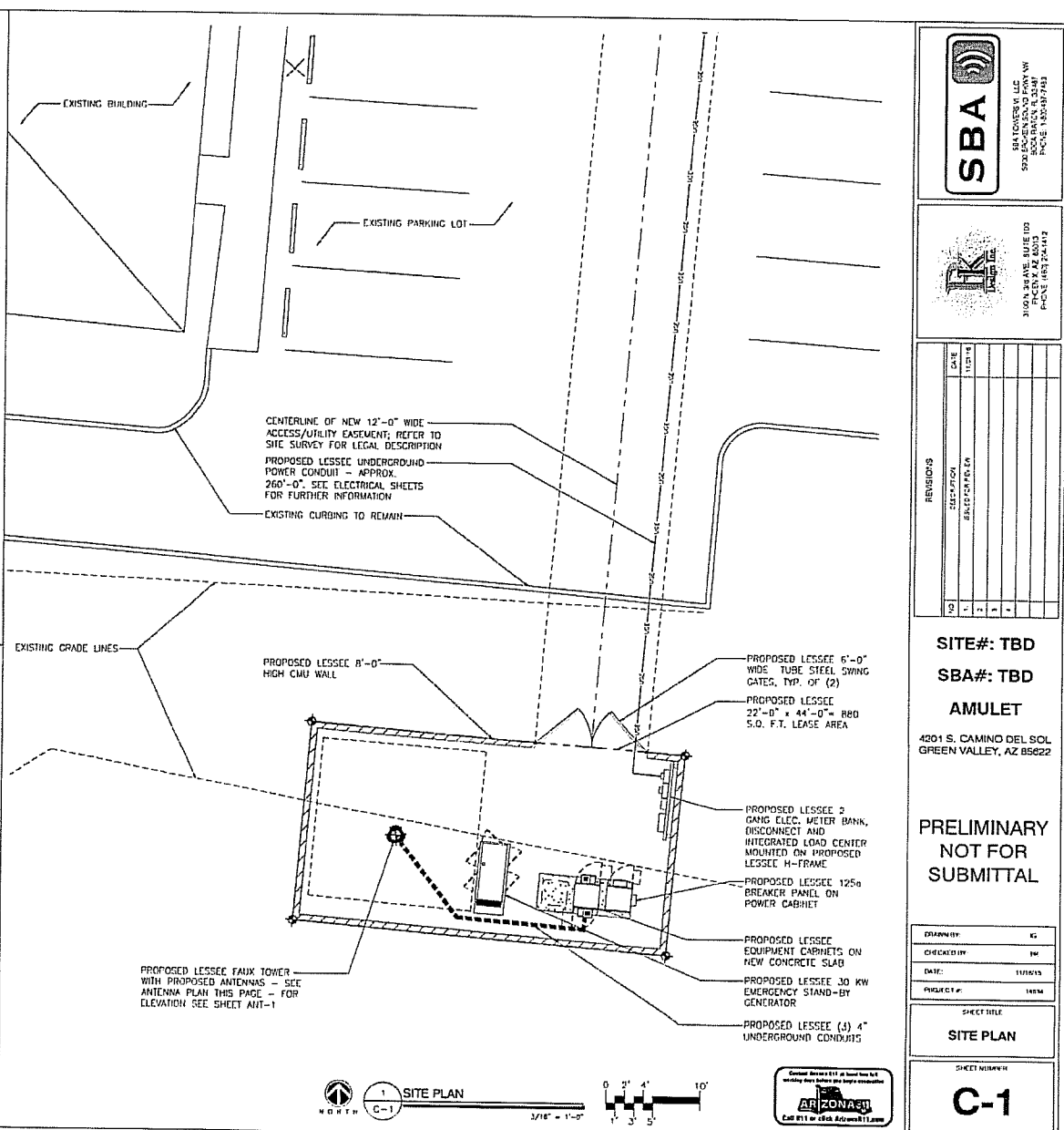
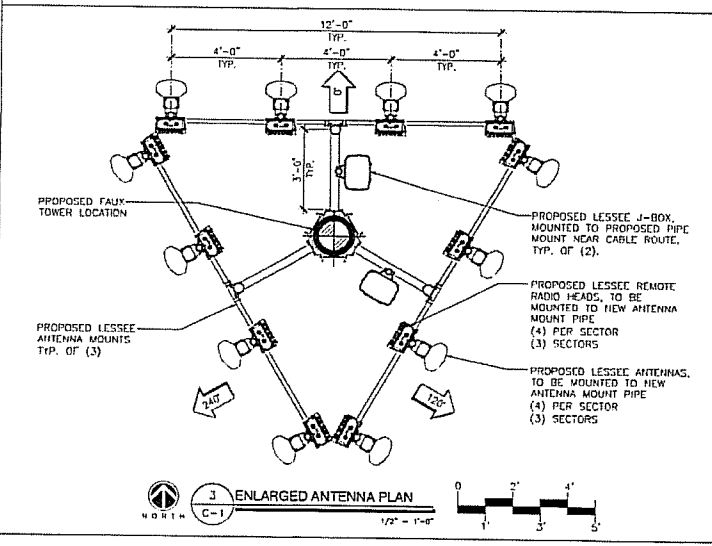
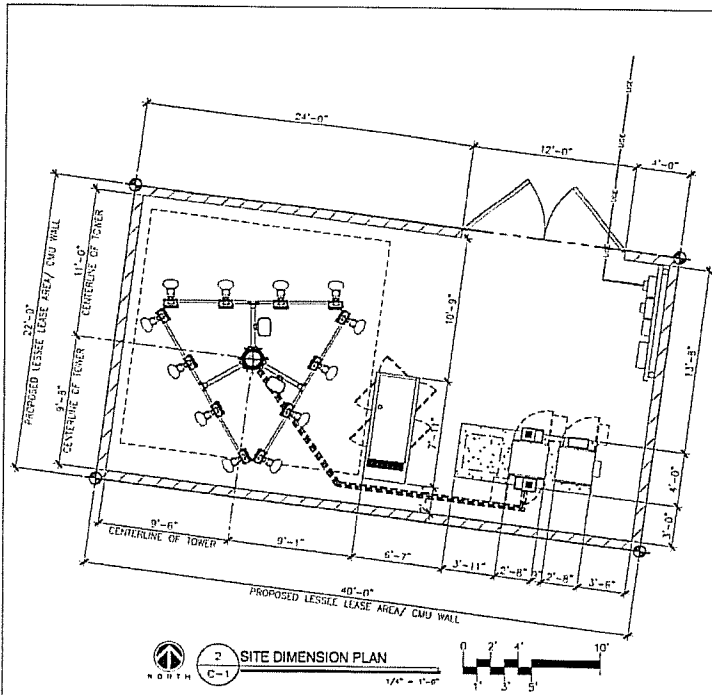
**PRELIMINARY
 NOT FOR
 SUBMITTAL**

DRAWN BY:	JD
CHECKED BY:	JK
DATE:	11/10/14
PROJECT#:	1434

SHEET TITLE
SITE PLAN

SHEET NUMBER
C-1





SBA TOWERS, LLC
5000 BUCKLE UP HWY
PHOENIX, AZ 85044
PHONE: 480-977-7443



3100 BOWNE BLVD. 100
SUITE 100
PHOENIX, AZ 85042

NO.	DATE	REVISION
1	11/21/14	ISSUE FOR PERMITS
2		
3		
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SITE#: TBD
SBA#: TBD
AMULET
4201 S. CAMINO DEL SOL
GREEN VALLEY, AZ 85622

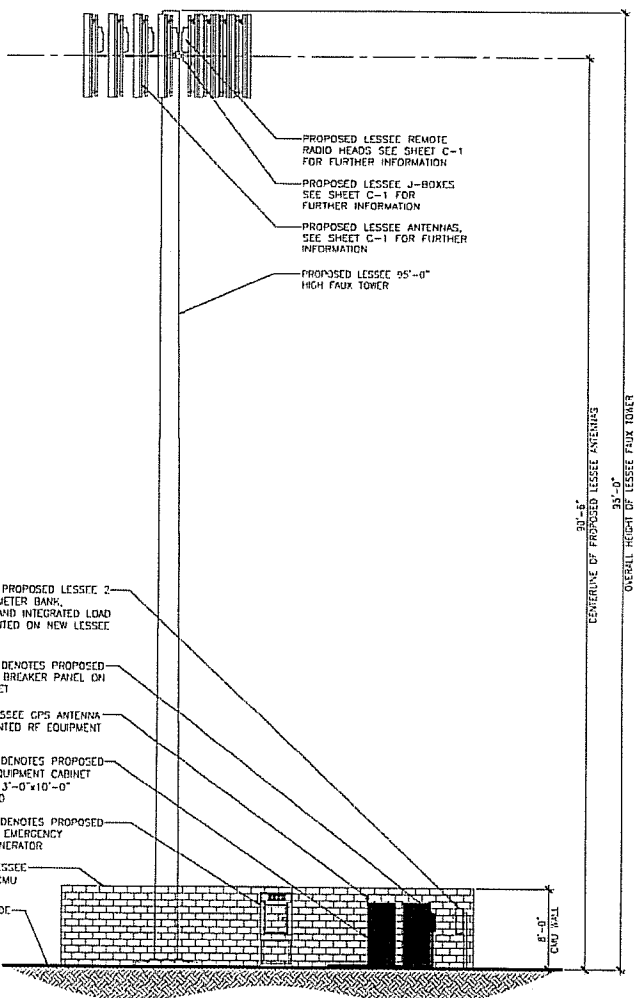
**PRELIMINARY
NOT FOR
SUBMITTAL**

DESIGNED BY:	EG
CHECKED BY:	HC
DATE:	11/05/14
PROJECT #:	14054

SHEET TITLE
SITE PLAN

SHEET NUMBER
C-1





PROPOSED LESSEE REMOTE RADIO HEADS SEE SHEET C-1 FOR FURTHER INFORMATION

PROPOSED LESSEE J-BOXES SEE SHEET C-1 FOR FURTHER INFORMATION

PROPOSED LESSEE ANTENNAS, SEE SHEET C-1 FOR FURTHER INFORMATION

PROPOSED LESSEE 95'-0" HIGH FAUX TOWER

DASHED LINE DENOTES PROPOSED LESSEE 2 GANG ELEC. METER BANK, DISCONNECT AND INTEGRATED LOAD CENTER MOUNTED ON NEW LESSEE H-FRAME

DASHED LINE DENOTES PROPOSED LESSEE 125a BREAKER PANEL ON POWER CABINET

PROPOSED LESSEE GPS ANTENNA ON PAD MOUNTED RF EQUIPMENT CABINET

DASHED LINE DENOTES PROPOSED LESSEE RF EQUIPMENT CABINET MOUNTED ON 3'-0"x10'-0" CONCRETE PAD

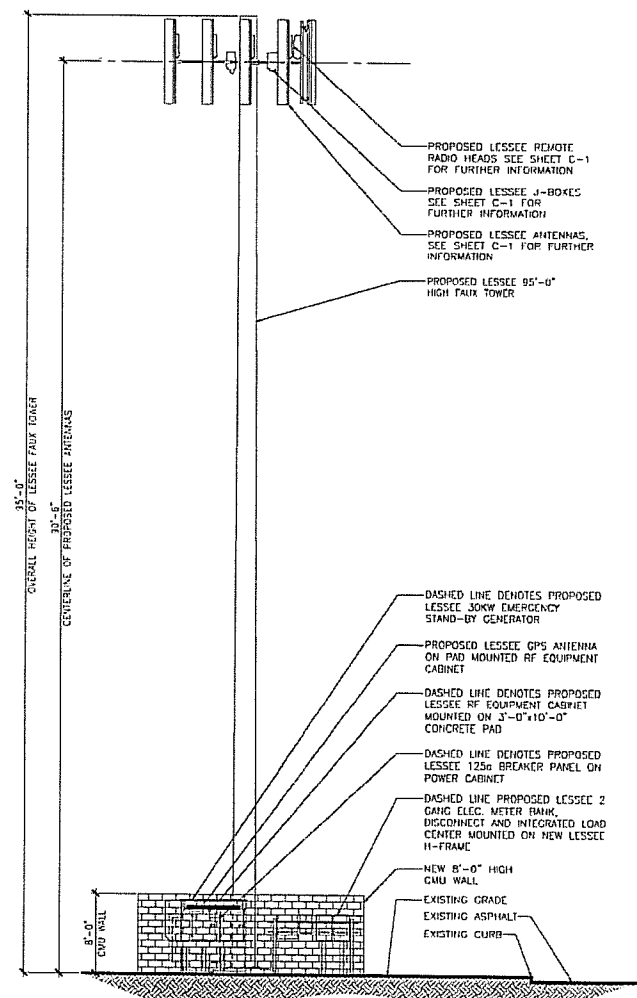
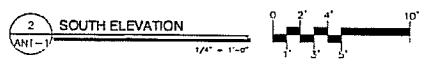
DASHED LINE DENOTES PROPOSED LESSEE 30kW EMERGENCY STAND-BY GENERATOR

PROPOSED LESSEE 8'-0" HIGH CMU WALL

EXISTING GRADE

95'-0"
OVERALL HEIGHT OF LESSEE ANTENNAS

95'-0"
OVERALL HEIGHT OF LESSEE FAUX TOWER



PROPOSED LESSEE REMOTE RADIO HEADS SEE SHEET C-1 FOR FURTHER INFORMATION

PROPOSED LESSEE J-BOXES SEE SHEET C-1 FOR FURTHER INFORMATION

PROPOSED LESSEE ANTENNAS, SEE SHEET C-1 FOR FURTHER INFORMATION

PROPOSED LESSEE 95'-0" HIGH FAUX TOWER

DASHED LINE DENOTES PROPOSED LESSEE 30kW EMERGENCY STAND-BY GENERATOR

PROPOSED LESSEE GPS ANTENNA ON PAD MOUNTED RF EQUIPMENT CABINET

DASHED LINE DENOTES PROPOSED LESSEE RF EQUIPMENT CABINET MOUNTED ON 3'-0"x10'-0" CONCRETE PAD

DASHED LINE DENOTES PROPOSED LESSEE 125a BREAKER PANEL ON POWER CABINET

DASHED LINE DENOTES PROPOSED LESSEE 2 GANG ELEC. METER BANK, DISCONNECT AND INTEGRATED LOAD CENTER MOUNTED ON NEW LESSEE H-FRAME

NEW 8'-0" HIGH CMU WALL

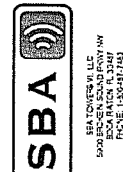
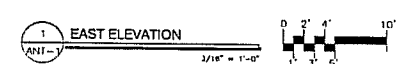
EXISTING GRADE

EXISTING ASPHALT

EXISTING CURB

95'-0"
OVERALL HEIGHT OF LESSEE FAUX TOWER

95'-0"
OVERALL HEIGHT OF PROPOSED LESSEE ANTENNAS



SBA TOWER, LLC
3000 W. WILSON AVENUE
MESA, ARIZONA 85202
PHONE: 480-947-7433



3100 S. CAMINO DEL SOL
GREEN VALLEY, ARIZONA
PHONE: 520-837-1110

REVISIONS	
NO.	DATE
1	11/10/15
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SITE#: TBD
SBA#: TBD
AMULET
4201 S. CAMINO DEL SOL
GREEN VALLEY, AZ 85022

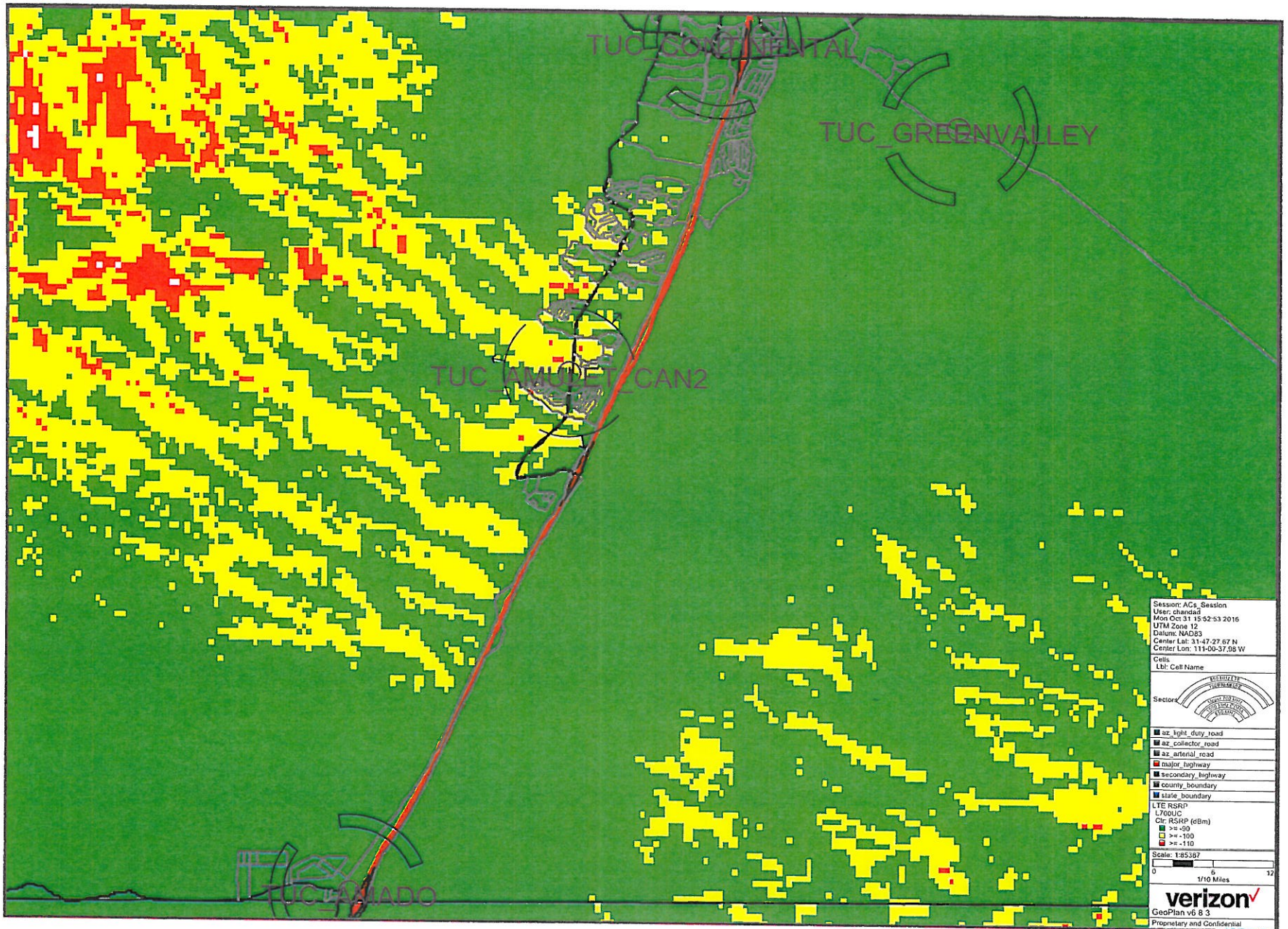
PRELIMINARY
NOT FOR
SUBMITTAL

DRAWN BY	KG
CHECKED BY	IK
DATE	11/10/15
PROJECT #	44756

SHEET TITLE
ANTENNA
ELEVATION

SHEET NUMBER
ANT-1





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 User: chandad
 Mon Oct 31 15:52:53 2016
 UTM Zone 12
 Datum: NAD83
 Center Lat: 31-47-27.67 N
 Center Lon: 111-00-37.88 W

Cells
 Lbl: Cell Name

Sectors

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- az_collector_road
- az_arterial_road
- major_highway
- secondary_highway
- county_boundary
- state_boundary

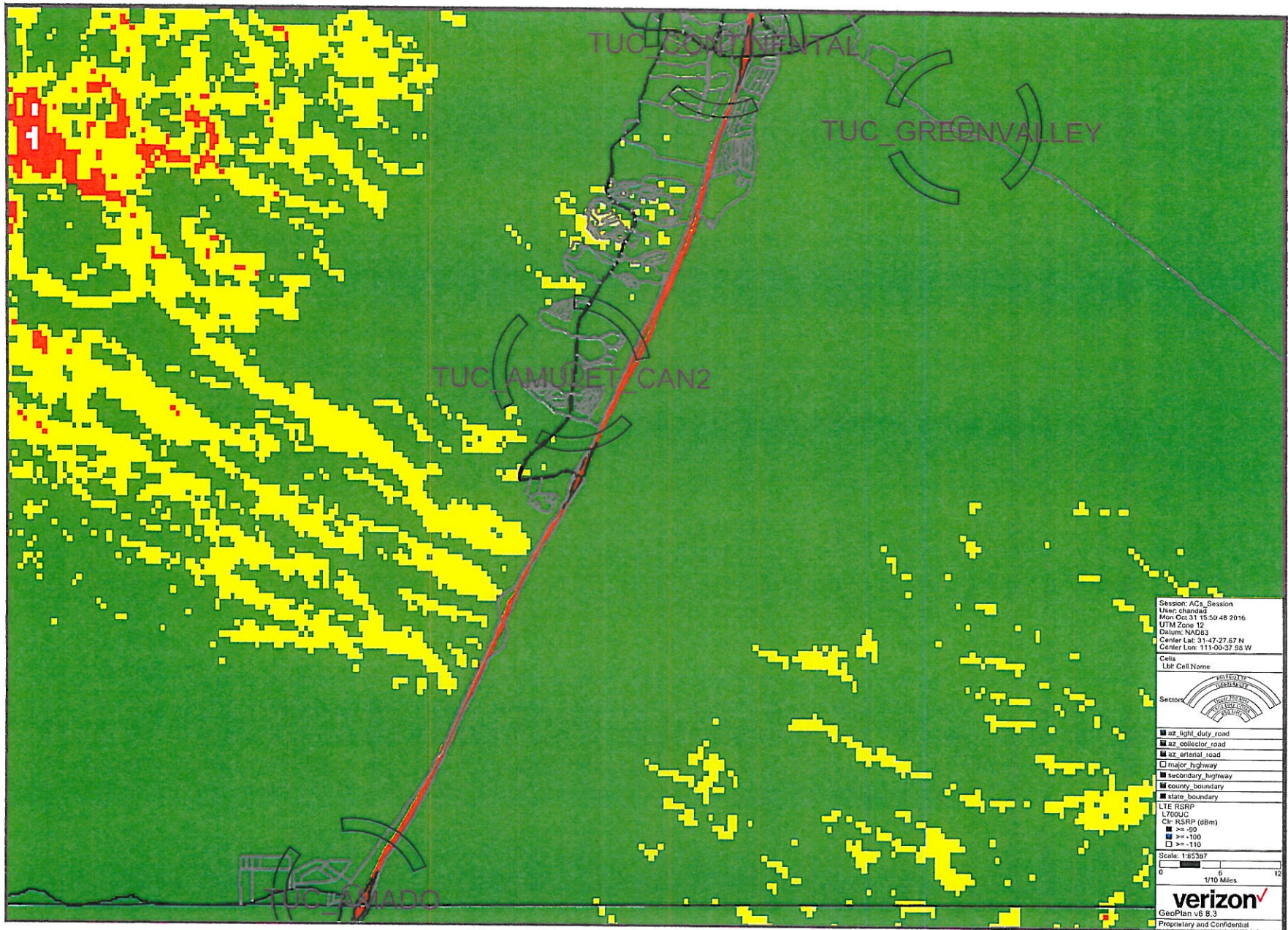
LTE RSRP
 L700UC
 Cir: RSRP (dBm)

- >= -90
- >= -100
- >= -110

Scale: 1:85387

0 6 12
 1/10 Miles

verizon
 GeoPlan v6 8.3
 Proprietary and Confidential





10/31/16

To: Jessica Ross
Transmitted via email to JRoss@sbsite.com
RE: Verizon Wireless TUC_AMULET

To Whom It May Concern,

We write to inform you that Verizon Wireless has performed a radio frequency (RF) compliance pre-construction evaluation for the above-noted proposed site and based on the result of the evaluation, the site will be compliant with FCC Guidelines.

The FCC has established safety guidelines relating to potential RF exposure from cell sites. The FCC developed the standards, known as Maximum Permissible Exposure (MPE) limits, in consultation with numerous other federal agencies, including the Environmental Protection Agency, the Food and Drug Administration, and the Occupational Safety and Health Administration. The FCC provides information about the safety of radio frequency (RF) emissions from cell towers on its website at: <https://www.fcc.gov/engineering-technology/electromagnetic-compatibility-division/radio-frequency-safety/faq/rf-safety>.

Please refer to the FCC Office of Engineering and Technology Bulletin 65 for information on RF exposure guidelines. Policy questions should be directed to VZWRFCompliance@verizonwireless.com. Contact your local Verizon Wireless resource below if you have additional site-specific questions.

Contact Name	Contact Email	Contact Phone
Tom Nevarez	thomas.nevarez@vzw.com	480-752-7299

Sincerely,

Robert DeFilippo
Manager-RF System Design
Verizon Wireless

**NARRATIVE IN SUPPORT OF APPLICATION FOR A
COMMUNICATION TOWER CONDITIONAL USE PERMIT**

Submitted to Pima County Development Services Department
November 1, 2016

1. GENERAL INFORMATION

Applicant: SBA Towers VI, LLC
5900 Broken Sound Pkwy NW
Boca Raton, FL 33487

Representative: Wireless Policy Group, LLC
PO Box 34628, #75604
Seattle, WA 98124
Contact: Kim Allen/Liz Walker, Wireless Policy Group, LLC
Phone: 303-264-7455 / Email:
kim.allen@wirelesspolicy.com
liz.walker@wirelesspolicy.com

Property Owner: Borderland Investments I, LLC
Attn: Morgan North
400 E. 38th Street
Tucson, AZ 85713-4871

Site Address: 4530 S CAMINO DEL SOL, Green Valley, AZ 85622

APN: 30428991

Zoning Classification: RH

Wireless Policy Group, LLC is submitting this application on behalf of SBA Tower VI, LLC (the "**Applicant**") and the underlying property owner.

2. PURPOSE OF REQUEST AND DESCRIPTION OF PROPOSAL

This is a request for the installation of a new wireless facility proposed to be located at 4530 S. Camino Del Sol, on property zoned RH. This proposed camouflaged facility will be installed within a lease area comprised of approximately 900 square feet, will be 95 feet in height and will be designed as either a clock tower, a windmill or a monoecalyptus. The facility will also site an emergency generator and 2 equipment cabinets in the fenced lease area. The Green Valley Planning and Architectural Committee will review and select the appropriate stealth design.

This application was previously submitted as a monopalm design on another part of the golf course property near the clubhouse. After extensive citizen input objecting to that location and design, Applicant agreed to move the location onsite closer to the maintenance facility and to offer a choice of stealth alternatives for the community to consider. The topography and location of this new site requires the tower height to be 95 feet.

3. SURROUNDING ZONING

The surrounding zoning is as follows:

North:	TR / RH (GC)	Desert Jewel Loop / Residential / Golf Course
South:	RH (GC)	Golf Course
East:	CB-2 / CR-4	Mariquita Street / Residential
West:	CR-4	Camino del Sol / Residential

3.1 NETWORK INFORMATION

SBA is a first choice provider, leading owner and operator of wireless communications infrastructure in North, South, and Central America. The primary focus of the Company is the leasing of antenna space on its multi-tenant towers to a variety of wireless service providers under long-term lease contracts. SBA provides wireless carriers with the infrastructure they need to keep people connected and business running. Robust and ubiquitous wireless coverage is dependent upon an interconnected network of sites that provide coverage to an area, with minimal interference and at a height which will provide a quality of service that keeps people connected for personal, business or emergency communication.

a. Coverage. The antenna site must be located in an area where the radio frequency broadcasts will provide adequate coverage directly to the area experiencing a significant gap in coverage. Sites that will remedy a coverage gap are evaluated and selected by a Radio Frequency Engineer. The RF engineer must take into consideration the coverage objectives for the site as well as the terrain in and around the area to be covered. Since radio frequencies travel in a straight line and diminish as they travel further away from the antennas, it is generally best to place an antenna site near the center of the desired coverage area. However, in certain cases, the

search ring may be located away from the center of the desired coverage area due to the existing coverage, the surrounding terrain, or other features which might affect the radio frequency broadcasts, like buildings or sources of electrical interference. The coverage propagation software systems use these and other factors (type of antenna; antenna tilt, etc.) to predict the coverage that will be provided by the proposed site. Coverage propagation maps showing the signal coverage gap and the projected coverage provided by the proposed site are being submitted in support of this application.

b. Clutter. The antennas must be at a height that enables them to “clear the clutter” in the area. Radio frequency signals are adversely affected by trees, buildings, and other natural and man-made obstacles. Radio frequencies do not penetrate mountains, hills, rocks or metal, and are diminished by trees, brick and wood walls, and other structures. Therefore, antennas must be installed above the “clutter” in order to provide high quality communications services in the desired coverage areas.

c. Call Handoff. The antenna site must be located in an area where the radio broadcasts from the site will allow seamless call handoff with adjacent sites. “Call handoff” is a feature of wireless communications systems which allow an ongoing telephone conversation to continue uninterrupted as the user travels from the coverage area of one antenna site into the coverage area of an adjacent antenna site. This requires coverage overlap for a sufficient distance and/or period of time to support the mechanism of the handoff. A lack of coverage overlap for call handoff causes users to experience dropped calls and is a very frustrating experience for users.

d. Quality of Service. Users of wireless communications services want to use their devices where they live, work, commute and play, including when they are indoors. Ubiquitous wireless coverage must include the ability to provide indoor coverage in areas where there are residences, businesses and indoor recreational facilities.

e. Radio Frequencies used by System. Wireless communications systems will vary greatly based upon the radio frequencies licensed to that particular carrier. If the carrier uses radio frequencies that are in the 850 MHz to 950 MHz range, the radio signals will travel further and will penetrate buildings better than the radio frequencies in the 1900 MHz band which have a more limited range.

f. Land Use Classifications. The ability to construct a cell site on any particular property is affected by state law and Pima County regulations, including zoning and area plan classifications, goals and policies. The search areas take these laws and regulations into consideration and the site acquisition team makes every effort to balance the character of the surrounding area with the best location to remedy a coverage gap and provide robust service for personal, business and emergency use.

3.2 APPLICABLE FEDERAL LAW.

This application is also governed by the federal Telecommunications Act of 1996, Pub. L. No 104-104, 110 Stat. 56 (codified as amended in scattered sections of U.S.C., Tabs 15, 18, 47) ("Telecom Act"). When enacting the Telecom Act, Congress expressed its intent "to promote competition and reduce regulation in order to secure lower prices and higher quality services for American telecommunications consumers and encourage the rapid deployment of new telecommunications technologies." (110 Stat. at 56.) As one court noted:

Congress enacted the TCA to promote competition and higher quality in telecommunications services and to encourage the rapid deployment of new telecommunications technologies. Congress intended to promote a national cellular network and to secure lower prices and better service for consumers by opening all telecommunications markets to competition. (T-Mobile Central, LLC v. Unified Government of Wyandotte, 528 F.Supp. 2d 1128, 1146-47 (D. Kan. 2007)). One way in which the Telecom Act accomplishes these goals is by reducing impediments imposed by local governments upon the installation of wireless communications facilities, such as antenna facilities. (47 U.S.C. § 332(c)(7)(A).) Section 332(c)(7)(B) provides the limitations on the general authority reserved to state and local governments. Those limitations are set forth as follows:

- (a) State and local governments may not unreasonably discriminate among providers of functionally equivalent services (§ 332(c)(7)(B)(i)(I)).
- (b) State and local governments may not regulate the placement, construction or modification of wireless service facilities in a manner that prohibits, or has the effect of prohibiting, the provision of personal wireless services (better known as the “effective prohibition clause”) (§ 332(c)(7)(B)(i)(II)).
- (c) State and local governments must act on requests for authorization to construct or modify wireless service facilities within a reasonable period of time (§ 332(c)(7)(B)(ii)).
- (d) Any decision by a state or local government to deny a request for construction or modification of personal wireless service facilities must be in writing and supported by substantial evidence contained in a written record (§ 332(c)(7)(B)(iii)).
- (e) Finally, no state or local government or instrumentality thereof may regulate the placement, construction or modification of personal wireless service facilities on the basis of the perceived environmental effects of radio frequency emissions to the extent that such facilities comply with federal communications commission’s regulations concerning such emissions (§ 332(c)(7)(B)(iv)).

Health and Safety/FCC Compliance.

The FCC has preempted the field of compliance with RF emission standards. Moreover, section 47 U.S.C. 332(c)(7)(B)(iv) preempts local and state governments from regulating the siting of wireless telecommunications facilities on the basis of the perceived health effects of RF emissions. In this case, the Network, and all equipment associated with this proposed site, complies with all applicable FCC RF emission standards. A demonstration of this site's compliance with applicable FCC RF emission standards is part of this submittal.

This site is necessary to fill a significant gap in service, as prescribed by the F.C.C. This site will provide data capacity and improve coverage within San Ignacio, along 119 and the surrounding areas. This will serve golf patrons, residents, commuters and first responders (Pima County Sheriffs, Arizona Department of Public Safety, Border Patrol and many more). The proposed tower is being developed to allow for future collocation, further reducing the proliferation of towers in the vicinity.

In addition to the above, other federal enactments and policies also guide local governmental actions, including the following:

(a) **The Shot Clock Rule:** On November 18, 2009, the Federal Communications Commission ("FCC") adopted the "Shot Clock" Rule, placing strict time limits on local governments to act on applications for the siting of wireless telecommunications facilities. The Shot Clock Rule was intended to "promote deployment of broadband and other wireless services" by "reducing delays in construction and improvement of wireless networks."

(b) **White House Broadband Initiative:** On February 10, 2011, the White House called for a National Wireless Initiative to make available high-speed wireless services to at least 98 percent of Americans. The initiative would free up spectrum through incentive auctions spurring innovation, and create a nationwide, interoperable wireless network for public safety with a fiscal goal of catalyzing private investment and innovation and reducing the deficit by \$9.6 billion, to "help the United States win the future and compete in the 21st century economy."

3.3 Compliance with Applicable Local Law

The following section demonstrates the proposed site's compliance with the Pima County regulations governing communication towers and the conditional use application process (§§ 18.070.030 and 18.97.010 - 18.97.030 A – D).

H. Communication towers:

1. Purpose:

- a. To regulate the placement, construction and modification of communications towers and related equipment areas in order to protect the health, safety and welfare of the public in accordance with the guidelines and intent of the Telecommunications Act of 1996 and other applicable federal, state and local ordinances;
- b. To minimize the total number of communication towers throughout unincorporated Pima County by maximizing the use of existing communication towers in order to reduce the number of new towers needed;
- c. To maintain and preserve the existing unique attributes of community character including, but not limited to, architecture, historic and cultural features, historic development patterns, landscape, hardscape and the size, scale and spacing of buildings and other structures that define the community identity of rural and residential neighborhoods, and to preserve property values in those neighborhoods;
- d. To encourage the location of communication towers in business and industrial zones and in areas of compatible uses;
- e. To minimize the adverse impacts of communications towers and related equipment areas on visually sensitive areas including, but not limited, to skylines, rock outcroppings, foothills, mountain backdrops, unique vegetation, streams and natural drainageways through the careful design, siting, landscape screening and innovative camouflaging techniques utilizing current and future technologies;
- f. To promote and encourage shared use or co-location of communication towers and antenna support structures;
- g. To protect the aesthetic quality of neighborhoods by encouraging the siting of communication towers to minimize negative aesthetic impacts and ensure to the extent possible that communications towers and related equipment areas are compatible with surrounding land uses;
- h. To allow unincorporated Pima County access to the latest in wireless technologies by collaborating with the wireless industry in developing sound siting policy.

Applicant Response: Applicant acknowledges the above purpose of the Pima County code applicable to communication towers.

2. Applicability:

- a. Communication towers are permitted in any zone subject to the requirements of the Pima County Zoning Code.

Applicant Response: Applicant acknowledges the above provision of the Pima County code and further states that the subject site is located in the RH zone.

- b. Lattice-type communication towers intended for commercial uses are not permitted within public rights-of-way.

Applicant Response: Applicant acknowledges the above provision and further states that this communication facility is not a lattice tower and will not be located within the public right of way.

- c. Towers over two hundred fifty feet in height are permitted only in business or industrial zones and shall comply with FAA painting and lighting (over one hundred ninety-nine feet in height) standards to provide for aircraft safety.

Applicant Response: Applicant acknowledges the above provision and further states that the tower is proposed to be 95 feet in height.

- d. New communication towers in rural and residential zones, in gateway overlay zones and within two hundred feet of a designated scenic route shall be stealth design so as to minimize or mitigate the adverse visual impact through proper design and aesthetics to ensure that the communication tower is compatible with the built environment in which it is located. Because of differing circumstances specific to each site, a communication tower that is considered to be stealth in one location may not be considered to be stealth in a different location. Methods of stealth design include, but are not limited to:
 - 1) Design that mimics surrounding existing vegetation such as palm trees (monopalms), pine trees (monopines) and Saguaro cacti not to exceed forty feet in height. If monopalms are used in areas where palm trees are not naturally prevalent in the vicinity of the communication tower location, two palm trees shall be planted on the site. Each palm tree shall be equal to one-half of the height of the monopalms at planting but must be a species that will grow to a minimum height of thirty feet. Monopalms and monopines are not permitted in buffer overlay zones.
 - 2) Mounting antennas on existing structures that blend with the architecture of the structure on which the antennas are located.
 - 3) Using color schemes that make the communication tower less noticeable.

- 4) Using church steeples, clock towers, bell towers, roof features or other such vertical architectural elements to conceal antennas and equipment.
- 5) Placing antennas on new or existing street signs, outdoor lighting poles, flag poles, windmills (both functional and faux), chimneys, cupolas, silos, smokestacks and utility poles which are designed to match the context and color of the host structure.

Applicant Response: Applicant acknowledges and will comply with the above design considerations set forth in Pima County code applicable to communication towers. The tower is will be camouflaged as either a monoecalyptus, clock tower or windmill.

- e. Communication towers in all zones require approval of a Type III conditional use permit, except for the following:
 - 1) A new communication tower in the CB-2, CI-1, CI-2 and CI-3 zones.
 - 2) A new communication tower monopole in the CB-1 and CPI zones requires a Type I conditional use permit.
 - 3) A new communication tower in the MU zone shall be permitted through the MU zone special use procedure as set forth in Section 18.37.020.
 - 4) An antenna attached to an existing, non-residential building with a maximum height of sixteen feet (above roof line or highest point of the building), and a communication tower equipment area obscured from public view. The total height of the structure, including the antenna, shall not exceed two hundred feet.
 - 5) A co-located, flush-mounted antenna attached to an existing utility pole, or attached to an existing, conforming structure within a public right-of-way, provided the co-located antenna does not increase the height of the existing structure more than sixteen feet. If a new communication tower equipment area is added or an existing communication tower equipment area is expanded, a Type I conditional use permit is required. Equipment placed inside a vault, or equipment placed inside an existing walled or existing screened compound (e.g. utility substation or existing, previously approved communication tower equipment area) or equipment placed in the right-of-way of a street with a designation of an arterial or collector street or higher is exempt from the conditional use permit requirement.
 - 6) A co-located antenna attached to an existing permitted communication tower, provided the tower height is not increased and the co-located antenna does not increase the height of the tower by

more than two feet. And provided that the co-located antenna does not extend from the tower a distance that is greater than that of the existing antennas, or the co-located antenna is flush mounted. If a new communication tower equipment area is added or an existing communication tower equipment area is expanded, a Type I conditional use permit is required. Equipment placed inside a vault, or equipment placed inside an existing walled or existing screened compound (e.g. utility substation or existing, previously approved communication tower equipment area) or equipment placed in the right-of-way of a street with a designation of an arterial or collector street or higher is exempt from the conditional use permit requirement.

- 7) A new communication tower replacing an existing communication tower or utility pole provided the new tower meets all the following conditions:
 - a) Replaces the existing tower or pole;
 - b) Is located not more than six feet from the existing tower or pole foundation, and is within the same alignment relative to property boundaries and adjacent poles;
 - c) Is no higher than the existing tower or is no more than sixteen feet beyond the height of the existing utility pole, not to exceed a maximum total height of two hundred feet;
 - d) Antenna(s) are flush-mounted or does not extend from the communication tower a distance that is greater than that of the existing antennas.
 - e) If a communication tower equipment area is added or expanded, a Type I conditional use permit is required. Equipment placed inside a vault, or equipment placed inside an existing walled or existing screened compound (e.g. utility substation or existing, previously approved communication tower equipment area) or equipment placed in the right-of-way of a street with a designation of an arterial or collector street or higher is exempt from the conditional use permit requirement.
- 8) A communication tower together with any antenna and associated communication tower equipment area used solely for internal communication purposes at a utility substation as long as the height of the communication tower was specified in the legal advertisement and public notice for any required utility substation permit hearing. The structure and its height shall be shown on the substation site plan.

- 9) New antennas replacing existing antennas located on a permitted communication tower or utility pole as long as no changes are being made to the existing tower or pole, the communication tower equipment area is not being expanded or added, and the replacement antennas are of the same type as the existing antennas.
- 10) A new communication tower fifty feet or less in height with flush mounted antennas requires a Type I conditional use permit.
- 11) A new communication tower that places communication tower equipment inside a vault requires a Type I conditional use permit.
- 12) New antenna added to a communication tower that are not flush mounted or extend from the communication tower a distance that is greater than that of the existing antennas requires a Type I conditional use permit.
- 13) Any communication tower that does not qualify for exemption from the Type III conditional use permit requirement under subparagraphs 1 through 12 above and that is increased in height by less than five feet requires a Type I conditional use permit.
- 14) Speculative communication towers are not permitted.

Applicant Response: Applicant acknowledges the above provisions of the Pima County code applicable to communication towers and further states that it understands the proposed site will be subject to approval of a Type III conditional use permit.

3. Application procedures:

- a. A site plan is required for a communication tower and appurtenances and a communication tower equipment area.

Applicant Response: Applicant has provided a site plan in support of its application.

- b. The applicant shall submit documentation detailing that applicable Federal Communications Commission and Federal Aviation Administration regulations have been reviewed and that the regulations are being complied with or that the communication tower is exempt from regulation prior to the issuance of the building permit.

Applicant Response: Applicant acknowledges that it will provide this information prior to issuance of a building permit.

- c. The applicant shall submit with the site plan before and after photo simulations showing the tower and surrounding area.

Applicant Response: Applicant acknowledges that photo simulations in accordance with the above provision for all 3 designs are being submitted in support of this application.

- d. Prior to the issuance of a building permit, the applicant shall submit a license agreement to use the public right-of-way and approval from the department of transportation as conditions of site plan approval for any communication tower or co-located antenna and associated communication tower equipment area to be located in a public right-of-way.

Applicant Response: Applicant acknowledges the above purpose of the Pima County code applicable to communication towers and further states that the proposed site is not going to be located in a public right-of-way.

- e. The minimum notification area for communication towers requiring a conditional use permit hearing is one thousand feet in the IR zone.

Applicant Response: Applicant acknowledges the above provision of the Pima County code applicable to communication towers and further states that this communication tower is not proposed to be located in the IR zone.

- f. For new towers the applicant shall submit a narrative explanation describing the community necessity for the new tower and resulting increase in coverage. The narrative shall list, and include a discussion of, the pros and cons of each prospective new tower site and co-location opportunity considered (along with maps showing the locations of each site) and shall state the reasons why each of the alternative sites and co-locations was not considered to be feasible. The narrative report shall be accompanied by before and after propagation maps prepared and signed by a radio frequency engineer evidencing that a gap in coverage exists and demonstrating how the proposed tower will eliminate the existing gap.

Applicant Response: Applicant acknowledges the above provision of the Pima County code applicable to communication towers and in support of its application offers the following alternative site analysis.

Alternative Site Analysis

The purpose of this site is to provide and improve coverage to residents and visitors of the San Ignacio community. This area is experiencing a gap in coverage as depicted in the attached coverage maps. The search for a site to close the gap starts with a limited, geographical search area, within the area experiencing the gap in coverage.

To be a viable site location, a site, within the search area, must be leasable, zonable and buildable as well as be strategically located with respect to other network sites to accomplish call hand-off capabilities. All of these distinct factors must come together in order to have a viable site. Leasable means the site must have a willing landlord. Zonable means the site must be compliant with the local zoning regulations. Buildable refers to constructability and includes factors including but not limited to sufficient ground space for a site and the availability of utilities. A site has to meet all of these factors in order to be considered. Due to the residential nature of the area, there were limited potentially viable sites in nonresidential use, and no collocation possibilities within the area. The applicant, however, located two possibilities for viable candidates in the search area:

Alternative 1 – 4201 S. Camino del Sol

This candidate was the site location proposed in the original zoning application. This site had a willing landlord, was compliant with the Pima County regulations and was buildable. However, many of the neighbors opposed this site location. As a result of that opposition, the applicant investigated alternative sites.

Alternative 2 – 4530 S. Camino del Sol

This is the site which is the subject of this application. The applicant listened to the community opposition and based upon the community input, determined that this site would be a better fit to address the community concerns related to the original site location.

- g. Applicants for a communication tower for cellular phone antennas must provide evidence in writing that at least one cellular phone provider is committed to locate on the tower.

Applicant Response: Applicant acknowledges the above provision of the Pima County code applicable to communication towers and states that it is providing written evidence of a committed tenant for the proposed communication tower.

- h. Upon completion of the construction of any communication tower activity requiring a permit or right-of-way license, the applicant shall submit two sets of as-built photographs of the completed project as evidence of compliance with the provisions of the permit or right-of-way license.

Applicant Response: Applicant acknowledges the above provision of the Pima County code applicable to communication towers and further states that this site will not be located in the right-of-way.

4. Development standards:

- a. Lattice-type communication tower and associated equipment area not within the public right-of-way:
 - 1) Minimum site area: None.
 - 2) Minimum lot setbacks: A distance equal to the height of the tower.

Applicant Response: Applicant acknowledges the above provision of the Pima County code applicable to communication towers and further states that the above section doesn't apply to the subject site as no lattice tower is being proposed.

- b. Monopole communication tower and associated communication tower equipment area within the public right-of-way:
 - 1) Minimum site area: None.
 - 2) Minimum setbacks - tower: A distance equal to the height of the tower from a residence.

Applicant Response: Applicant acknowledges the above provision of the Pima County code applicable to communication towers and further states that this site will not be located within the public right-of-way.

- c. Monopole communication tower and associated communication tower equipment area not within the public right-of-way:
 - 1) Minimum site area: None.
 - 2) Minimum lot setbacks - tower:
 - a) Adjacent to a residential zone or use, or within the IR zone: A distance equal to the height of the tower.
 - b) Adjacent to a non-residential zone: A minimum of fifty feet to all lot lines except internal lot lines within the boundaries of an approved development plan. Exceptions to this requirement for side and rear setbacks may be obtained through an approved modification of setback requirements request. Monopole communication towers adjacent to an industrial zone shall meet the setback requirements of the zone in which the tower is located.
 - 3) Minimum lot setbacks - communication tower equipment area: The communication tower equipment area shall meet the setback requirements for accessory structures in the zone in which the tower is located.

Applicant Response: Applicant acknowledges the above provision of the Pima County code applicable to communication towers and further states that the proposed site will meet the setback requirements provided for above.

d. Co-located antenna(s) attached to an existing, conforming structure including replacement poles and associated communication tower equipment area within the public right-of-way:

- 1) Minimum site area: None.
- 2) Minimum site setbacks: None.

Applicant Response: Applicant acknowledges the above provision of the Pima County code applicable to communication towers and further states that this site will not be located in the public right-of-way.

e. An antenna(s) attached to an existing, permitted structure, including replacement poles, and associated communication tower equipment area not located within the public right-of-way:

- 1) Minimum site area: None.
- 2) Minimum lot setbacks: None.

Applicant Response: Applicant acknowledges the above provision of the Pima County code applicable to communication towers and further states that it is not applicable to this project as this site will not be located within the public right-of-way.

f. Communication monopoles and lattice towers located within two hundred feet of a designated scenic route shall be stealth design, so long as this is not in conflict with FAA standards. If a new utility pole is used for the communication tower and the new utility pole replaces an existing utility pole which is one of a line of utility poles, then the color of the replacement utility pole and the new antennas shall match the color of the adjacent utility poles.

Applicant Response: Applicant acknowledges the above purpose of the Pima County code applicable to communication towers and further states that provision is not applicable to this project.

g. Towers shall be located with access to a publicly maintained road.

Applicant Response: Applicant acknowledges the above provision of the Pima County code applicable to communication towers and further states that access to the site will be through a publicly maintained road.

- h. Landscaping shall be in accordance with Chapter 18.73 and shall screen the communication tower equipment area from adjacent residential uses and public streets. This requirement is not applicable within public rights-of-way.

Applicant Response: Applicant acknowledges the above provision of the Pima County code applicable to communication towers and further states that the site will be in compliance with the above code provision requiring landscaping.

- i. Barbed wire may be used on fences and walls for security purposes in nonresidential zones if the wire is a minimum of six feet above ground level.

Applicant Response: Applicant acknowledges the above provision of the Pima County code applicable to communication towers and further states that it is not proposing the installation of a barbed wire fence enclosure for the site.

- j. The light source of any outdoor security lighting shall not be visible from adjoining residential properties and shall be arranged to eliminate glare towards adjoining residential properties.

Applicant Response: Applicant acknowledges the above provision of the Pima County code applicable to security lighting for communication towers.

- k. A minimum of one parking space shall be provided for each tower either within the site area or off-site if demonstrated to be safe and reliable.

Applicant Response: Applicant acknowledges the above provision of the Pima County code applicable to communication towers and further states that the site will comply with the above provision requiring one parking space.

- 5. Termination of Use. Any tower, structure or antenna that ceases operation for a period of twelve consecutive months shall be deemed to have terminated use and shall be removed within ninety days at the property owner's expense.

Applicant Response: Applicant acknowledges the above provision of the Pima County code applicable to the termination of the use of any communication tower structure.

4. CONCLUSION

Having submitted the required documentation and demonstrated compliance with the applicable Pima County Code, the applicant requests approval of this application. Thank

you for your review and consideration of this application. We look forward to the opportunity to meet with you to discuss any comments or questions you may have regarding this application.

5. LIST OF ATTACHMENTS

- Coverage maps
- Photo Simulations
- Site plan and zoning drawings
- EME Letter



October 14, 2016

Wireless Policy Group LLC

Attn: Kimberly Allen

PO 34628, #75604

Seattle, WA 98124

Re: SBA Towers IX, LLC ("SBA") Site AZ17726-B Amulet – Letter of Authorization

Dear Ms. Allen:

In compliance with the requirements set forth in the (City of Green Valley in Pima County) Wireless Communication Facility Application, please accept this letter as SBA's formal authorization letter granting Kimberly Allen of Wireless Policy Group to act as SBA's agent for the sole and limited purpose of filing and processing the zoning application SBA's behalf.

If you require any further information in connection with this matter please contact Shahzad Mahmood at 561-226-9245.

Thank you for your assistance.

Sincerely,

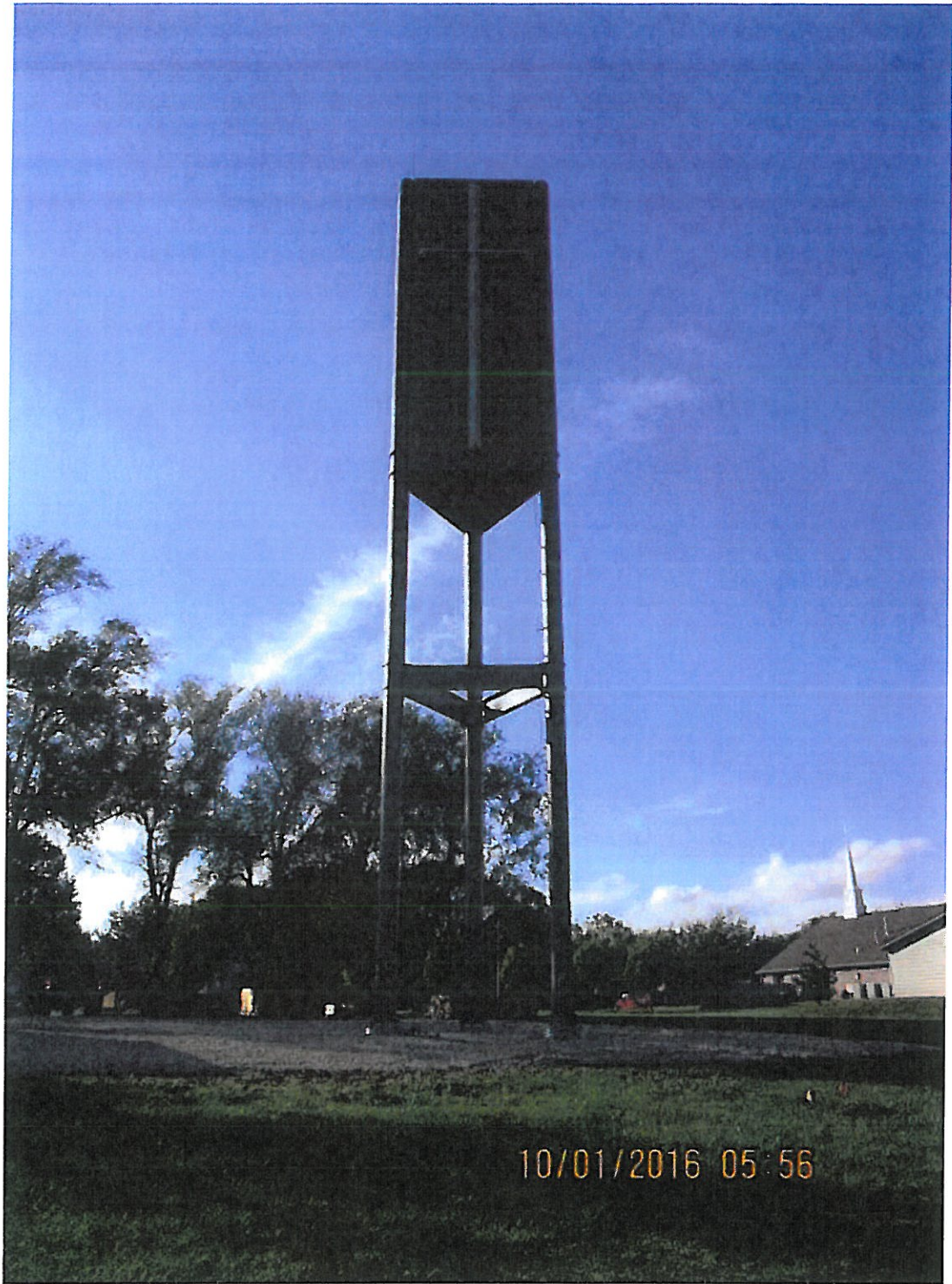
SBA Towers IX, LLC

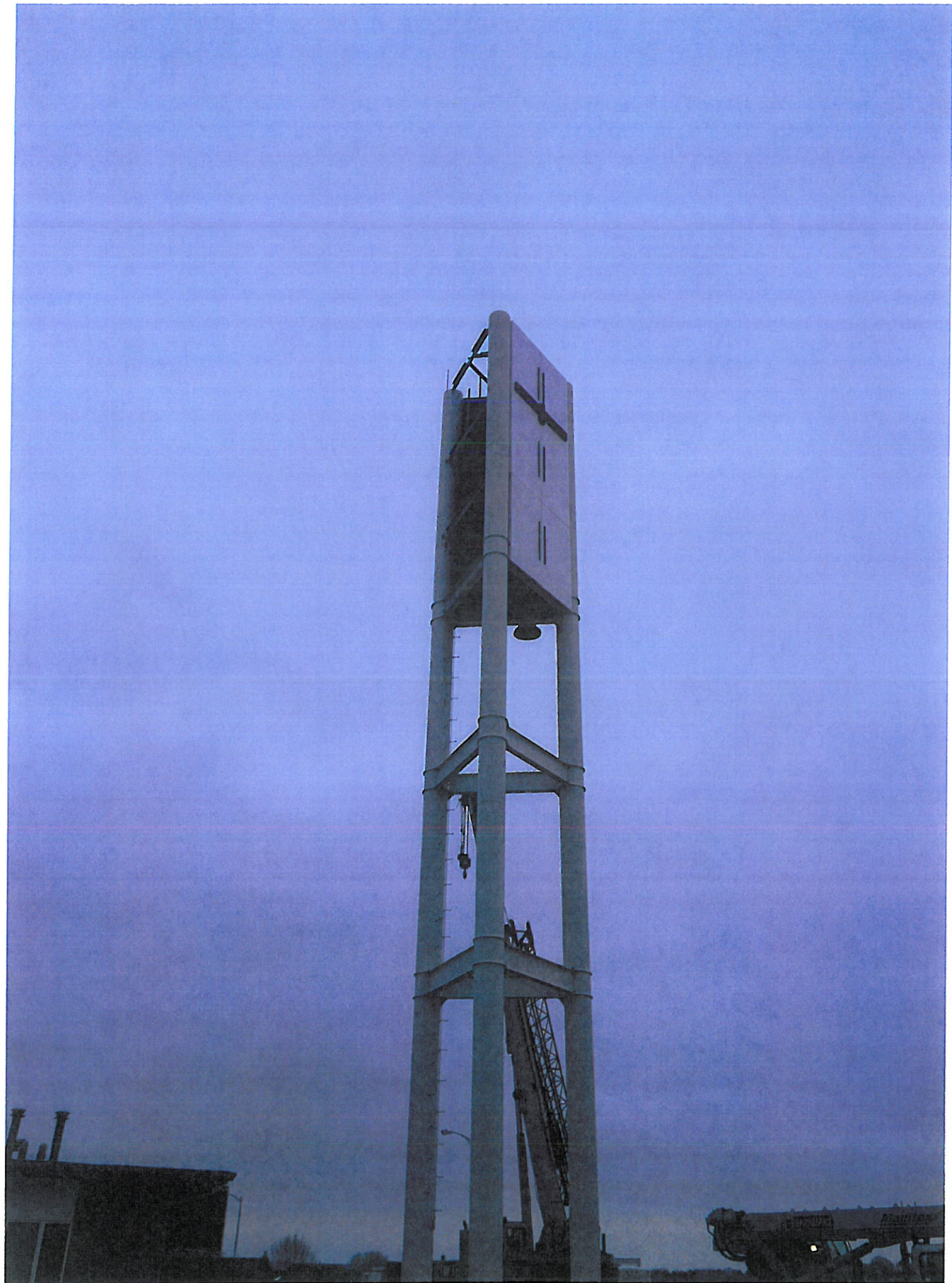
By: K. Gallagher

Name: Kevin Gallagher

Title: Vice President of New Tower Development

Date: 10/14/16









Thomas Drzazgowski

From: Paul Hughes <nwmeds@q.com>
Sent: Friday, November 18, 2016 1:59 PM
To: Thomas Drzazgowski
Subject: Cell Tower

Dear Mr. Drzazgowski:

I am emailing you with our comments because we are not yet back in residence in San Ignacio Vistas II and will not be able to attend the meeting to discuss the location of the proposed cell tower in the area near the San Ignacio Golf Course. My wife and I are opposed to locating the cell tower at the golf course maintenance shed and heartily endorse placing it at the golf course parking lot.

We have read the applicant's statements about "stealth" and "camouflaged" towers, but we don't buy them. It is simply ludicrous to think that you can "camouflage" a 95-foot tower that is many times taller than anything surrounding it by sticking a little fake palm tree or windmill on it. That would be like camouflaging a giraffe by putting a hat on it; all you'd see is the giraffe, not the hat. Locating a much shorter 58-foot tower at the parking lot, where there are existing trees and light poles, makes much more sense. We have learned, in the four years that we have owned in SAV II, how important to residents are views of the Santa Ritas. A 95-foot tower at the maintenance building would be a blight on the viewscape.

We have heard that the parking lot is zoned for cell towers, while the maintenance building location is not. It was my experience as a city manager for 20 years that zoning regulations are written for good and sufficient reasons. It makes no sense to go through a contentious rezoning process when the solution is so clear — and so near.

Finally, we would hope that good sense will prevail over what some have seen as a "vote" to move the tower to the maintenance building. I have been told by several residents that the "vote" was merely a show of hands by those who happened to be in the room for the first meeting. To me, there is no plausible argument to be made for the maintenance building location, and every reason for putting it at the golf course parking lot.

Thank you for your time.

Paul Hughes
Shelley Hill

Thomas Drzazgowski

From: Paul F Caron <ezear11@gmail.com>
Sent: Thursday, November 17, 2016 2:59 PM
To: Thomas Drzazgowski
Cc: info@gvcouncil.org
Subject: Green Valley Cell tower Zone Change

Please be informed that we, Paul and Domenica Caron, 4466 S. Golf Estates Drive, Green Valley, are negative for the proposed zoning change for the cell tower in Green Valley.

Paul F. Caron, 648-6610

Thomas Drzazgowski

From: wtw.1@juno.com
Sent: Thursday, November 17, 2016 1:57 PM
To: Thomas Drzazgowski
Subject: San Ignacio cell tower hearing on 11/30

Dear Sir:

I'll be unable to attend this meeting as I will be in Portland for Thanksgiving. I own a home on S. Golf Estates Drive and am quite concerned as to why you are even considering allowing a tower 120 feet high to be built at the maintenance facility which of course would be in my view. My home is not the grandest but I greatly enjoy for now anyway my big sky view and the lower mountains behind. Apparently the complaining neighbors near the clubhouse with the more expensive views from their patios of the Santa Ritas have made enough trouble for you to now be considering placing the tower in an area where the homes are cheaper and perhaps the owners would not have as much clout as those with the Santa Rita views. I guess this is all up to you and the other supervisors but I can't imagine you would choose to place a tower in my view twice as high as one at the clubhouse lot in order to satisfy those homeowners at our expense. The tower already approved at the clubhouse would be less than half the height of the one you are considering to allow to ruin our views. Please do the right thing here and dismiss this request.

Thanks for your consideration of my letter. Take care and Happy Thanksgiving.

William T. Watson
4410 S. Golf Estates Drive

Thomas Drzazgowski

From: Patrick Higney <pmhigney@cox.net>
Sent: Thursday, November 17, 2016 1:55 PM
To: Thomas Drzazgowski
Subject: Rezoning for cell tower

To whom it may concern, I see no reason why we have to rezone for a much bigger cell tower and an eyesore from our yard. Since the first spot is okay and not needing rezoning. I would much rather have it put there. I am very much against the 100 ft. Cell tower. I am sorry I can not attend meeting, but I hope my concerns will be addressed. Thank You, Carol and Pat Higney

Sent from my iPad

Thomas Drzazgowski

From: Mike Owsley <Mike@choiceconstruction-wi.com>
Sent: Thursday, November 17, 2016 1:38 PM
To: Thomas Drzazgowski
Subject: Green Valley - Verizon Cell Tower

Thomas,

Both my wife and I were at the meeting on November 15th and we agree that there is a need for the cell tower. We are hoping that the tower will be located at the San Ignacio Golf Club House where fewer residents are impacted by the view and could be integrated into the surrounding area with trees and shrubs. This location is already zoned for this application. The maintenance building location would require rezoning and with the tower being much taller it would impact the views of a greater number of residents in multiple subdivisions. We strongly encourage the club house location.

Sincerely,

Mike & Mary Owsley
2002 W Vista Ridge Dr
Green Valley, AZ 85622

Thomas Drzazgowski

From: Wilsted, Thomas <tom.wilsted@uconn.edu>
Sent: Thursday, November 17, 2016 1:05 PM
To: Thomas Drzazgowski
Cc: District4; info@gvcouncil.org
Subject: Change in Zoning - P16U00009 Borderland Investments

I am writing to protest the change in zoning in Green Valley for open space located on Camino del Sol between the San Ignacio Golf Estates, San Ignacio Vistas, San Ignacio Vistas II and San Ignacio Ridge Estates. By changing this zoning it will allow the erection of a Verizon Wireless cell tower. Such a cell tower with over 100 feet in height located in an open area will affect the views from four different subdivisions. The cell tower will affect both property values and impact individual's enjoyment of their outdoor spaces.

Such a zoning change is not required as there is a cell tower site already located and properly zoned on the San Ignacio Golf Club less than one quarter of a mile away. Siting the cell tower on this Golf Club parking lot site will result in a much shorter tower (58 ft.). This will impact many fewer homeowners and will be located in a space where there are other trees that allow it to blend in.

Thomas Wilsted CA FSAA
Archival Consultant
Telephone: (860)214-2822
E-Mail: Tom.Wilsted@UConn.Edu
Website: www.wilstedconsulting.com

Thomas Drzazgowski

From: Suzelle Johnston <suzelle.j@cox.net>
Sent: Tuesday, November 15, 2016 3:41 PM
To: Thomas Drzazgowski
Subject: RE: Contact Email

Hello!

Thank you for hosting another meeting regarding the proposed cell tower today-I was unable to attend the earlier one. However, I thought most of the attendees were significantly off track. Reason? The important thing is that we have strong cell coverage. Please don't allow the contentious nature of our residents to derail the important work of building another tower. The appearance of the thing is far less significant than the fact that cell coverage is vital. Just build it. The residents will get over themselves and find something else to fuss about.

And by the way, we live in San Ignacio Vista's 2.

Thank you again,

Joe and Suzelle Johnston

From: Thomas Drzazgowski [mailto:Thomas.Drzazgowski@pima.gov]
Sent: Tuesday, November 15, 2016 3:21 PM
To: 'suzelle.j@cox.net'
Subject: Contact Email

Thomas Drzazgowski

From: marlelenk77 <marlelenk77@gmail.com>
Sent: Monday, November 21, 2016 2:11 PM
To: Thomas Drzazgowski
Subject: Cell Tower san ignacio green valley az

Wish to express our interest in the proposed cell tower near San ignacio estates in green valley.

We opt for the tower to be installed in the parking lot at the golf club. It will be shorter and only will affect about 6 homes view of the mountains. And if it is disguised as a eucalyptus tree it will blend in well with the natural surroundings.

The second option at the maintenance shed will affect 4 HOAs which is about 100 homes. The panoramic view of the Santa Rita Mountains will have a tall tower right in the middle of a view everyone enjoys. and if disguised, it truly would look out of place.

Please take into account what is best for the people who live here.

Thank you ,Jim and Marla Lenk San Ignacio Ridge HOA

Sent via the Samsung Galaxy Tab® S, an AT&T 4G LTE tablet

Thomas Drzazgowski

From: blelc262@aol.com
Sent: Monday, November 21, 2016 2:08 PM
To: Thomas Drzazgowski
Subject: Cell tower

I don't care what kind of tower you install. Just get it installed. Most people won't even notice it once it's put up. I for one am tired of the poor cell service in my area.

Perry Smith
1985 W Calle Estio
85622

Sent from AOL Mobile Mail