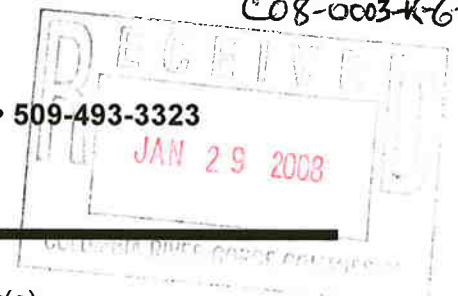


C08-0003-K-6-21

Columbia River Gorge Commission

#1 Town & Country Square • PO Box 730 • White Salmon WA 98672 • 509-493-3323



Land Use Application

Applicant(s) Verizon Wireless Attn: Rod Michaelis	Property Owner(s) Schreiner Farms, Inc Attn: John Schreiner
Mailing Address 2715 E. 31 st Ave. Spokane, WA 99223	Mailing Address 5318 S. Park Lane Spokane, WA 99223
Phone H W/cell 509-953-1144	Phone H W/cell 509-993-7744

Location of property:

Township: 2North	Range: 13 East	Street Address
Section & Qtr Section	NE1/4, Section 8	County: Klickitat
Tax Lot No(s).	02-13-08-0000-01/00	Parcel Size (acres) 530 for all of Sec 8: Project size is approx. 4,000 sq. ft.

Existing development and use of parcel: Land is now used for grazing cattle.

Proposed use and/or development: Add telecommunications site

Use of Adjacent Parcels: Ranching.



Signature of the property owner(s) indicates that the property owner(s) is/are aware that an application is being made on the subject property. **Signature of the property owner(s) also authorizes the Gorge Commission or the Commission's designee(s) reasonable access to the site in order to evaluate the application.**

Applicant(s) signature: <i>Rod Michaelis</i>	date: 12-15-07
Property owner(s) signature	date
	date

Project Description

The applicant, Verizon Wireless, is proposing to build and maintain a wireless communications facility near the area known as Windy Point located northwesterly of Murdock, WA. The exact location of the proposed site is shown on the attached map. This location was chosen by the Verizon Wireless radio frequency engineer because it will cover I-84 westerly of The Dalles, OR and parts of Highway 14. He looked at several other locations but this specific location was the one that allowed the use of a very short tower to reach the intended coverage area.

Location:

The proposed site is located next to an existing primitive road and near an existing BPA power line. The site is located in deer and elk winter range on property owned by Schreiner Farms. The site, as shown in the attached pictures, is located in a grassy area with various outcroppings of rock. The trees in the area are mostly found in the canyons and gullies. The site is at an elevation of approximately 1,540' above mean sea level and at a lat and long of N45-40-36 and W121-11-56.2. The site does not break the skyline because it is located approximately 1,000' below the top of the ridgeline. The proposed site is located approximately 9/10 of a mile from the center of the Columbia River, 6/10 of a mile from Highway 14, and 1.33 miles from I-84. A map from Google is attached that shows the approximate distances from these points. The site is approximately 1,463 feet above the Columbia River and approximately 1,400 feet above I-84 and Highway 14. Pictures taken from the proposed site are attached.

Facility:

The facility will include a 25' tall steel monopole that will be painted a non-reflective light brown color noted in column 11 on page 19 of the Building in the Scenic Area handbook. The antennas will also be painted the same non-glare color. This color was selected because it is slightly darker than the naturally existing grass color that is prevalent in the area for much of the year.

Next to the tower will be a 12' by 26' prefab building that will house the necessary electronic equipment and a backup generator. The prefab building will have a non-glare aggregate finish painted the same color as the tower and antennas. The compound is partially dug into the hill to help hide the silhouette from view points to the south. The entire compound will be enclosed with a 6' tall chain link fence that will be painted the same color. The fence is necessary because this is a working cattle ranch and livestock need to be kept out of the compound.

Other locations considered and reasons for this proposed site:

There is an existing monopole located approximately a half of a mile northeasterly of the proposed site. This site was considered for collocation but rejected for two reasons. Firstly, the existing tower already has existing antennas and the only place left for new antennas was at approximately the 40' height level. At this level it would be impossible to effectively cover I-84 to the west because there is a ridge line between the existing tower and I-84 that is between 1,760' and 1,800' high. The radio signal would be absorbed by the ridgeline and the coverage objective of reaching I-84 and Highway 14 to the west would not be realized. I have attached a topo map showing the coverage objective of Verizon Wireless and the location of the existing monopole and the proposed structure. I have also attached a picture of the existing monopole structure. The second reason that this site was rejected was because the landowner would not rent additional ground space to the applicant at this location for its equipment building. It is also worth noting that the existing monopole is very difficult to spot from either I-84 or Highway 14 because it is painted the same color as the native grasses. I have enclosed a picture of the existing tower taken from I-84 near the Wasco County Museum. The existing facility is difficult to distinguish from the background at this distance.

Other locations closer to the Columbia River were considered but we found no landlords willing to lease space to Verizon Wireless for this project.

Photo – Simulations:

Photo-simulations of the proposed facility are enclosed for your review. Note that the color of the proposed facility is darker than the one chosen from the handbook so that it would show up in the photo.

Access and permission of Gorge Commission staff to enter property:

A map showing the access road to the site is enclosed. Please contact Rod Michaelis at 509-953-1144 prior to entering the property. He will set an appointment with you to guide you to the site. This is a working cattle ranch and exotic animal facility so please leave all gates as you find them. Please close the closed gates after you pass through them and leave the open ones open. Also, the access road is primitive and should not be travelled when it has ice, snow, or wet because it can be treacherous.

Sensitive Plants and Wildlife Field Survey has been ordered by Verizon Wireless.

Site Plan enclosed for your review.

C&S-0027-K-6-1



C&S Engineering & Permitting
CONSTRUCTION MANAGEMENT
14300 NE 20th Ave. Suite 102 #200
Vancouver, WA 98666
360-694-6019 Fax 360-694-6225

C&S
PROJECT NO.:
DRAWN BY: B.K.L.
CHECKED BY: R.D.B.

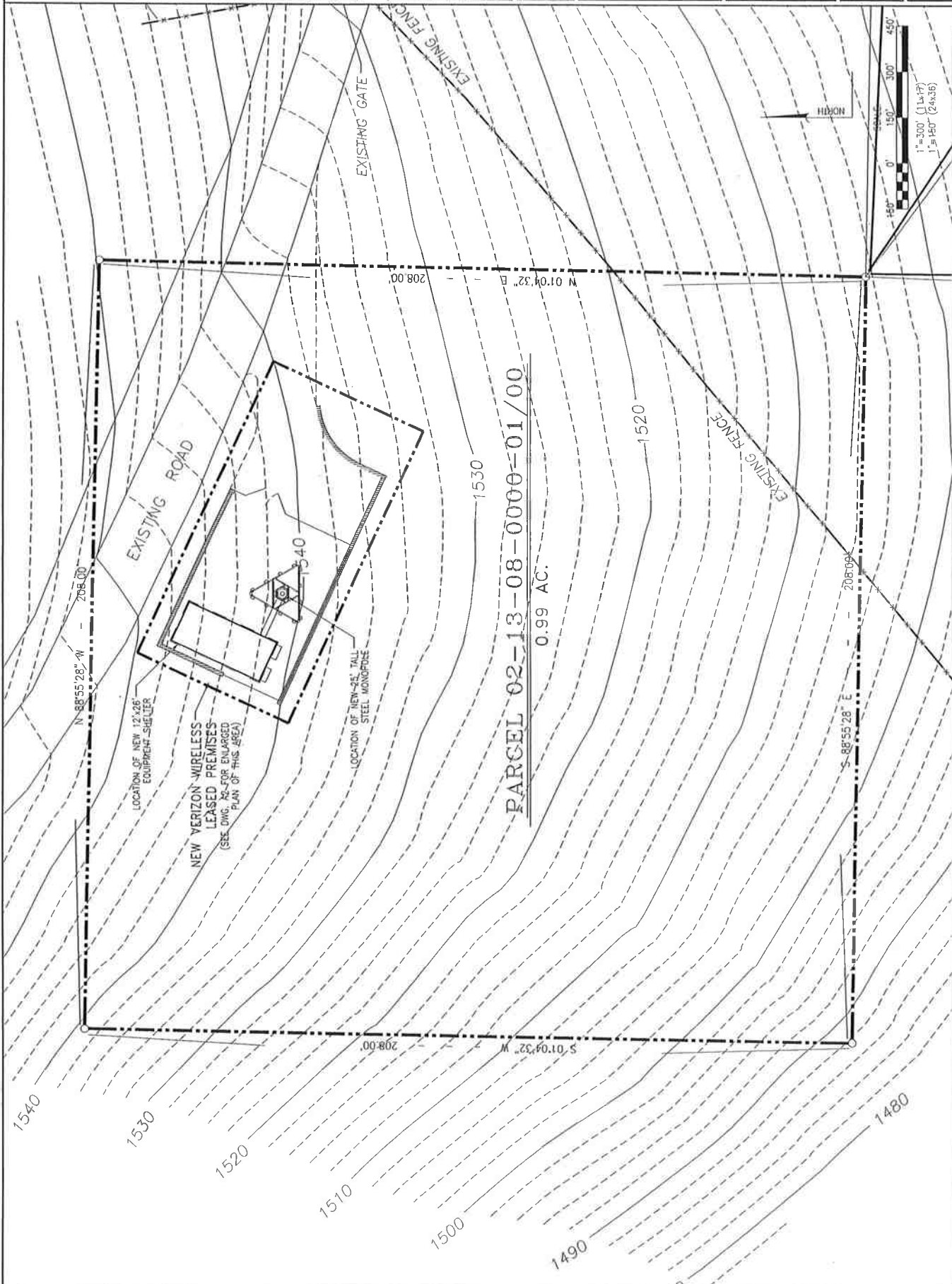
SUBMITTALS		
1	1/13/07	RELOCATED MONOPOLE
2	1/17/07	INC. CLIENT COMMENTS
3	10/18/07	ISSUE PERMIT APPLICATION

PRELIMINARY

PLT WINDY POINT
SECTION 8, TOWNSHIP 2 NORTH,
RANGE 13 EAST, W.M.

SHEET TITLE:
ENLARGED SITE PLAN

SHEET NUMBER:
A-1



PARCEL 02-13-08-0000-01/00
0.99 AC.

SITE PLAN

1

C08-0003-K-G-2



CXS
 CONSULTING ENGINEERING & REPORTING
 CONSTRUCTION MANAGEMENT
 C.A. Simon and Associates, Inc.
 14300 NE 20th Ave., Suite 101-102 #200
 980-884-8019 | Fax: 360-694-6225

PROJECT NO.:
 DRAWN BY: B.A.L.
 CHECKED BY: B.D.B.

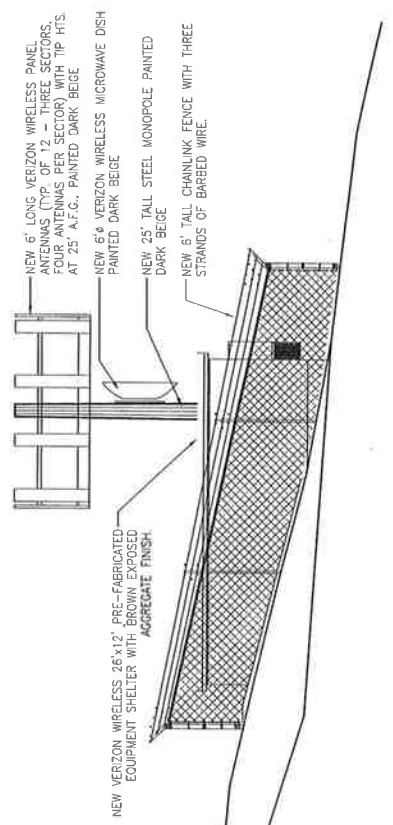
SUBMITTALS

3	10/18/07	INC. COMMENTS FROM PRE-CP
2	9/12/07	INC. CLIENT COMMENTS
1	8/17/07	RELEGATED MONOPOLE
0	3/13/07	ISSUED FOR REVIEW

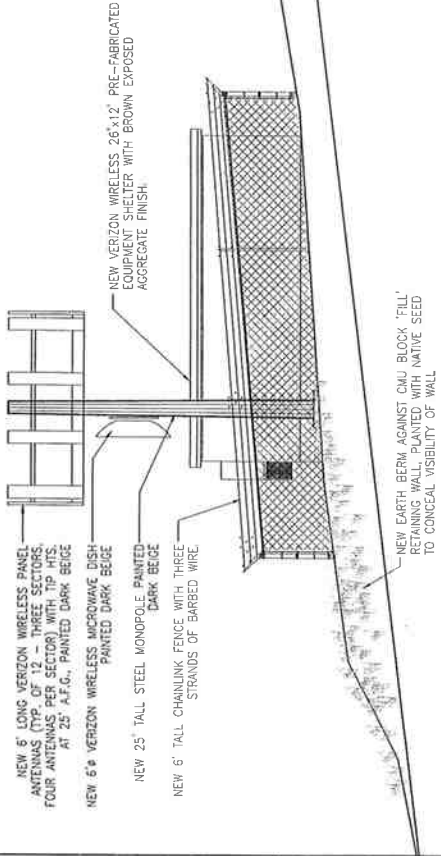
PRELIMINARY

PLT WINDY POINT
 SECTION 8, TOWNSHIP 2 NORTH,
 RANGE 13 EAST, W 1 N

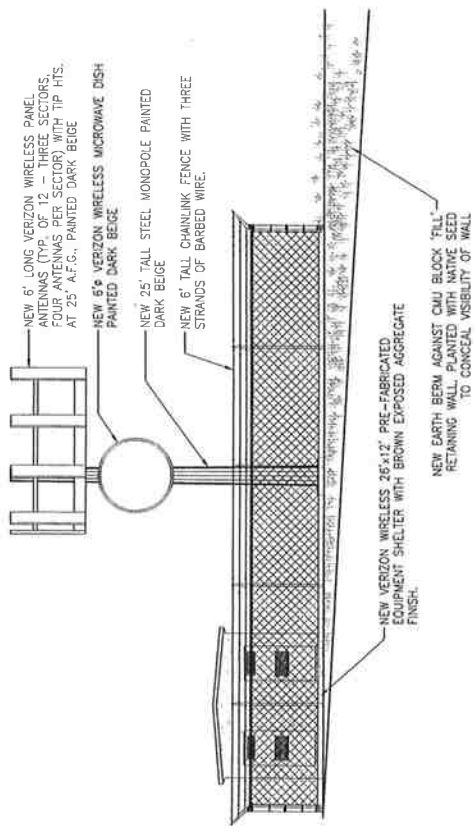
SHEET TITLE
ELEVATIONS
 SHEET NUMBER:
A-3



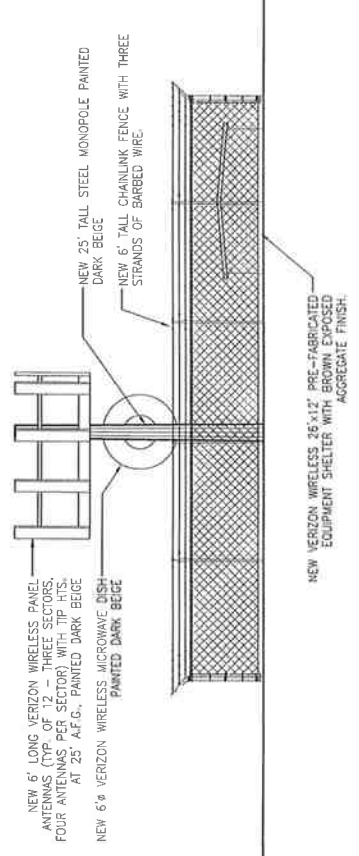
1 NORTHWEST ELEVATION (LOOKING SOUTHEAST) SCALE: 1"=10'-0"



3 SOUTHEAST ELEVATION (LOOKING NORTHWEST) SCALE: 1"=10'-0"



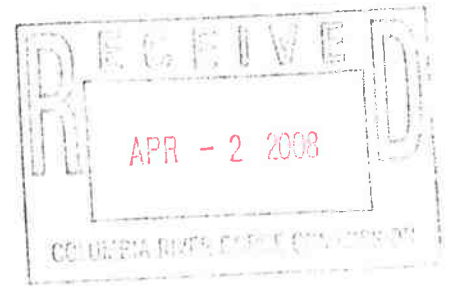
2 SOUTHWEST ELEVATION (LOOKING NORTHEAST) SCALE: 1"=10'-0"



4 NORTHEAST ELEVATION (LOOKING SOUTHWEST) SCALE: 1"=10'-0"

PROLAND, LLC

Site Acquisition - Zoning - Project Management



March 31, 2008

Jennifer Ball Kaden
Planner – Columbia River Gorge
P.O. Box 730
White Salmon, WA 98672

Re: Land Use Application File No. C08-0003-K-G-21

Dear Jennifer;

I am replying to your letter to me dated February 5th, 2008 regarding the above noted land use application.

Natural and Cultural Resource Surveys

I forwarded the information you supplied in your letter to Paul Bean at Tetra Tech. Tetra Tech has been hired to perform all the environmental, natural, and cultural studies for this project. He will contact you and or Marge Dryden at USFS in regards to specifics for this study.

Colors and Materials

I have enclosed color samples from Sherwin Williams and circled the four colors that I think would be appropriate for this particular location. In the spring the grass fields surrounding the project will be green but the vegetation soon turns to a yellow/tan color as summer approaches. I picked colors that are just slightly darker than the background colors because I think they will generally blend best with the surroundings. Although darker colors are less visible we still want the colors of the project to match the background as much as possible. It is in everyone's best interest to have colors that match the surroundings and if you see another color that is better please let me know.

Road Improvements

The access road is owned and maintained by Schreiner Farms. Verizon Wireless has no plans to improve the road to the site.

Other Coverage and Location Information

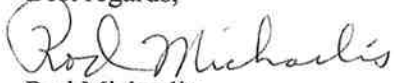
I have enclosed a letter and coverage maps from Jeff Culley RF Engineer, for Verizon Wireless, and in it he discusses RF coverage from the proposed location and why this particular site was selected. He also discusses why the existing tower that is located about ¼ mile from the proposed site wouldn't meet the coverage objectives for this site. Currently, Verizon Wireless roams on other networks and has none of its own coverage in this particular area. The proposed site is critical for Verizon Wireless to cover I-84 westerly towards Hood River.

I talked to John Schreiner and he told me that the proposed wireless project uses a very small portion of Schreiner Farms and that there would be no loss of productive agricultural land at the ranch. In addition, the proposed use would not force a change in agricultural practices on nearby lands. The project is a benefit to the farming operations because it will provide better wireless communications for the owners, employees, and visitors to the ranch.

2715 E. 31st Ave., #B
Spokane, WA 99223
(509) 444-1555 Fax (509) 444-2115

Thank you for reviewing this letter and the attachments. Please contact me at 509-953-1144 if you need additional information regarding this proposed project.

Best regards,


Rod Michaelis

Enclosures.



March 15, 2008

5430 NE 122nd Avenue
Portland, OR 97230

Gorge Commission
Attn: Jennifer Ball Kaden
PO Box 730
White Salmon, WA 98672

Dear Ms Kaden:

Verizon Wireless was requested to provide some information explaining why the existing tower on the Schreiner property will not meet our design needs.

Our primary coverage objective for this site is a small stretch of I-84 west of The Dalles, roughly from the interpretive center to Rowena.

We conducted several drive tests and collected actual data from these locations. Our drive tests are done using a portable transmitter and an Omni antenna that is raised to the desired height with a crane or boom truck. A driver then drives the coverage area with a receiver tuned to receive the channel that is transmitting. These drive tests will give us a very good indication of the coverage from a prospective site. The red area represents a high RF signal strength, generally providing good service in vehicles and buildings. Yellow represents moderate RF signal strength that generally provides good service in vehicles and fair service inside structures. Blue represents RF signals that generally provide a poor quality of service, especially having problems penetrating buildings but fair service in vehicles. Black areas represent anticipated weak RF areas where coverage would be unreliable. Verizon Wireless needs a design as indicated by the red and yellow throughout the highways to best serve our customers.

The drive test that we did from the existing tower did not provide strong enough coverage in our coverage objective, as seen in figure 1. When we looked at the data and the terrain we determined that there was a hill that was blocking our RF signal from covering I-84. We located another location on the hill and conducted another test from this location. We found that we could provide a better RF signal from this second location. As seen in figure 2 the signal is much better between the interpretive center and Rowena.

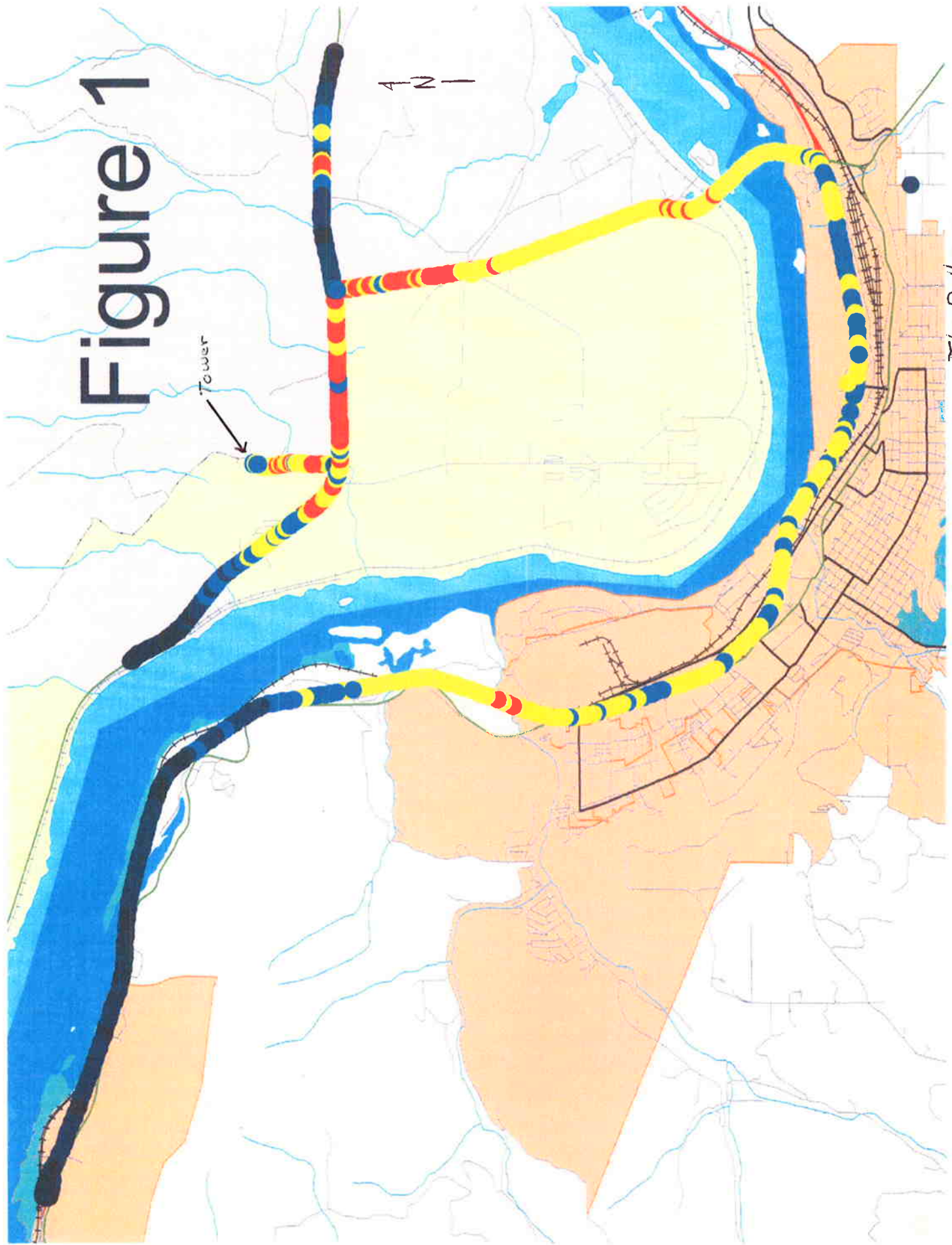
It is critical that we design a quality network that will have low dropped calls and access failures with good voice and data quality. When comparing the two plots of drive test data we see that the existing tower doesn't provide any coverage to our objective, while the second location on the hill provides the coverage that will meet our design standards. Based on our design criteria and our drive test data the existing tower does not meet our design standards. The second location will better meet our needs for our Windy Point site.

Sincerely,

A handwritten signature in blue ink that reads "Jeff Culley".

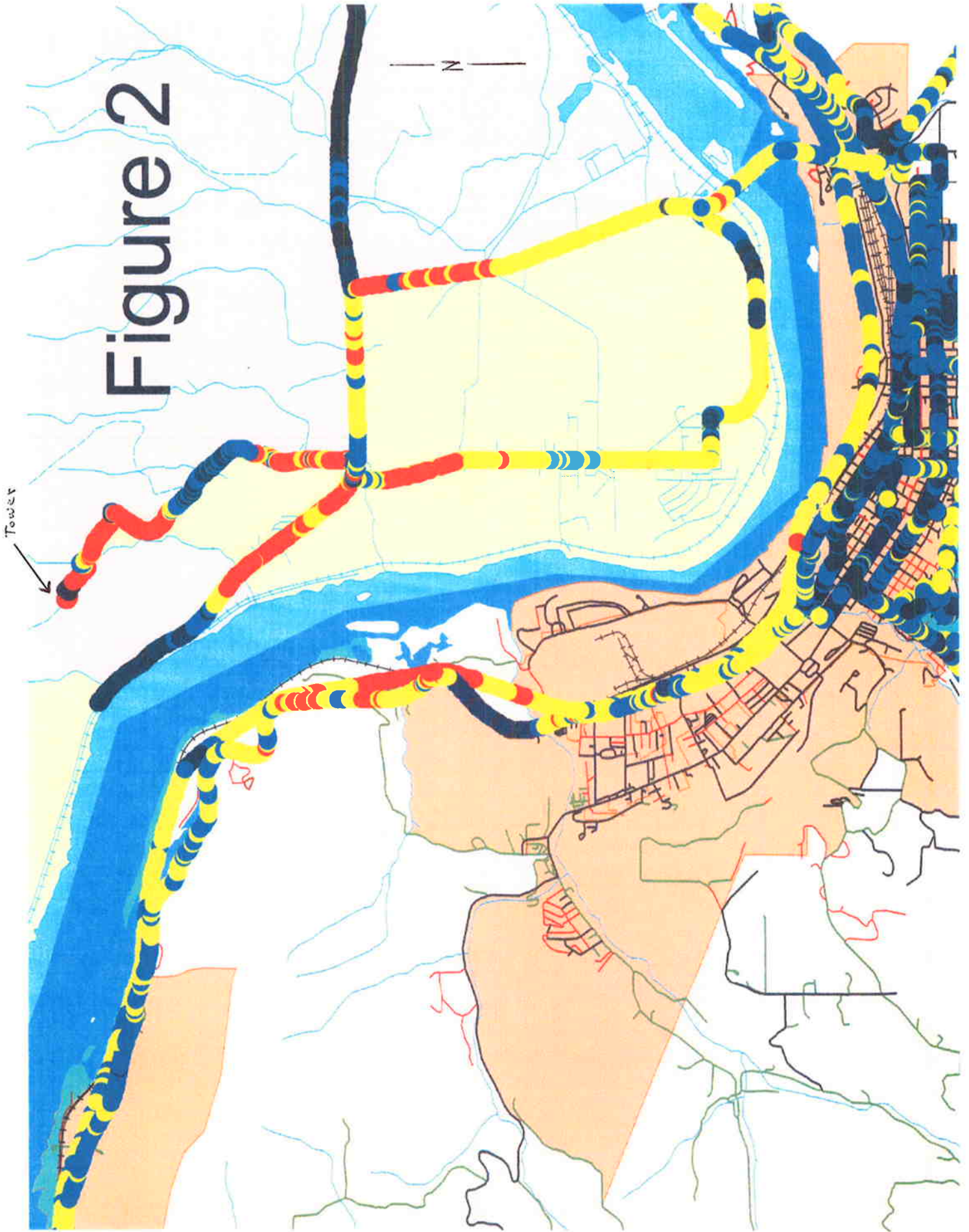
Jeff Culley
RF Engineer

Figure 1



- The Dalles -

Figure 2



- The Dalles -