



Board of Adjustment Staff Report

Meeting Date: December 7, 2023

Agenda Item: 10D

SPECIAL USE PERMIT CASE NUMBER:

WSUP23-0033 (Axe Handle)

BRIEF SUMMARY OF REQUEST:

Installation and operation of a 141-foot-tall telecommunications facility, with other appurtenant equipment

STAFF PLANNER:

Tim Evans, Planner
Phone Number: 775.328.2314
E-mail: tevans@washoecounty.gov

CASE DESCRIPTION

For hearing, discussion, and possible action to approve a special use permit for the installation and operation of a 141-foot-tall monopole telecommunication facility, including a 6' tall lightning rod at the top of the facility, with associated ground equipment, including two (2) equipment cabinets, 30 kW diesel emergency backup generator with 210-gallon fuel tank, and a stepdown transformer within a 20' by 50' compound surrounded by a 6' tall chain link fence. The proposed site of the facility will include some grading to extend the utility access road from the existing 1,700-foot driveway terminus at the residence on the property to the facility's leased area, and, additionally, the applicant is requesting to vary development code requirements for landscaping per Article 412, parking per Article 410, and lighting for a commercial use by waiving them for this project.

Applicant: Verizon Wireless c/o Complete Wireless Consulting

Property Owner: Renia Smith

Location: 14855 Pyramid Way, Reno, NV 89510

APN: 076-272-03

Parcel Size: 79.82 acres

Master Plan: Rural

Regulatory Zone: General Rural Agricultural

Area Plan: Warm Springs

Development Code: Authorized in Article 810, Special Use Permit and Article 324, Communication Facilities

Commission District: 5 – Commissioner Herman



Vicinity Map

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve with conditions Special Use Permit Case Number WSUP23-0033 for Verizon Wireless, having made all five findings in accordance with Washoe County Code Section 110.810.30 and all three findings in accordance with Section 110.324.75, subject to the conditions contained in Exhibit A to the Staff Report.

(Motion with Findings on Page 19)

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Special Use Permit

The purpose of a special use permit is to allow a method of review to identify any potential harmful impacts on adjacent properties or surrounding areas for uses that may be appropriate within a regulatory zone; and to provide for a procedure whereby such uses might be permitted by further restricting or conditioning them so as to mitigate or eliminate possible adverse impacts. The Board of Adjustment is authorized to issue special use permits under NRS 278.315 and Washoe County Code (WCC) Article 810. In approving the special use permit, the Board must consider and make five Findings of Fact, which are discussed below. [WCC Section 110.810.30] The notice requirements and findings are discussed in this report. The Board of Adjustment is allowed to grant an approval of the special use permit that is subject to Conditions of Approval. Conditions of Approval are requirements that need to be completed during different stages of the proposed project, including conditions prior to permit issuance, prior to obtaining a final inspection and/or certificate of occupancy, prior to issuance of a business license, or ongoing “operational conditions” which must be continually complied with for the life of the project.

Conditions of Approval. The Conditions of Approval for this case are attached to this staff report as Exhibit A and will be included with the Action Order.

Requests to Vary Standards. Additionally, Article 810 (Special Use Permits) allows the Board of Adjustment to vary development code standards in conjunction with the approval process per WCC 110.810.20(e). The applicant is seeking to vary landscaping, parking, and lighting requirements. The Board of Adjustment will be ruling on the request(s) to vary standards below:

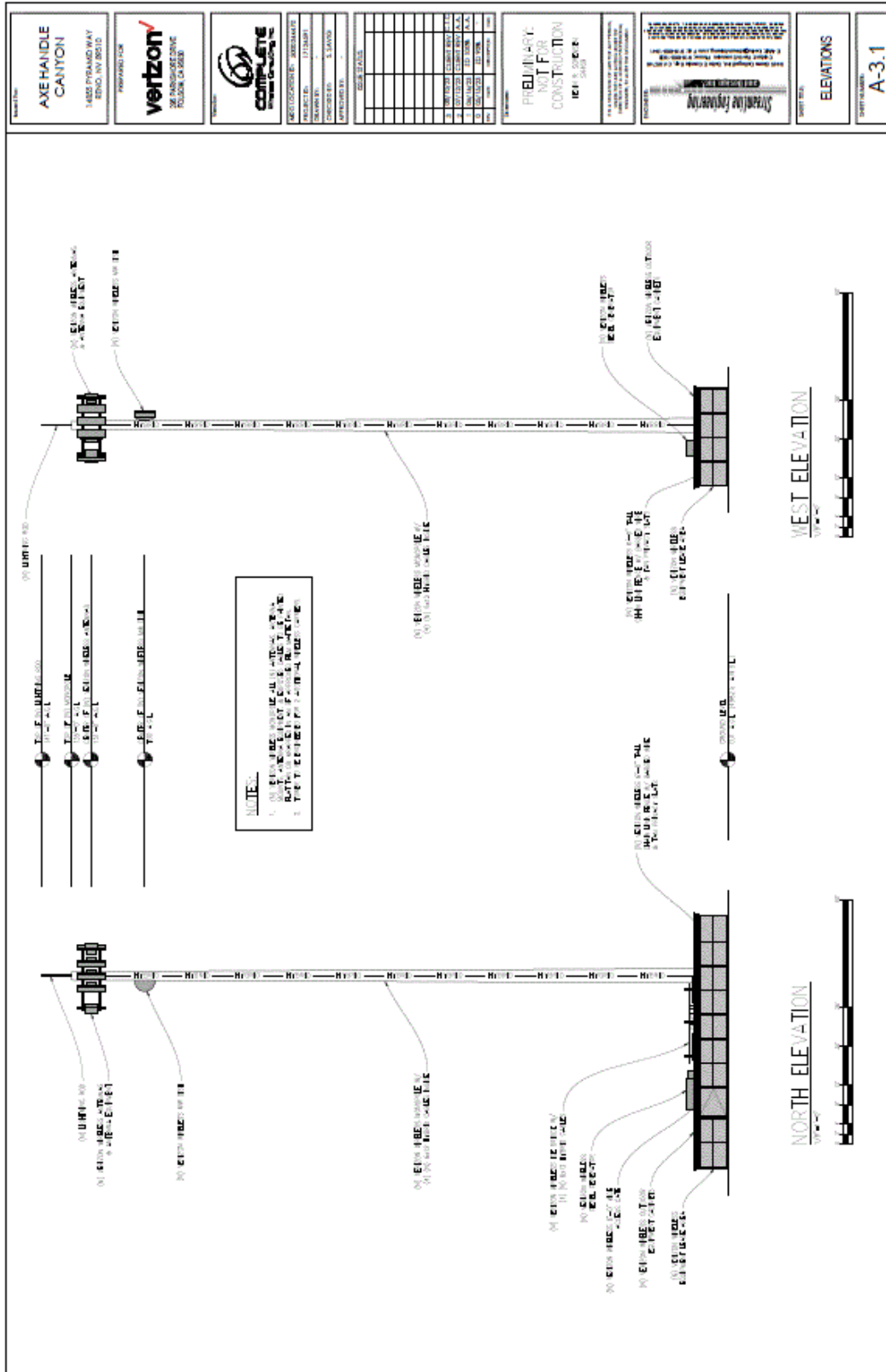
Variance Requested	Relevant Code
Waive parking space requirement	110.410.10, Required Parking Spaces
Waive commercial landscaping requirements	Article 412, Landscaping
Waive any lighting requirements	110.414.21, Noise and Lighting

Special Communications Facility requirements. The proposed facility is a “communications facility” under Article 324 of the County Development Code which imposes specialized requirements and provides that when approving a special use permit, the Board must adopt the three additional findings listed in WCC Section 110.324.75 which are discussed in this staff report.

Special Federal and State Rules. The proposed facility is a “personal wireless service facility” protected by federal law (Telecommunications Act of 1996, 47 U.S.C. Section 332 (c) (7)) and state law (NRS 707.550 – 707. 920). Generally, federal and state laws provide that when regulating the placement, construction or modification of wireless facilities:

- Washoe County shall not unreasonably discriminate among providers of functionally equivalent services;
- Washoe County shall not prohibit or have the effect of prohibiting the provision of personal wireless services;
- Washoe County must act within a reasonable time on applications for permits (presumed to be 150 days under FCC “shot clock” rules);
- If Washoe County denies a request to place, construct, or modify personal wireless service facilities, we must do so in a separate writing, and the decision must be supported by substantial evidence (evidence that a reasonable mind might accept as adequate to support a conclusion) contained in a written record. State law (NRS 707.585) requires that a decision denying an application must set forth with specificity each ground on which the authority denied the approval of the application, and must describe the documents relied on by the Board in making its decision.

- Washoe County may not regulate the placement, construction and modification of personal wireless facilities on the basis of environmental effects of radio frequency emissions to the extent that such facilities comply with FCC regulations concerning such emissions.

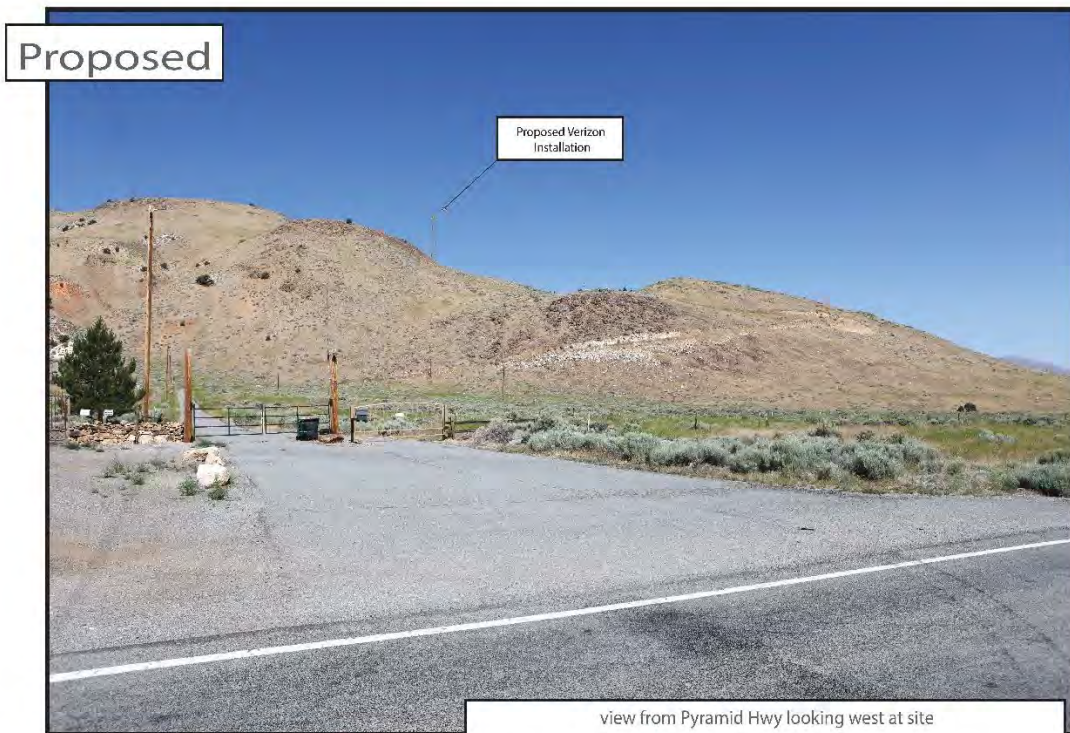


Elevation

Photo Simulations



Shot Point Map

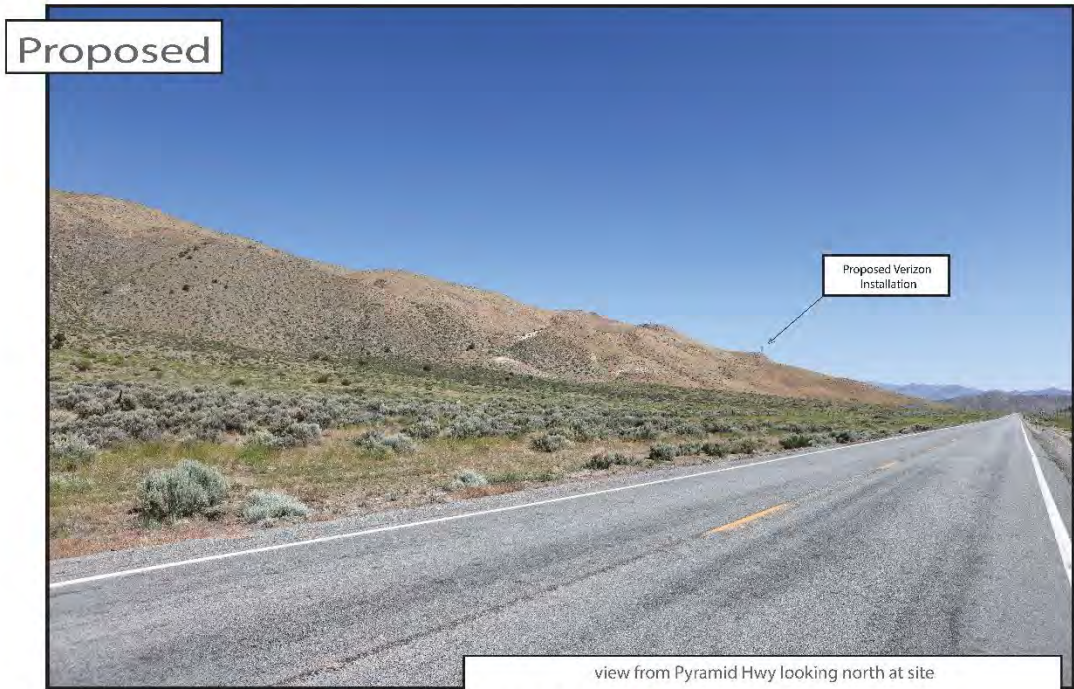
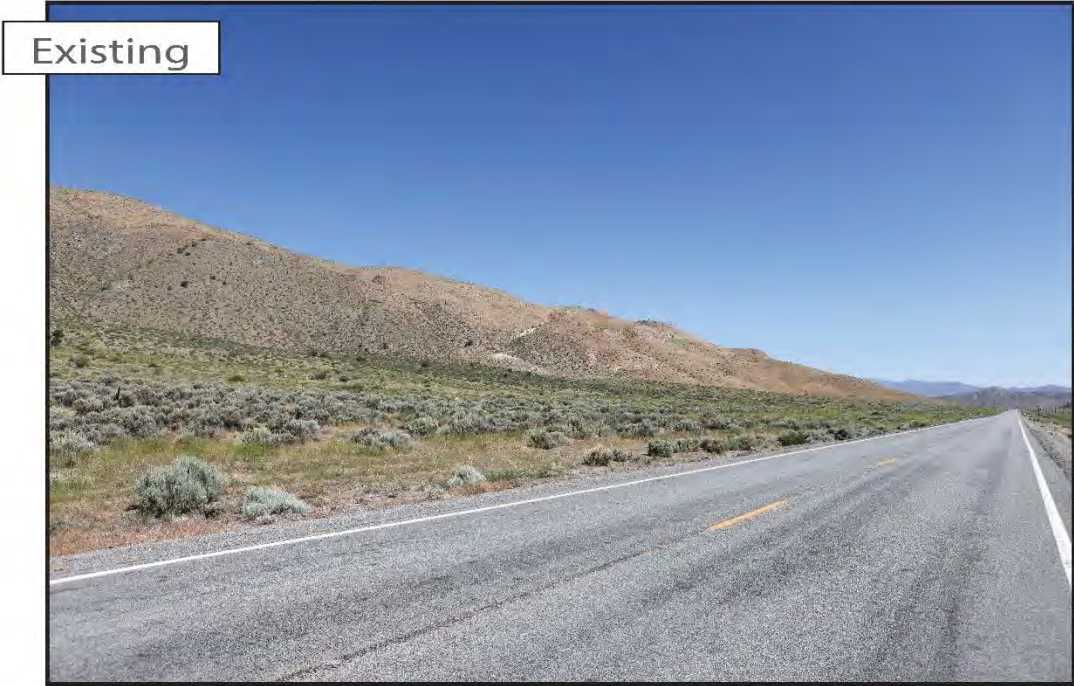


view from Pyramid Hwy looking west at site

AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507

verizon

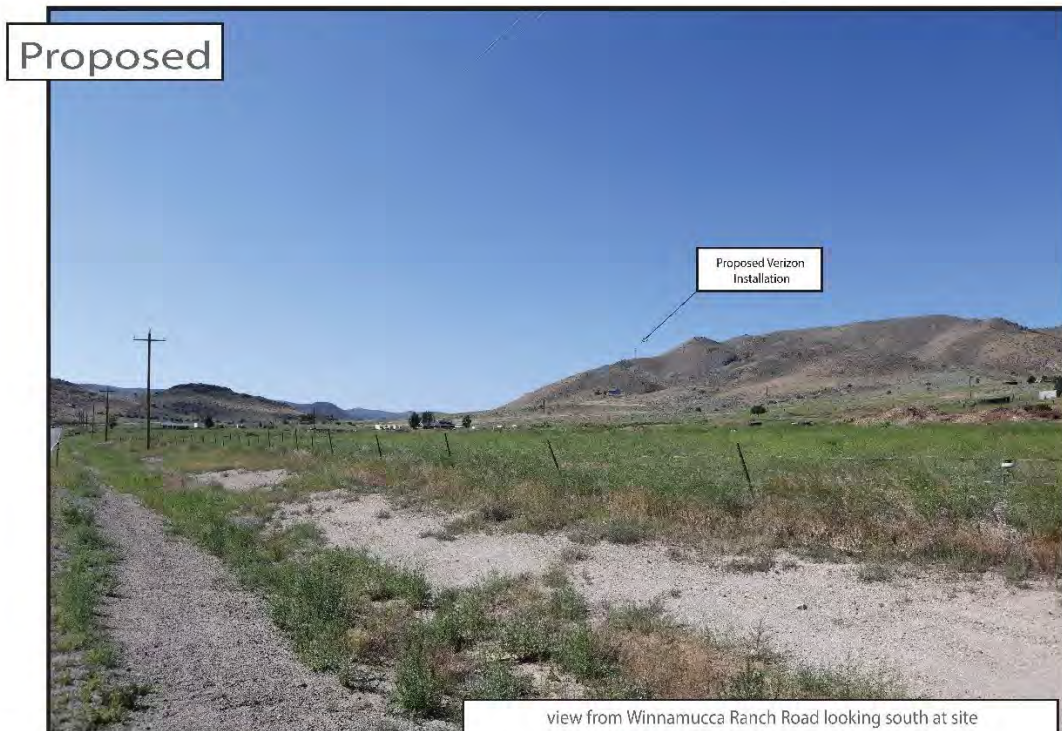
17126591 Axe Handle Canyon
14855 Pyramid Hwy, Reno, NV
Photosims Produced on 7-5-2023



AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507

verizon

17126591 Axe Handle Canyon
14855 Pyramid Hwy, Reno, NV
Photosims Produced on 7-5-2023



view from Winnamucca Ranch Road looking south at site

AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507

verizon

17126591 Axe Handle Canyon
14855 Pyramid Hwy, Reno, NV
Photosims Produced on 7-5-2023

Background/Surrounding Land Uses and Setting

On April 5, 2018, the Board of Adjustment approved Special Use Permit WSUP18-0001 for 14855 Pyramid Way for the installation and operation of a 104-foot-tall monopole telecommunications facility with all necessary appurtenances/supporting equipment and facilities, for major grading (cut and fill of more than 1,000 cubic yards of material) to extend the access road an additional 500 feet from the existing 1,700-foot driveway terminus. The landscaping and parking requirements for a commercial use were also waived due to the nature of the use. The telecommunications site associated with this approved special use permit was never constructed.

The subject property and the abutting properties to the north, south and east are zoned General Rural Agriculture (GRA). The properties range from 40 to 80 acres, and most are developed with single-family dwellings. The property to the west of the subject property is an undeveloped 652.59-acre parcel zoned Open Space (OS) and owned by the United States of America.

The surrounding area consists of a valley with steep hill on either side, with Pyramid Highway traversing through the middle of the valley. The proposed monopole will be located to the west of Pyramid Highway and will be approximately 400 feet above the road. The proposed monopole will not extend above the peak ridge line.

The proposed project site is approximately 79.82 acres and is developed with a single-family residence. The residence is located approximately 1,700 feet west of Pyramid Highway and is accessed via a private paved driveway that traverses the property.

Project Evaluation

The telecommunications facility proposed for Special Use Permit WSUP18-0001 was not constructed. Therefore, on September 8, 2023, a special use permit application was submitted for the installation and operation of a 141-foot tall monopole telecommunication facility, including a 6' tall lightning rod at the top of the monopole, with associated ground equipment, including two (2) equipment cabinets, 30 kW diesel emergency backup generator with 210-gallon fuel tank, and a stepdown transformer within a 20-foot by 50-foot compound surrounded by a six (6) foot tall chain link fence.

The proposed site of the facility will include some grading to extend the utility access road from the existing 1,700-foot driveway terminus at the residence on the property to the facility's leased area.

Use Type:

Section 110.304.25 Commercial Use Types. Commercial use types include the distribution and sale or rental of goods, and the provision of services other than those classified as civic or industrial use types.

- (i) Communication Facilities Communication facilities use type refers to establishments primarily engaged in the transmission and/or receiving of electromagnetic waves. Typical uses include television station, radio stations, satellite dishes, antennas and wireless communication facilities. Refer to Article 324, Communication Facilities, for subcategories of communication facilities.

Section 110.324.40 Wireless Communication/Cellular Facilities: Definitions

Wireless communication facilities, including antennas mounted on structures and freestanding monopoles and lattice towers and supporting equipment which are used for the commercial broadcasting/receiving of telecommunication transmissions that are regulated under the Telecommunications Act of 1996 are a principal use and are classified under the communication facilities use type in Article 304, Use Classification System. The following definitions apply to the regulation of wireless communication facilities contained in this article:

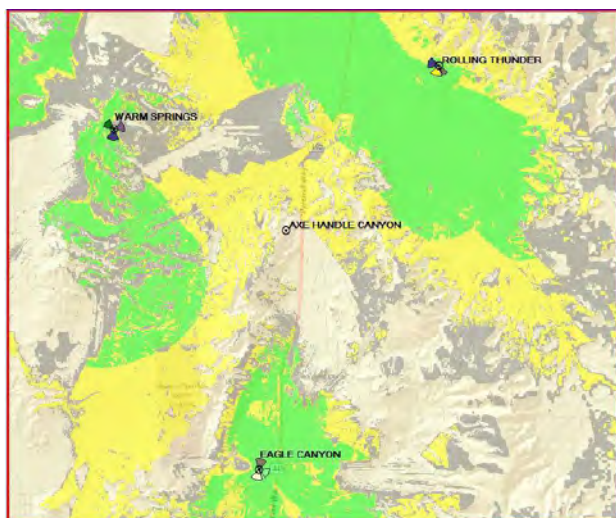
- (a) Antenna. An antenna is defined for the purposes of Sections 110.324.40 through 110.324.75 as a device that transmits and/or received an electronic signal for the purposes of facilitating the communication of personal wireless services that has the meaning ascribed to it in 47 U.S.C. §332(c)(7)(C) as that provision existed on July 1, 2003.
- (5) Monopole Mounted Antenna. A monopole mounted antenna means a communications receiving and/or transmitting device that is attached to a ground mounted, free-standing pole that is erected for the purposes of supporting one (1) or more antennas.

The following placement standards by type of antenna shall be complied with notwithstanding the preferred location and type of antenna enumerated in this section:

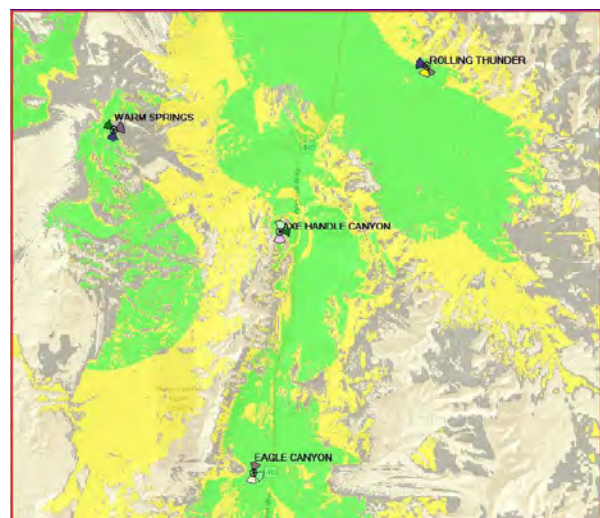
- (e) Monopole Antenna. The placement of a monopole antenna shall comply with the following criteria:
 - (1) “Antennas shall be allowed in all Rural Residential, Public/Semi-Public Facilities (PSP), General Commercial (GC), Neighborhood Commercial/Office (NC), Tourist Commercial (TC), Industrial (I), Parks and Recreation (PR), and Specific Plan (SP) regulatory zones. Antennas shall be limited to the building standard height for an allowed main structure plus up to ten (10) feet above that height.”
 - (2) Antennas shall be permitted in the General Rural (GR) and Open Space (OS) land use designations (see Open Space limitations within this article) with the placement standards depicted in Table 110.324.50.1, Antenna Placement Standards.

Significant Gap Coverage Antenna Height:

The proposed monopole will be placed such that it, per the figures below from the application, will fill a significant gap in coverage.



Existing Coverage



Coverage of Proposed Facility

Table 110.324.55.1
SIGNIFICANT GAP ANTENNA POLE HEIGHT

Design Standards	Distance from Residential Property						
	50'	200'	400'	600'	1,000'	1,500'	2,000'
Distance from Residentially Zoned Property or Public Paved Right of Way (closest adjacent use will be applied)							
Permitted Height of Pole	45'	50'	60'	70'	80'	90'	+100'
Bonus Allowed	10*	15*	20*	25*	30*	35*	40*
Total Permitted Height of Pole	55'	65'	80'	95'	110'	125'	140'+

As detailed on the site plan on page 6, the monopole will be located 1,746.11 feet from the publicly paved right-of-way. Therefore, pursuant to Table 110.324.55.1, with the "Bonus Allowed," the monopole will be permitted to be a height of 125 feet.

Pursuant to WCC Section 110.324.50(e)(3) additional height is permitted when the following criteria is met:

“An additional twenty-five (25) percent pole height shall be granted if the monopole is a stealth design that may include a slim line pole, a tree or other proposed camouflaged design compatible with the surrounding area. The width of the supporting mechanism for the antenna may increase up to the additional twenty-five (25) percent to the extent that the camouflage conceals the array.”

Per the application, the monopole will be camouflaged by being painted a flat brown to blend with the surrounding terrain. Due to the monopole having a camouflaged design, an additional 25% of height on top of the 125 feet permits a maximum monopole height of 156.25 feet.

The proposed height of the monopole is 141 feet which does not exceed the maximum height permitted for the monopole at this location.

Article 438 Grading

The applicant will use the existing paved private driveway leading to the house, which will be extended to the lease area via a dirt driveway extension for scheduled monthly maintenance, for access to the facility.

Per the grading plan submitted, to create the site for the monopole, other accessory equipment and structures, as well as extend the existing driveway, the following amounts of cut and fill will occur:

EARTHWORK SUMMARY (LIME TREATED) (CY)			
	CUT	FILL	NET (CUT-FILL)
RAW SURFACE GRADING	850.1	887.1	-37.0
SECTION GRADING ADJUSTMENTS			
ACCESS ROADWAY	57.9		57.9
FIRETRUCK TURNAROUND	80.6		80.6
EQUIPMENT PAD	4.6		4.6
TOTAL	993.17	887.11	106.1
*ALL VOLUMES ARE PRELIMINARY AND ARE BASED ON GEOTECHNICAL REPORT MINIMUM RECOMMENDATIONS.			
DISTURBED AREA =	0.451 ACRES		
MAX CUT DEPTH =	9.94 FT		
MAX FILL HEIGHT =	6.85 FT		

Pursuant to WCC Section 110.438.37, the amount of grading to occur is considered “minor grading” and will be subject to the minor grading requirements. A condition of approval (Exhibit A) serves to address the submission of a grading and drainage plan with the submittal of a building permit.

Article 410 Parking and Loading

The applicant anticipates using the existing private driveway leading to the existing dwelling, which will be extended to the lease area for scheduled monthly maintenance. Because the road extension to the leased area does not provide access to any other portions of the property and is not intended for public use, the applicant is proposing to park on the road when their technicians are attending to the equipment. Therefore, the applicant is requesting that the parking standards within WCC Section 110.410.10, *Required Parking Spaces*, Table 110.410.10.3, *Off-street Parking Space Requirements (Commercial Use Types)*, be waived and that no parking spaces be required, as this is an unmanned facility.

Staff supports the applicant’s request based on the nature of the proposed project, the fact that the site is not accessible to the public, and that the minimal number of site visits required to maintain the facility makes the need for an off-street, paved commercial parking space excessive.

Article 412 Landscaping

The leased area is located more than 1,700 feet from Pyramid Highway on the side of a mountain. Except for the area around the existing home, the 79.82-acre property is rocky, sloped, and undeveloped. The vegetation consists of native shrubs and grasses, but no trees. Any landscaping would not be visible to the public and requiring trees would create an unnatural appearance in this area. Additionally, water is not proposed within the lease area in order to sustain landscaping and it is irrational to believe that trees and landscaping could survive at this location.

Therefore, based on the application and project information provided, staff supports the applicant’s request to waive the landscaping requirements.

Article 414, Noise and Lighting

Pursuant to WCC Section 110.414.05(b), *Residential Abutment*, for property abutting areas developed residentially, or shown as residential on the area plan maps, the maximum noise level is sixty-five (65) Ldn at the property line.

Per the noise study included with the special use permit application (Exhibit A), the maximum noise level at the property line from the facility will be thirty-three (33) Ldn. Therefore, the facility will be compliant with Washoe County Code for noise standards.

Per the application, “No lighting is proposed except for downward titled work lights on a timer.” A condition of approval serves to address the proposed lighting being shielded and in conformance with WCC Section 100.414.21. Any additional lighting will be as required by the Federal Aviation Administration (FAA) or Federal Communications Commission (FCC). Therefore, based on the application and project information provided, staff supports the applicant’s request to waive the lighting requirements for any lighting required by the FAA and FCC.

Article 505, Sign Regulations

Signage will be as required by the FAA, FCC, or other jurisdictional entities. There will be no “advertisement signage.”

Visual Impacts

Although the monopole will be visible from Pyramid Highway, the distance from the road combined with the undulating contours results in a reduction of visibility of the monopole. The monopole is located on the hillside approximately 400 feet above the road, but below the peak of the ridge line. The monopole will be visible from some portion of the valley so to further reduce the visual impact, the applicant is proposing a monopole that is tan or brown to blend with the existing environment; also per section 110.324.50(e)(7) reflective materials are prohibited. Staff has included a condition of approval to ensure the tower and equipment are a shade of tan or brown to blend with the color of the surrounding environment.

The request by Verizon Wireless to add a telecommunications monopole is consistent with the standards of Article 324 Telecommunications of the Washoe County Development Code.

Radio Frequency and Environmental Impacts:

Under federal law (47 U.S.C. 332(c)(7)(B)(iv)), if the proposed telecommunications facility complies with FCC regulations, this Board cannot regulate its placement, construction, and modification based on the potential environmental effects of radio frequency emissions. Under state law (NRS 707.575(4)) the Board “shall not consider the environmental effects of radio frequency emissions” in rendering a decision of approving or denying this special use permit.

Area Plan Evaluation

The subject parcel is located within the Warm Springs Area Plan. The following are the pertinent policies from the Area Plan:

Policy	Brief Policy Description	Complies	Comment/Condition of Approval
WS 1.1.1	Protect the visual quality of peaks and ridges in Warm Springs	Yes	The cell tower will be a monopole painted flat brown to match the terrain. Additionally, the tower will be located at 1,746.11 feet from the roadway and will not extend past the ridgeline.
WS 1.3	Protect the agricultural resources and preserve the scenic resources and views of Warm Springs as viewed from Pyramid Lake Highway	Yes	The telecommunications tower will be located at 1,746.11 feet from the roadway and will not extend past the ridgeline.
WS 3.1	Ensure that applications show water resource criteria are met.	Yes	The proposal is for a telecommunications tower which will not require any water usage.

Reviewing Agencies

The following agencies/individuals received a copy of the project application for review and evaluation.

Agencies	Sent to Review	Responded	Provided Conditions	Contact
BLM - NV State Office	X			
NDOT (Transportation)	X	X	X	Michelle Griffin, mgriffin@dot.nv.gov; Mark Sinnott, msinnott@dot.nv.gov
Washoe County Building & Safety	X			
Washoe County Sewer	X			
Washoe County Traffic	X			
Washoe County Water Rights Manager (All Apps)	X	X		
Washoe County Engineering (Land Development) (All Apps)	X	X	X	Rob Wimer, rwimer@washoecounty.gov; Janelle Thomas, jkthomas@washoecounty.gov
Washoe County Engineering & Capital Projects Director (All Apps)	X			
WCHD Air Quality	X			
WCHD Environmental Health	X			
TMFPD	X	X	X	Dale Way, dway@tmfpd.us; Brittany Lemon, BLemon@tmfpd.us
Washoe-Storey Conservation District	X	X		
Regional Transportation Commission	X			
Palomino Valley GID	X			
NV Energy	X			

Additionally, comments were provided by Emergency Medical Services (EMS) and the Nevada Department of Conservation. Conditions were proposed by the Nevada Department of Conservation and no conditions were proposed by EMS.

All conditions required by the contacted agencies can be found in Exhibit A, Conditions of Approval.

Neighborhood Meeting

A neighborhood meeting was noticed and held at 6:00 PM on August 29, 2023, as a virtual meeting. Two (2) members of the public attended with questions. No objections were made to the project as sited and no changes to the design occurred as a result of the meeting.

Public Comment

As shown in Exhibit F, proper noticing occurred for the project. No public comment was received as a result of the noticing.

Findings required by WCC Section 110. 810.30 for a Special Use Permit:

- (a) Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Warm Springs Area Plan;

Staff Comment: Staff has reviewed the Master Plan and the Warm Springs Area Plan and the proposed wireless facility does not conflict with the policies, action programs, standards, and maps of the Master Plan and the Warm Springs Area Plan.

- (b) Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven of the Development Code;

Staff Comment: The property has all necessary utilities available for the proposed facility. Roadway improvements will be made to extend the existing driveway to access the site. The proposed project is in compliance with Division Seven.

- (c) Site Suitability. That the site is physically suitable a for a telecommunications facility (monopole) for the intensity of such a development;

Staff Comment: The monopole and equipment lease areas will encumber 1,000 square feet of a 79.82-acre site. All construction improvements and grading plans require review and approval by Washoe County Engineering. Site improvements shall include detailed plans for site drainage, erosion control, and slope stabilization.

- (d) Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area.

Staff Comment: Issuance of this special use permit will not be significantly detrimental to public health, safety, or welfare; the proposal has been reviewed by the Washoe County Engineering and other agencies, who have indicated no concerns and required appropriate conditions of approval. Additionally, the site fully complies with FCC rules and regulations.

- (e) Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

Staff Comment: There is no military installation nearby.

Findings required by Section 110.324.75, for a telecommunications facility:

- (a) That the communications facility meets all the standards of Sections 110.324.40 through 110.324.60 as determined by the Director of Community Development and/or his/her authorized representative;

Staff Comment: Staff has reviewed all of the standards and conclude that the standards have been met.

- (b) That public input was considered during the public hearing review process; and

Staff Comment: The Board will hear and consider all public comment during the public hearing. If the proposed telecommunications facility complies with FCC regulations, pursuant to 47 U.S.C. 332(c)(7)(B)(iv)), the Board cannot regulate its placement, construction, and modification based on the potential environmental effects of radio frequency (RF) emissions. Under state law (NRS 707.575 (4) the Board "shall not consider the environmental effects of radio frequency emissions" in rendering a decision of approving or denying the special use permit.

- (c) That the monopole or lattice tower will not unduly impact the adjacent neighborhoods or the vistas and ridgelines of the County.

Staff Comment: The monopole will be visible from the road but based on a review of the photographs and drawings in the staff report and application, the proposed monopole will not unduly impact adjacent neighborhoods. The monopole will not be placed on a "protected ridgeline," and will be a color that blends in with the surrounding area thereby reducing the visual impacts.

Recommendation

After a thorough analysis and review, Special Use Permit Case Number WSUP23-0033 is being recommended for approval with conditions. Staff offers the following motion for the Board's consideration.

Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve with conditions Special Use Permit Case Number WSUP23-0033 for Verizon Wireless, having made all five findings in accordance with Washoe County Code Section 110.810.30 and all three findings in accordance with Section 110.324.75, subject to the conditions contained in Exhibit A to the Staff Report.

Appeal Process

Board of Adjustment action will be effective 10 calendar days after the written decision is filed with the Secretary to the Board of Adjustment and mailed to the applicant, unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Building Division within 10 calendar days from the date the written decision is filed with the Secretary to the Board of Adjustment and mailed to the applicant.



Conditions of Approval

Special Use Permit Case Number WSUP23-0033

The project approved under Special Use Permit Case Number WSUP23-0033 shall be carried out in accordance with the conditions of approval granted by the Board of Adjustment on December 7, 2023. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable codes.

Unless otherwise specified, all conditions related to the approval of this special use permit shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Building Division of the Washoe County Community Services Department.

Compliance with the conditions of approval related to this special use permit is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the special use permit may result in the initiation of revocation procedures.

Washoe County reserves the right to review and revise the conditions of approval related to this special use permit should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, “may” is permissive and “shall” or “must” is mandatory.

Conditions of approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., grading permits, building permits, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some “conditions of approval” are referred to as “operational conditions.”

These conditions must be continually complied with for the life of the project or business.

The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies.

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.**

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

Washoe County Planning and Building Division

1. The following conditions are requirements of the Planning and Building Division of the Washoe County Community Services Department, which shall be responsible for determining compliance with these conditions.

Contact Name – Tim Evans, Planner, 775.328.2314, TEvans@washoecounty.gov

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit. The Planning and Building Division shall determine compliance with this condition.
- b. The applicant shall submit construction plans, with all information necessary for comprehensive review by Washoe County, and initial building permits shall be issued within two years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits. Compliance with this condition shall be determined by the Planning and Building Division.
- c. The applicant shall attach a copy of the action order approving this project to all administrative permit applications (including building permits) applied for as part of this special use permit.
- d. Construction activities shall be limited to the hours between 7am to 7pm, Monday through Saturday only. Any construction machinery activity or any noise associated with the construction activity are also limited to these hours.
- e. A note shall be placed on all construction drawings and grading plans stating:

NOTE

Should any cairn or grave of a Native American be discovered during site development, work shall temporarily be halted at the specific site and the Sheriff's Office as well as the State Historic Preservation Office of the Department of Conservation and Natural Resources shall be immediately notified per NRS 383.170.

- f. The grading plan submitted for the construction of the telecommunications facility shall meet all applicable requirements of Article 438, Grading.
- g. All new fencing installed as part of this project shall include slats and provide at least 75% visual screening. Slats shall be of a color to match the surrounding buildings. Fencing materials shall be non-reflective.
- h. Any proposed lighting, except lighting required by the FAA or FCC, shall be shielded and in compliance with Washoe County Code Article 414, *Noise and Lighting*.
- i. The monopole, equipment, and any accessory buildings that comprise the telecommunications facility shall be painted/stained or tinted by other means to be a color of tan or brown to blend with the surrounding natural environment.
- j. The telecommunications tower owner shall be responsible for maintenance of the tower structure, all branches, and related appurtenances and equipment for said site.
- k. The following **operational conditions** shall be required for the life of the project:
 - i. This special use permit shall remain in effect until or unless it is revoked or is inactive for one year.

- ii. Failure to comply with the conditions of approval shall render this approval null and void. Compliance with this condition shall be determined by the Planning and Building Division.
- iii. The applicant and any successors shall direct any potential purchaser/operator of the site and/or the special use permit to meet with the Planning and Building Division staff to review conditions of approval prior to the final sale of the site and/or the special use permit. Any subsequent purchaser/operator of the site and/or the special use permit shall notify the Planning and Building Division of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.

Washoe County Engineering and Capital Projects

2. The following conditions are requirements of the Engineering Division, which shall be responsible for determining compliance with these conditions.

Contact Name – Robert Wimer, P.E., 775.328.2059, RWimer@washoecounty.gov

- a. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.

- b. The following note shall be added to the construction drawings:

“All properties, regardless of if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties.”

Contact Name – Alexander Mayorga, P.E., 775.328.2313, AMayorga@washoecounty.gov

- c. The applicant shall conform to all conditions imposed by intergovernmental agreements required to provide sewer and reclaim water service to the subject project, and, if required, be a party to any such agreements.
- d. The applicant shall conform to all Utility Design Standards, including but not limited to, gravity sewer collection system, lift station design, and reclaim water design.

Truckee Meadows Fire Protection District

3. The following condition is a requirement of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with this condition.

Contact Name – Brittany Lemon, Fire Captain, 775.328.2314, blemon@tmfpd.us

- a. This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply. <https://tmfpd.us/fire-code/>

Nevada Division of Water Resources

4. The following conditions are requirements of the Department of Conservation and Natural Resources, which shall be responsible for determining compliance with these conditions.

Contact Name – Steve Shell, Water Rights Specialist, 775.684.2836, sshell@water.nv.gov

- a. A Will Serve from Palomino Valley General Improvement District and a mylar map of the proposed project must be presented to the State Engineer for approval and signed through his office prior to development.

Nevada Department of Transportation

5. The following conditions are requirements of the Nevada Department of Transportation, which shall be responsible for determining compliance with these conditions.

Contact Name – Jeff Freeman, Engineering Services Manager, jfreeman@dot.nv.gov

- a. All work proposed within SR 445 (Pyramid Highway) right of way will require an encroachment permit and must comply with NDOT's Standard Plans, Access Management System and Standards, Terms and Conditions Relating to Right-of-Way Occupancy Permits, and the Drainage Manual current version at the time of application. Please contact the NDOT District II Permits Office at (775) 834-8330 for information about obtaining NDOT occupancy permits.

Northern Nevada Public Health (NNPH), Environmental Health Division (EHS)

6. The following conditions are requirements of Northern Nevada Public Health, Environmental Health Division, which shall be responsible for determining compliance with these conditions.

Contact Name – James English - jenglish@washoecounty.us

- a. EHS has reviewed the referenced application and notes the parcel is served by a domestic well and onsite sewage disposal system and onsite water system.
- b. EHS has no concerns related to the approval of this application as submitted, if the project is approved, the 210-gallon fuel tank shall have secondary containment and a spill kit shall be maintained on the parcel.
- c. If the application is approved, the future building plans and permits must be reviewed and approved by EHS.

*** End of Conditions ***

View from Pyramid Way, looking North:



View from Pyramid Way, looking West:



View from Winnemucca Ranch Road, looking South:



Original site, View from Winnemucca Ranch Road, looking South (shorter facility on higher ground)



Old Site, View from Pyramid Way, looking North:



Old Site, View from Pyramid Way, looking Northwest:



ENGINEER'S GENERAL NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO THESE PLANS AND ALL WASHOE COUNTY ORDINANCES, RULES, REGULATIONS AND POLICES, INCLUDING THE WASHOE COUNTY DESIGN GUIDELINES, THE WASHOE COUNTY STANDARD SPECIFICATIONS, THE WASHOE COUNTY STANDARD DETAILS, AND ALL SUBSEQUENT AMENDMENTS.
2. THE WASHOE COUNTY IS A MEMBER OF THE UNDERGROUND SERVICE ALERT (U.S.A.) ONE-CALL SYSTEM. THE CONTRACTOR SHALL NOTIFY THE U.S.A. CENTER 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK BY CALLING 1-800-462-2444.
3. THE CONTRACTOR SHALL MARK IN WHITE PAINT ALL AREAS TO BE EXCAVATED PRIOR TO CONTACTING U.S.A. ANY AREAS NOT MARKED WILL NOT BE SUBJECT TO U.S.A. AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM EXCAVATION.
4. THE CONTRACTOR SHALL EXPOSE AND VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION OF THE NEW IMPROVEMENTS CONNECTING TO OR IN THE VICINITY OF THE SAME.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING MONUMENTS AND OTHER SURVEY MARKERS ON THE JOB SITE.
6. A.C. SURFACE SHALL BE CUT TO A NEAT, STRAIGHT LINE PARALLEL WITH THE STREET CENTERLINE AND THE EXPOSED EDGE SHALL BE TACKED WITH EMULSION PRIOR TO PAVING. THE EXPOSED BASE MATERIAL SHALL BE GRADED, RECOMPACTED, AND RESEALED PRIOR TO PAVING.
7. ANY EXISTING CONCRETE SURFACE TO BE REMOVED SHALL BE SAW CUT TO A NEAT, STRAIGHT LINE.
8. ALL UNDERGROUND UTILITIES WITHIN EXISTING OR PROPOSED EASEMENTS SHALL REQUIRE A MINIMUM OF 90% COMPACTION ON THE TRENCH BACKFILL. COMPACTION OF BACKFILL BY JETTING IS NOT PERMITTED.
9. THE CONTRACTOR SHALL TAKE EXTREME CARE TO PROTECT EXISTING SITE AND ADJACENT IMPROVEMENTS FROM DAMAGE.

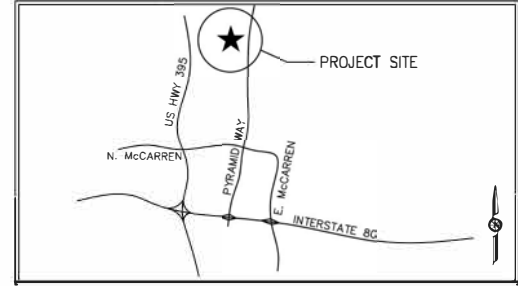
GENERAL CONSTRUCTION NOTES:

1. ALL GRADING SHALL CONFORM TO WASHOE COUNTY GRADING STANDARDS CODE SECTION 110.438.
2. FOR SITE PREPARATION, SUITABLE FILL MATERIAL, GRADING AND EARTHWORK ACTIVITIES, FOUNDATION SETBACKS AND OTHER GEO TECHNICAL RECOMMENDATIONS, REFER TO GEOLOGICAL INVESTIGATION REPORT PREPARED BY MID PACIFIC ENGINEERING, INC., 11000 AXE HANDLE CANYON, LOCATION 296901, DATED SEPTEMBER 8, 2017. CONTACT 3000 KAMICKY, #E AT 916-927-7000.
3. SURFACES RECEIVING FILL TO BE SCARIFIED TO A DEPTH OF EIGHT INCHES, UNIFORMLY MOISTURE CONDITIONED TO BETWEEN 0 AND 5 PERCENT ABOVE OPTIMUM MOISTURE CONTENT, AND COMPACTED TO AT LEAST 90 PERCENT OF THE MAXIMUM DRY DENSITY FOR ASTM D1557. SUBGRADE AREAS TO BE SURFACED WITH GRANITE TO BE UNIFORMLY MOISTURE CONDITIONED BETWEEN 1 AND 3 PERCENT ABOVE OPTIMUM MOISTURE CONTENT, AND COMPACTED TO AT LEAST 95 PERCENT RELATIVE COMPACTION. IN THE EVENT THE EXPOSED SUBGRADE CONSISTS OF UNDISTURBED ON-SITE ROCK, SCARIFICATION AND COMPACTION MAY BE OMITTED IF APPROVED BY THE PROJECT GEOLOGICAL ENGINEER.
4. WITHIN AREAS GRUBBED OR OTHERWISE DISTURBED BELOW AN APPROXIMATE DEPTH OF 12 INCHES, IN-PLACE SCARIFICATION AND COMPACTION MAY NOT BE ADEQUATE TO DENSIFY ALL DISTURBED SOIL. THEREFORE, OVER-EXCAVATION OF THE DISTURBED SOIL, SCARIFICATION AND COMPACTION OF THE EXPOSED SUBGRADE, AND REPLACEMENT WITH ENGINEERED FILL MAY BE REQUIRED IN THESE AREAS.
5. IF GRADING IS PERFORMED DURING RAINY SEASON (WINTER OR SPRING MONTHS) OR AFTER SIGNIFICANT PRECIPITATION OR IRRIGATION AND OVER-OPTIMUM SOIL CONDITIONS ARE ENCOUNTERED, THE PROJECT GEOLOGICAL ENGINEER IS TO BE CONSULTED TO REVIEW CONDITIONS AND PROVIDE TREATMENT RECOMMENDATIONS.

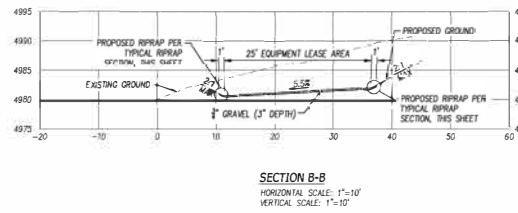
EARTHWORK SUMMARY (LINE TREATED) (C)			
	EXIST	FILL	NET CUT/FILL
RAW SURFACE GRADING	850.1	887.1	-37.0
SECTION GRADING ADJUSTMENTS			
ACCESS ROADWAY	57.9		57.9
FIRETRUCK TURNAROUND	80.8		80.8
EQUIPMENT PAD	4.6		4.6
TOTAL	993.4	887.1	106.3

ALL VOLUMES ARE PRELIMINARY AND ARE BASED ON GEOTECHNICAL REPORT NUMBER RECOMMENDATIONS

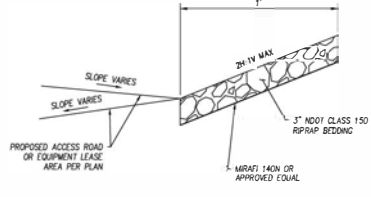
DISTURBED AREA = 0.451 ACRES
 MAX CUT DEPTH = 9.94 FT
 MAX FILL HEIGHT = 6.85 FT



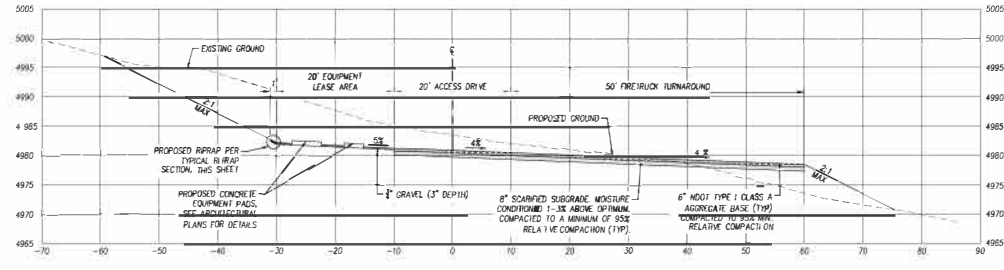
VICINITY MAP
NOT TO SCALE



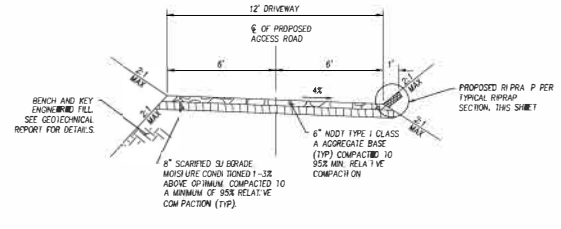
TYPICAL GRAVEL ACCESS ROAD SECTION
STA 2+61.16-4+07.16
NOT TO SCALE



TYPICAL RIPRAP SECTION
NOT TO SCALE



SECTION A-A
HORIZONTAL SCALE: 1"=10'
VERTICAL SCALE: 1"=10'



TYPICAL GRAVEL ACCESS ROAD SECTION
STA 0+03.84-2+61.16
NOT TO SCALE

CARTWRIGHT ENGINEERS
 1485 Pyramid Way, Suite 300
 Reno, NV 89510
 (775) 798-9000
 www.cartwright.com
 Copyright © 2017 Cartwright, LLC

REVISIONS

MARK	DATE	DESCRIPTION
▲		
▲		
▲		



**AXE HANDLE CANYON
 14855 PYRAMID WAY
 RENO, NV 89510
 APN: 076-272-03**

PROJECT #: 216013
 SCALE: NTS
 DATE: 08/27/2023

APPROVALS

DESIGNED BY:	FS
DRAWN BY:	FS
CHECKED BY:	AM

SHEET TITLE
 GENERAL NOTES AND ACCESS ROAD TYPICAL SECTIONS

SHEET NUMBER

C1.0

NO.	DATE	DESCRIPTION

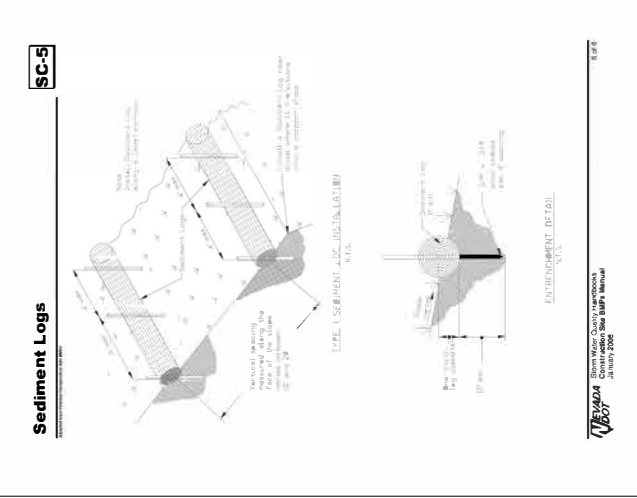
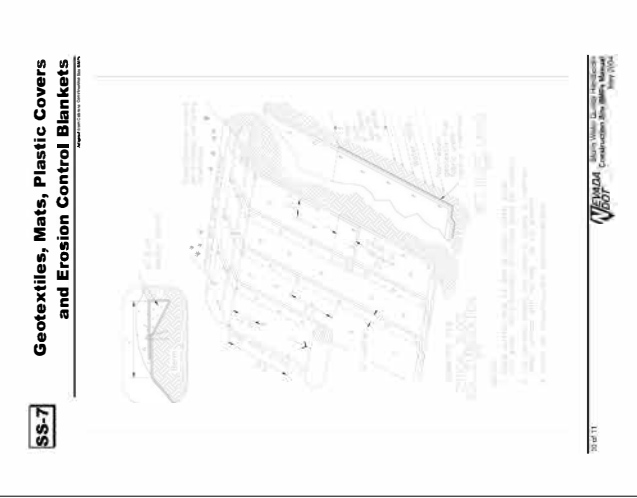
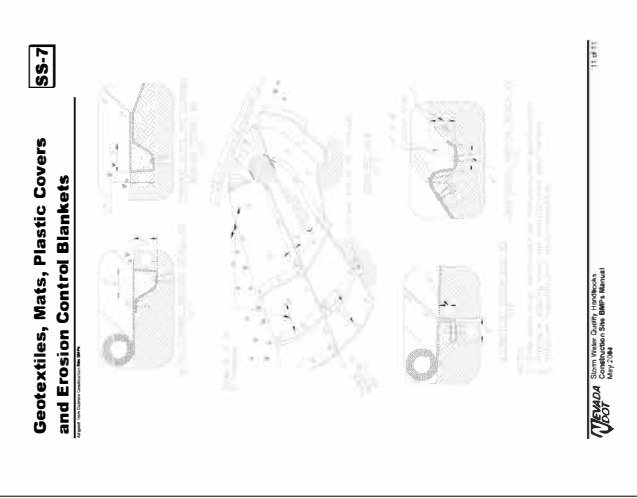


AXE HANDLE CANYON
 14855 PYRAMID WAY
 RENO, NV 89510
 APN: 076-272-03

PROJECT #:	218010
SCALE:	MA
DATE:	09/27/2023

APPROVALS	
DESIGNED BY:	KS
DRAWN BY:	KS
CHECKED BY:	JM

SHEET TITLE
 EROSION AND SEDIMENT CONTROL DETAILS
 SHEET NUMBER
C2.1



From: [Lemon, Brittany](#)
To: [Evans, Timothy](#)
Cc: [Way, Dale](#)
Subject: WSUP23-0033 (Axe Handle Canyon) Conditions of Approval
Date: Tuesday, September 19, 2023 10:51:51 AM
Attachments: [image001.png](#)

Hi Tim,

“This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply.”

<https://tmfpd.us/fire-code/>.

Thank you,

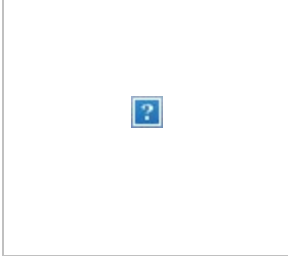
Brittany Lemon

Fire Captain - Fire Prevention | Truckee Meadows Fire & Rescue

blemon@tmfpd.us | Office: 775.326.6079 | Cell: 775.379.0584

3663 Barron Way, Reno, NV 89511

tmfpd_final_sunset_logo



“Committed to excellence, service, and the protection of life and property in our community”

Evans, Timothy

From: Steve Shell <sshell@water.nv.gov>
Sent: Tuesday, September 19, 2023 4:09 PM
To: Evans, Timothy
Subject: WSUP23-0033

[NOTICE: This message originated outside of Washoe County -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

There are no water rights associated with the subject property.

The subject property lies within the Palomino Valley General Improvement District service area.

Municipal water service is subject to Palomino Valley General Improvement District rules and regulations and approval by the Office of the State Engineer regarding water quantity and availability.

A Will Serve from Palomino Valley General Improvement District and a mylar map of the proposed project must be presented to the State Engineer for approval and signed through his office prior to development.

As of June 1, 2021, the Office of the State Engineer is open to the public. Please call 684-2800 upon arrival and a representative will come down to escort you to our office.

Steve Shell

Water Rights Specialist II
Department of Conservation and Natural Resources
Nevada Division of Water Resources
901 S. Stewart St., Suite 2002
Carson City, NV 89701
sshell@water.nv.gov
(O) 775-684-2836 | (F) 775-684-2811



NEVADA DIVISION
OF WATER RESOURCES



Nevada Department of
**CONSERVATION &
NATURAL RESOURCES**

Connect with us:





Washoe-Storey Conservation District

Bret Tyler Chairman
Jim Shaffer Treasurer
Cathy Canfield Storey app.
Jean Herman Washoe app.

1365 Corporate Blvd.
Reno NV 89502
775 857-8500 ext. 131
nevadacconservation.com

September 21, 2023

Washoe County Community Services Department

C/O Tim Evans, Planner

1001 E Ninth Street, Bldg A

Reno, NV 89512

R: WSUP23-0033 Axe Handle Canyon

Dear Tim,

In reviewing the special use permit for installation and operation of a monopole, the Conservation District has the following comment.

As a condition of approval, the District recommends the chain link fencing including entry gates coated a sudan brown for the galvanized fencing or slat the chain link with brown slats.

Thank you for providing us with the opportunity to review the project and if there are any questions call us on (775) 750-8272.

Sincerely,

Jim Shaffer



JOE LOMBARDO
Governor

STATE OF NEVADA
DEPARTMENT OF TRANSPORTATION
310 Galletti Way
Sparks, Nevada 89431

TRACY LARKIN THOMASON, P.E.
Director

September 22, 2023

Washoe County Planning Division
1001 E. 9th St,
Reno, NV 89512
Attention: Tim Evans – Planner

SENT VIA ELECTRONIC MAIL

RE: **Axe Handle Canyon Verizon Telecommunication Facility - Case Number WSUP23-0033**

Dear Mr. Evans,

Nevada Department of Transportation (NDOT) District II staff has reviewed the application received via e-mail on August 18th, 2023 and provides comments accordingly.

Axe Handle Canyon Verizon Telecommunication Facility - For hearing, discussion, and possible action to approve a special use permit for the installation and operation of a 141-foot tall monopole telecommunication facility, including a 6' tall lightning rod at the top of the facility, with associated ground equipment, including two (2) equipment cabinets, 30 kW diesel emergency backup generator with 210-gallon fuel tank, and a stepdown transformer within a 20' by 50' compound surrounded by a 6' tall chain link fence. The proposed site of the facility will include some grading to extend the utility access road from the existing 1,700-foot driveway terminus at the residence on the property to the facility's leased area, and additionally, the applicant is requesting to vary development code requirements for landscaping, parking, and lighting for a commercial use by waiving them for this project.

NDOT Comments:

1. All work proposed within SR 445 (Pyramid Highway) right of way will require an encroachment permit and must comply with NDOT's Standard Plans, Access Management System and Standards, Terms and Conditions Relating to Right-of-Way Occupancy Permits, and the Drainage Manual current version at the time of application. Please contact the NDOT District II Permits Office at (775) 834-8330 for information about obtaining NDOT occupancy permits.
2. This letter does not provide for approval or disapproval of any improvements proposed by the project. NDOT review during the occupancy permit process may result in modification to the proposed improvements or denial.

Sincerely,

DocuSigned by:


EEF9C06ADD034C7...

Jeff Freeman, PE
Engineering Services Manager
District II

JF:ms

Cc: Bhupinder Sandhu – Acting DII District Engineer
Jeff Graham – Traffic Engineer
District II Traffic Engineering Distribution List
Washoe County Planning Division
File

From: [Program, EMS](#)
[September Agency Review Memo II.pdf](#)

Hello,

The EMS Program has reviewed the September Agency Review Memo II -
Special Use Permit Case Number WSUP23-0033 (Axe Handle Canyon) - and
has no concerns or questions at this time based on the information provided.

Thank you,

Sabrina.



Date: September 25, 2023

To: Tim Evans, Planner

From: Janelle K. Thomas, P.E., C.F.M., Senior Licensed Engineer
Robert Wimer, P.E., Licensed Engineer

Re: Special Use Permit for ***Axe Handle Canyon WSUP23-0033***
14855 Pyramid Way
APN 076-272-03

GENERAL PROJECT DISCUSSION

Washoe County Engineering staff has reviewed the above referenced application. The Special Use Permit is for the construction of a new freestanding wireless telecommunications facility and is located on approximately 79.82 acres on the west side of NV State Route 445, 8.5 miles north of the intersection of State Route 445 and La Posada Drive. The parcel numbers include the following: 076-272-03. The Engineering and Capital Projects Division recommends approval with the following comments and conditions of approval which supplement applicable County Code and are based upon our review of the site and the application prepared by Complete Wireless Consulting. The County Engineer shall determine compliance with the following conditions of approval.

For questions related to sections below, please contact the staff's name referenced.

GENERAL CONDITIONS

Contact Information: Robert Wimer, P.E. (775) 328-2059

Discussion:

1. Applicant shall ensure to obtain legal access to the site.

Conditions:

1. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

Contact Information: Robert Wimer, P.E. (775) 328-2059

Conditions:

1. The following note shall be added to the construction drawings; “All properties, regardless of if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties.”

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

Contact Information: Mitchell Fink, P.E. (775) 328-2050

Conditions: No Traffic and Roadway conditions or comments.

UTILITIES (County Code 422 & Sewer Ordinance)

Contact Information: Alexander Mayorga, P.E. (775) 328-2313

Conditions:

1. The applicant shall conform to all conditions imposed by intergovernmental agreements required to provide sewer and reclaim water service to the subject project, and, if required, be a party to any such agreements.
2. The applicant shall conform to all Utility Design Standards, including but not limited to, gravity sewer collection system, lift station design, and reclaim water design.

September 25, 2023

Washoe County Community Services
Planning and Development Division

RE: Axe Handle Canyon; 076-272-03
Special Use Permit; WSUP23-0033

Dear Washoe County Staff:

The following conditions are requirements of Northern Nevada Public Health (NNPH), Environmental Health Division, (EHS) which shall be responsible for determining compliance with these conditions.

Contact Name – James English - jenglish@washoecounty.us

- a) Condition #1: EHS has reviewed the referenced application and notes the parcel is served by a domestic well and onsite sewage disposal system and onsite water system.
- b) Condition #2: EHS has no concerns related to the approval of this application as submitted, if the project is approved, the 210-gallon fuel tank shall have secondary containment and a spill kit shall be maintained on the parcel.
- c) Condition #3: If the application is approved, the future building plans and permits must be reviewed and approved by EHS.

If you have any questions or would like clarification regarding the foregoing, please contact James English, EHS Supervisor at jenglish@washoecounty.us regarding all NNPH comments.

Sincerely,



James English, REHS, CP-FS
EHS Supervisor
Environmental Health Services
Northern Nevada Public Health



Date: September 26, 2023

To: Tim Evans, Planner

From: Timber Weiss, P.E., Licensed Engineer

Re: Special Use Permit Case Number WSUP23-0033 (Axe Handle Canyon)
APNs 076-272-03

GENERAL PROJECT DISCUSSION

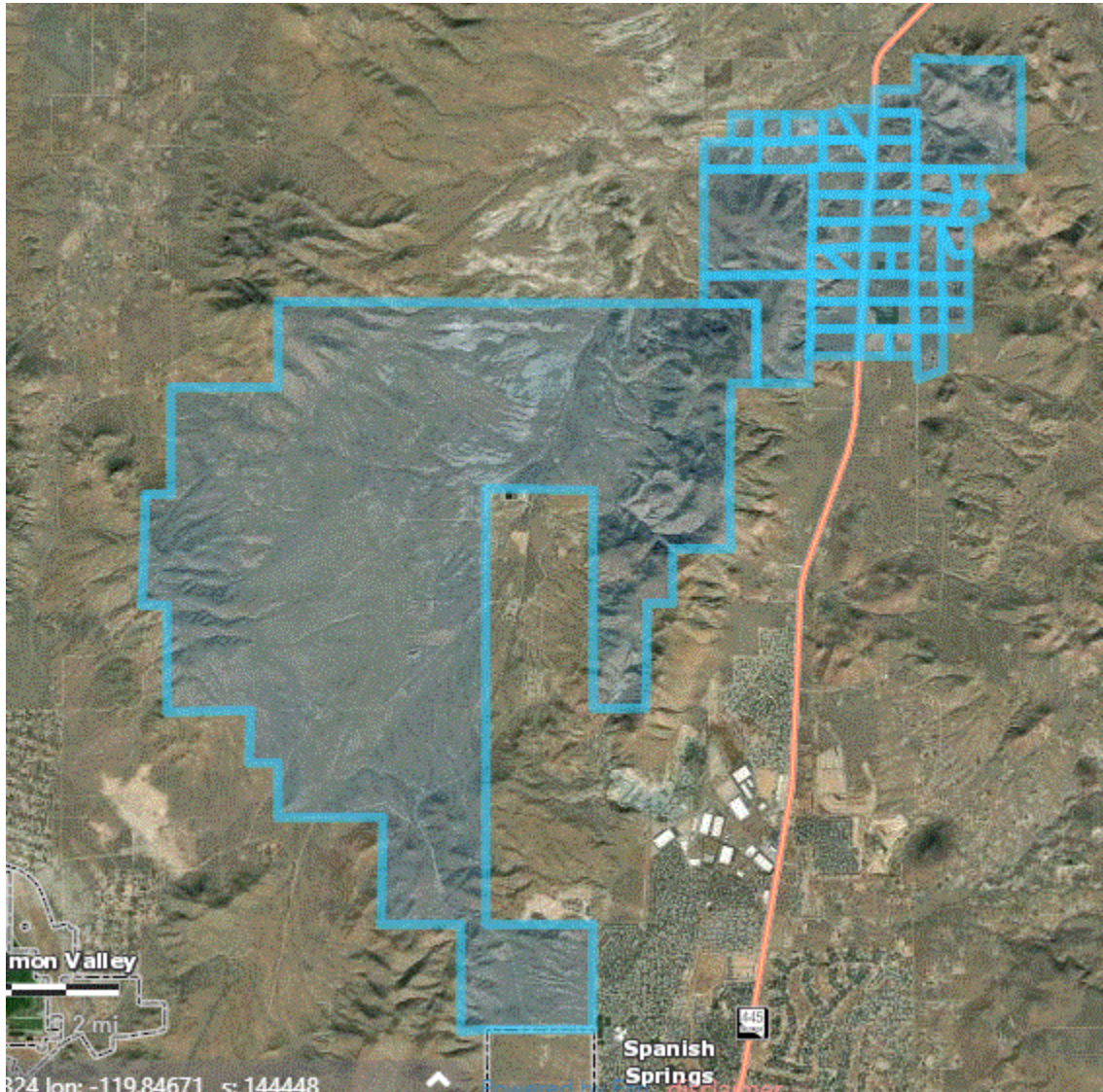
For hearing, discussion, and possible action to approve a special use permit for the installation and operation of a 141-foot tall monopole telecommunication facility, including a 6' tall lightning rod at the top of the facility, with associated ground equipment, including two (2) equipment cabinets, 30 kW diesel emergency backup generator with 210-gallon fuel tank, and a stepdown transformer within a 20' by 50' compound surrounded by a 6' tall chain link fence. The proposed site of the facility will include some grading to extend the utility access road from the existing 1,700-foot driveway terminus at the residence on the property to the facility's leased area, and additionally, the applicant is requesting to vary development code requirements for landscaping, parking, and lighting for a commercial use by waiving them for this project.

The Community Services Department (CSD) recommends approval of this project with the following Water Rights conditions:

No water rights conditions for this permit.

Public Notice

Washoe County Code requires that public notification for a special use permit must be mailed to a minimum of 30 separate property owners within a minimum 500-foot radius of the subject property a minimum of 10 days prior to the public hearing date. A notice setting forth the time, place, purpose of hearing, a description of the request and the land involved was sent within a 5000-foot radius of the subject property. A total of 34 separate property owners were noticed a minimum of 10 days prior to the public hearing date.



Public Notice Map

Special Use Permit Case Number WSUP23-0033

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

Project Information		Staff Assigned Case No.: _____	
Project Name: Axe Handle Canyon Verizon Cell Site			
Project Description: A new freestanding wireless telecommunications facility, including associated ground equipment, within a fenced compound.			
Project Address: 14855 Pyramid Way, Reno NV 89510			
Project Area (acres or square feet): 1,000 sq ft			
Project Location (with point of reference to major cross streets AND area locator): On the west side of NV State Rt 445, 8.5 miles north of the intersection of State Rte 445 and La Posada Drive.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
076-272-03	79.82		
Indicate any previous Washoe County approvals associated with this application: Case No.(s). WSUP18-0001 (Previously approved, approval has lapsed)			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Renia Smith, 14855 Pyramid Way Land Trust		Name: Kevin Gallagher, Complete Wireless Consulting	
Address: P.O. Box 1131		Address: 2009 V St, Sacramento, CA	
Sparks, NV	Zip: 89432-1131		Zip: 95818
Phone: N/A	Fax: N/A	Phone: 916-764-2632	Fax: 916-313-37
Email: Renia_Smith@hotmail.com		Email: kgallagher@completewireless.net	
Cell: 951-488-7573	Other:	Cell:	Other:
Contact Person: Renia Smith		Contact Person: Kevin Gallagher	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Verizon Wireless, c/o Complete Wireles Consulting		Name:	
Address: 2009 V St Sacramento, CA		Address:	
	Zip: 95818		Zip:
Phone: 916-764-2632	Fax:	Phone:	Fax:
Email: kgallagher@gmail.com		Email:	
Cell: 916-764-2632	Other:	Cell:	Other:
Contact Person: Kevin Galalgher		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

**Special Use Permit Application
Supplemental Information**
(All required information may be separately attached)

1. What is the project being requested?

2. Provide a site plan with all existing and proposed structures (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.)

Please see enclosed site plans.

3. What is the intended phasing schedule for the construction and completion of the project?

Single phase.

4. What physical characteristics of your location and/or premises are especially suited to deal with the impacts and the intensity of your proposed use?

Please see enclosed project support statement. Location is on a hill screened from public right of way and distant from neighboring residences.

5. What are the anticipated beneficial aspects or affects your project will have on adjacent properties and the community?

The project will provide wireless coverage to an area that currently has poor coverage. Please see enclosed coverage maps.

6. What are the anticipated negative impacts or affect your project will have on adjacent properties? How will you mitigate these impacts?

Please see enclosed project support statement.

7. Provide specific information on landscaping, parking, type of signs and lighting, and all other code requirements pertinent to the type of use being proposed. Show and indicate these requirements on submitted drawings with the application.

8. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the special use permit request? (If so, please attach a copy.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

9. Utilities:

a. Sewer Service	N/A. Unmanned facility.
b. Electrical Service	Nevada Energy.
c. Telephone Service	TBD.
d. LPG or Natural Gas Service	N/A. Unmanned facility.
e. Solid Waste Disposal Service	N/A. Unmanned facility.
f. Cable Television Service	N/A. Unmanned facility.
g. Water Service	N/A. Unmanned facility, no water usage.

For most uses, Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County. Please indicate the type and quantity of water rights you have available should dedication be required.

h. Permit #	No water consumption, NA.	acre-feet per year	
i. Certificate #		acre-feet per year	
j. Surface Claim #		acre-feet per year	
k. Other #		acre-feet per year	

Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources).

--

10. Community Services (provided and nearest facility):

a. Fire Station	Sparks Fire Station 2, 15 miles south.
b. Health Care Facility	N/A. Unmanned facility.
c. Elementary School	N/A. Unmanned facility.
d. Middle School	N/A. Unmanned facility.
e. High School	N/A. Unmanned facility.
f. Parks	N/A. Unmanned facility.
g. Library	N/A. Unmanned facility.
h. Citifare Bus Stop	N/A. Unmanned facility.

VERIZON WIRELESS PROJECT SUPPORT STATEMENT

Site Name: Axe Handle Canyon
Site Address: 14855 Pyramid Way, Reno, Nevada
APN: 076-272-03

INTRODUCTION & FACILITY DESCRIPTION

The demand for wireless and data services continues to grow nationwide. Access to the wireless network has become vital as individuals increasingly rely on handheld and mobile devices as their primary method of communication. Verizon Wireless constantly seeks to improve its wireless network through industry-leading techniques and innovative solutions to respond to high levels of wireless network traffic and increased user demand. This proposal for a new wireless telecommunications facility is an essential part of the effort to continuously improve the Verizon network for future and potential customers. The facility proposal is designed as the least intrusive means of filling a significant gap in coverage along Pyramid Way (Nevada State Route 445).

This is a proposal for a new, freestanding wireless telecommunications facility on the above referenced parcel in unincorporated Washoe County. At present, a two mile stretch of Nevada State Route 445 is without coverage. The proposed facility will close that gap for local residents, workers, commuters, and travelers through the area.



DESCRIPTION OF COVERAGE AREA

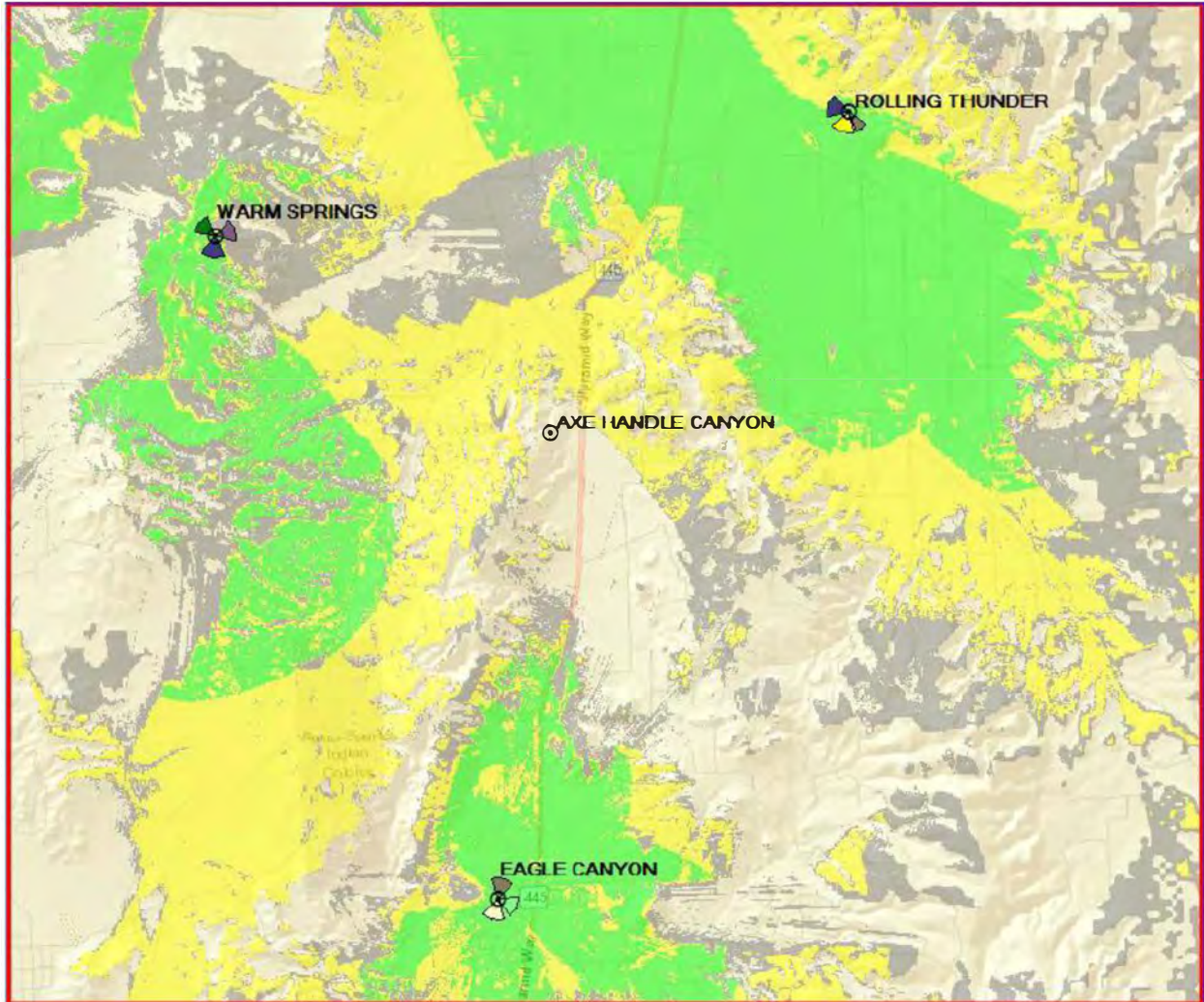
The objective of the proposed facility is to fill a significant gap in coverage located along Pyramid Way, north of Spanish Springs. The gap includes an approximately six mile long stretch along both sides of Nevada State Route 445 where coverage is extremely poor, including a stretch of over two miles along the road where there is no coverage whatsoever. Given the remote character of this stretch of road and the reliance of drivers on mobile devices, this represents a potential safety issue. (As with all wireless telecommunications facilities, the proposed facility would provide 911 service to all wireless users irrespective of carrier.) To achieve this service objective, Verizon identified a potential candidate "Search Area." A Search Area is an area on a map that is determined by Verizon's Radio Frequency Engineer (RF engineer). The area identifies the geographic area within which the proposed telecommunications site must be located to satisfy the intended service objective. In creating the Search Area, the RF engineer considers many factors, such as topography, proximity to existing structures, current coverage areas, existing obstructions, etc. The search area provides initial search parameters - not all locations within the search area will ultimately be suitable for filling the coverage gap.

Arial View of Coverage Area and Surroundings



EXISTING COVERAGE GAP

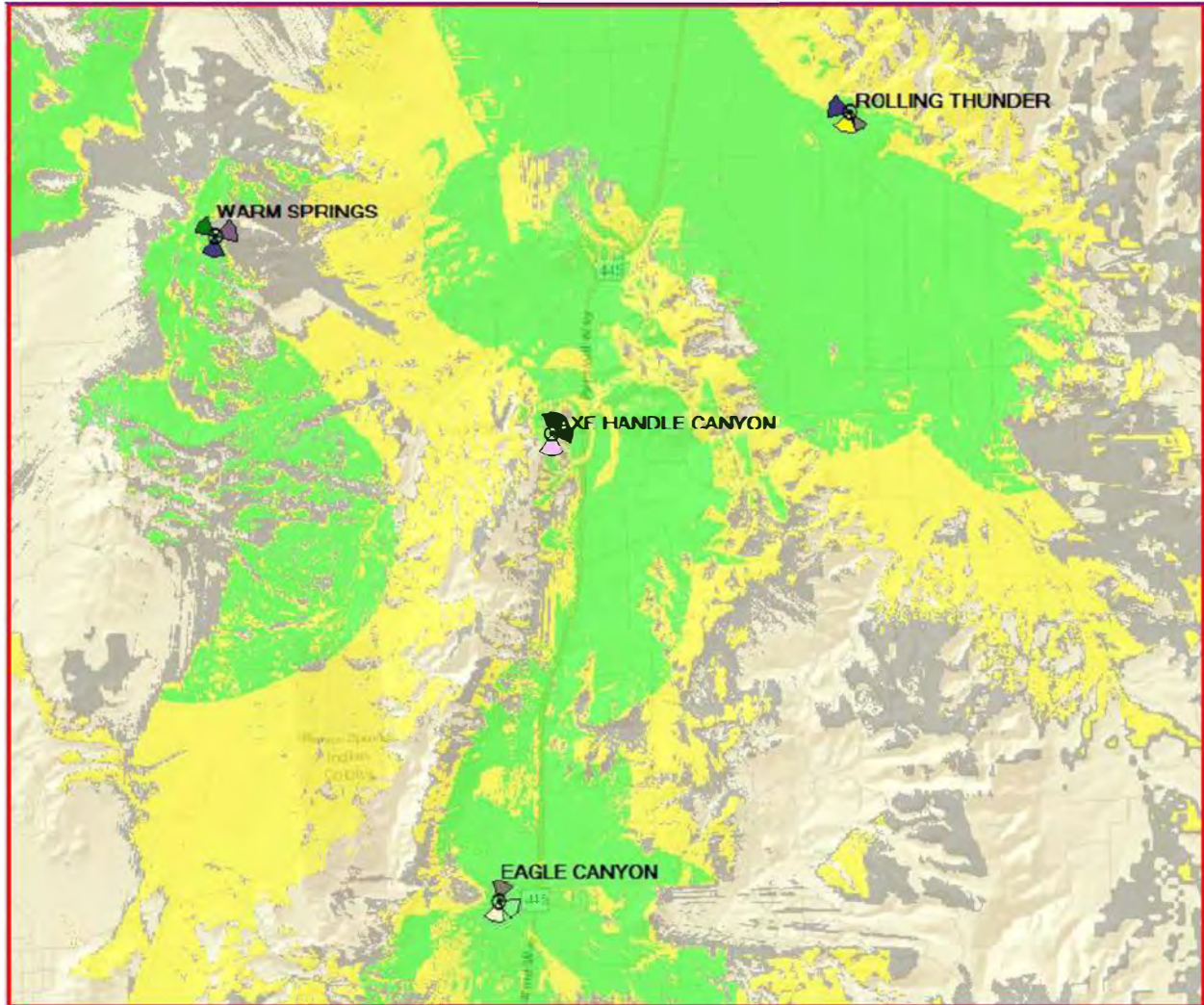
The coverage map below depicts the existing coverage in the area and roughly matches the area depicted in the aerial photo on the preceding page. Green areas represent good indoor service, yellow areas represent in-vehicle service, and gray shaded areas represent outdoor coverage only. Unshaded areas of the map have no coverage. Existing facilities in the surrounding area are depicted by, with the location of the proposed facility marked as "Axe Handle Canyon." As you can see below, there is a substantial gap in coverage caused by terrain and the distance to existing facilities, including an over two mile stretch of Pyramid Way that currently has no coverage.



COVERAGE WITH PROPOSED FACILITY

This is the same map as on the preceding page, depicting coverage with the proposed Axe Handle Canyon facility. The facility would provide good coverage to an approximately 16 square mile area containing business and residences. With the addition of the facility, there would be continual service along Pyramid Way.

A higher resolution copy of the coverages maps has been included with the application materials for the project.



PROJECT LOCATION AND AESTHETIC IMPACTS

The project is located on a 79.82 acre on the west side of Pyramid Way, approximately 1.6 miles north of the intersection of Axe Handle Canyon Road and Pyramid Way, and approximately 0.8 miles south of the intersection of Winnemucca Ranch Road and Pyramid Way. The parcel is General Rural Agriculture (GRA) and is surrounded by similarly zoned parcels. The site would be accessed off of Pyramid Way via a private access road.

Project Location



Design and Aesthetic Impacts

The proposed facility is located in a rural area situated between high ridges to the east and west. This makes covering the area extremely difficult, as wireless facilities operate by line of sight. If a facilities antennas are not able to “see” over the existing terrain, they cannot provide coverage beyond it. The area is sparsely populated, with single family residences spread out over large parcels.

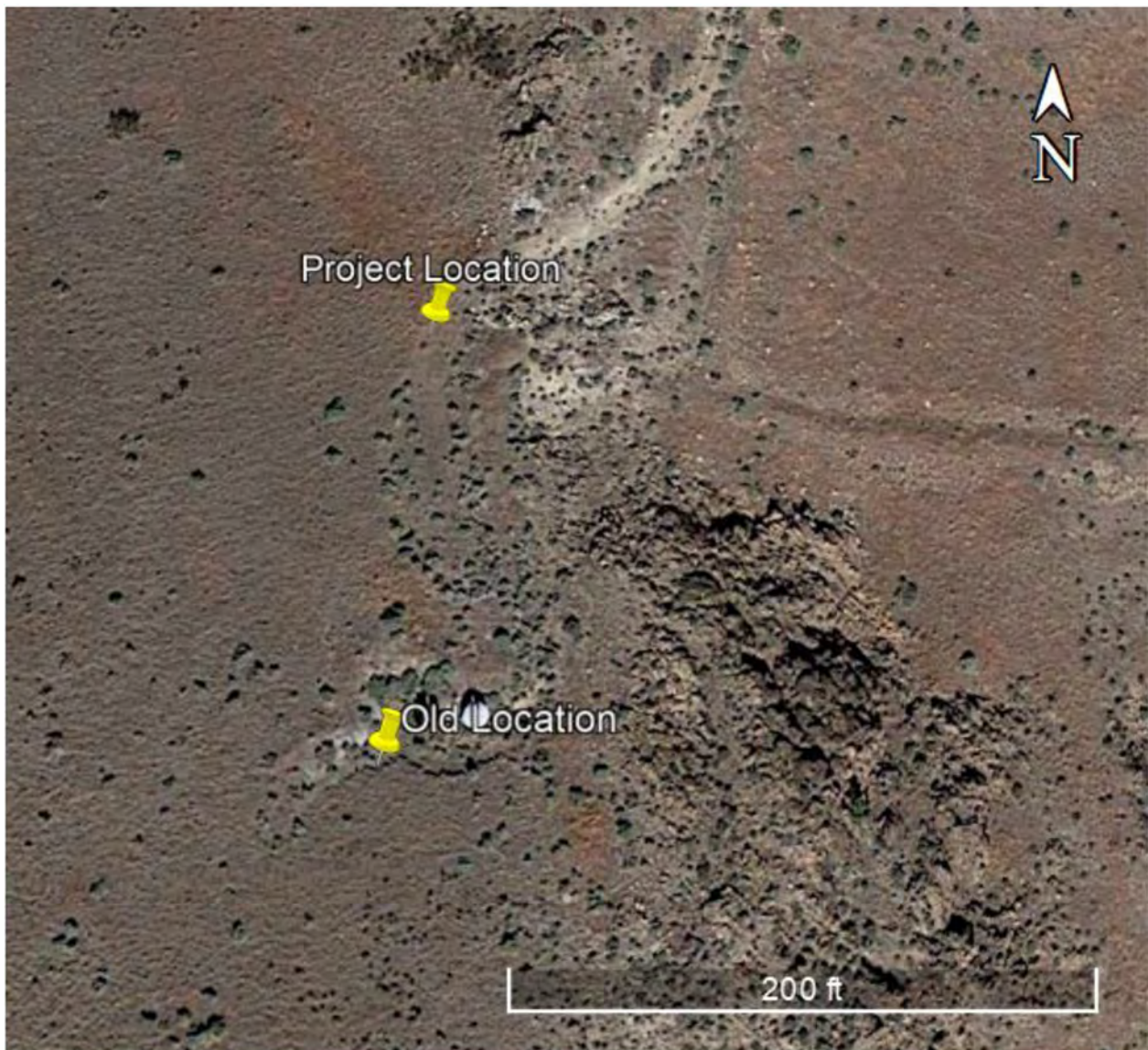
In order to cover the area, a facility tall enough to get over the terrain is needed. In an earlier project on the property approved by the County in 2018 but not built, Verizon proposed to solve the problem with a

Verizon Wireless Site: Axe Handle Canyon
14855 Pyramid Way, Reno, NV 89510, APN 076-272-03

104' tower located at a location approximately 5047' AMSL. Verizon now proposes a similar facility, approximately 140' north on the same property, approximately 1746' from the public right of way. The new proposed facility is a 141' tall monopole (including a 6' tall lightning rod at the top of the facility) located at approximately 4997' AMSL. In other, the top of the facility will be slightly lower AMSL than the previously approved facility. In both instances, only the top of the facility will be visible from the public right of way – no ground equipment will be visible due to terrain.

This change was necessary due to the extreme steepness of the final hundred feet of the original access route. The old facility would have been difficult to build and difficult to maintain. The slight change to the location will no negative visual impacts and help ensure Verizon will be able to keep the facility online reliable to serve the area.

Aerial View, Original Location vs. Proposed Location.



Verizon Wireless Site: Axe Handle Canyon
14855 Pyramid Way, Reno, NV 89510, APN 076-272-03

Under the new design, Verizon's proposed monopole would consist of a 141' tall monopole, painted a flat brown to match the terrain. Antennas would be placed at a 131' centerline, with the top of steel at 135' above ground level. (The remainder of the height would consist of a 6' lightning rod).

The monopole would be placed within a 20' by 50' compound surrounded by a 6' tall chain link fence topped with barbed wire. Within the compound would be associated ground equipment, including two equipment cabinets, 30 kW diesel emergency backup generator with 210 gallon fuel tank, and a stepdown transformer. The ground equipment would not be visible from the public right of way due to distance and terrain.

The site was initially proposed as a lattice tower, which is the most efficient way to build a telecommunications facility of this size. Per staff input and County regulations, that was changed to the currently proposed monopole design. Staff also suggested a stealth design for the project. Because of the lack of trees in the area for a facility of this size to blend with, a faux tree style design would only serve to increase the bulk, height, and prominence of the facility.

As an alternative, staff suggested a slimline style monopole. In a slimline pole is different from a standard monopole in that antennas, rather than being mounted on T-arms existing out from the pole itself, they are mounted close in, essentially directly on the pole itself. This limits the separation between antennas to less than is needed. The only way to solve this problem is by splitting the antennas into multiple centerlines. In this case, Verizon needs 12 antennas split between three sectors to cover the area. A slimline pole would mean splitting those antennas into three or four centerlines. This would result in most of the antennas not being at a sufficient height to cover the area and therefore would be rendered useless. Additionally, it would make the facility uncollocatable. (For this latter reason, slimline poles have fallen out of favor in my jurisdictions.) Therefore, there is no viable stealth option for the proposed facility that would reduce the visual impact below that of a painted monopole while still serving the facility's purpose as a telecommunications facility.

A monopole at the proposed location and the proposed height is therefore the least intrusive means on of filling the existing coverage gap.

A full set of photos of the existing site and photo simulations of the proposed site have been included with the application materials. Details from the photo simulations are provided on the following page, along with a photo simulation of the originally approved location for comparison.

View from Pyramid Way, looking North:



View from Pyramid Way, looking West:



View from Winnemucca Ranch Road, looking South:



Original site, View from Winnemucca Ranch Road, looking South (shorter facility on higher ground)



Old Site, View from Pyramid Way, looking North:



Old Site, View from Pyramid Way, looking Northwest:



ALTERNATE SITES ANALYSIS

Verizon Wireless strives to minimize visual and noise impacts for each facility and seeks to incorporate ways to preserve the local community character to the greatest extent feasible at all stages of site selection and design process. Part of this involves seeking properties in areas with substandard wireless coverage that provide the ability to meet community needs, zoning standards, and engineering requirements.

In identifying the location of a wireless telecommunication facility to fulfill the above referenced service objectives a variety of factors are evaluated. These factors include: a willing landlord, compliance with local zoning requirements, topography, existing structures, colocation opportunities, available utilities, and road access. Verizon conducted an exhaustive search for alternative sites, after which it determined that the proposed site is the best available location for a wireless telecommunications facility to meet the desired coverage objective.

Due to the extreme terrain, the proposed location was ultimately the only property with sufficient elevation and location with good views of both the north and the south to provide coverage. There were no existing wireless telecommunications facilities in the area, or other structures tall enough on which to mount antennas, so a colocation or rooftop/façade site was determined not to be viable.

1. Saxon - 14155 Pyramid Way, Reno, NV 89510. RF engineer determined this location was not viable due to terrain line of sight issues.
2. Newmyer - 14175 Pyramid Way, Reno, NV 89510. RF engineer determined this location was not viable due to terrain line of sight issues.
3. Cabral - 14455 Pyramid Way, Reno, NV 89510. RF engineer determined this location was not viable due to terrain line of sight issues.
4. (Project Location.)
5. Bubbico, 14655 Pyramid Way, Reno, NV 89510. RF engineer determined this location was not viable due to terrain line of sight issues.
6. Mager, 400 Descano Lane, Sparks, NV 89441. RF engineer determined this location was not viable due to terrain line of sight issues.

Map of Alternate Sites Considered



After this thorough investigation, Verizon concluded the proposed location is the least intrusive, viable means of filling the existing coverage gap and improving service in the area.

WASHOE COUNTY CODE REQUIREMENTS

General Requirements for a Special Use Permit

The project satisfies all Washoe County Code Section 110.810.30, all applications for special use permits must satisfy the following findings:

1. Consistency. The proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Warm Springs Area Plan. *The facility meets this requirement, as it is the least intrusive means of filling an existing coverage gap, as required.*
2. Improvements. Adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven. *The site complies with this requirement. Adequate power exists onsite and will be brought to the subject location. A microwave dish will meet all network backhaul requirements, and no other utilities will be needed, as the facility is unmanned.*
3. Site Suitability. The site is physically suitable for the type of development and for the intensity of development. *The facility meets this finding. The facility is well screened, well removed from offsite residences and the public right of way, designed to blend with the ridgeline behind, and there is no less intrusive means of filling the coverage gap.*
4. Issuance Not Detrimental. Issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area. *The facility complies with all FCC EME standards. An independent 3rd party EME report has been provided with this application. A noise study has also been provide.*
5. Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation. *There are no military facilities in the area. This project therefore meets this requirements.*

Requirements for the approval of a Wireless Telecommunications Facility

Under Washoe County code Article 110.324.75, all applications for special use permits for monopoles and lattice towers must meet the findings below:

1. That the communications facility meets all the standards of Sections 110.324.40 through 110.324.60 as determined by the Director of Community Development and/or his/her authorized representative
 - a. 110.324.40 Wireless Communication/Cellular Facilities: Definitions. *There are no applicable requirements laid out in this subsection.*
 - b. Section 110.324.45 Wireless Communication/Cellular Facilities Preferred Placement. *Verizon satisfies these standards. The more preferred options to a new monopole – façade mounted antenna, rooftop mounted antenna, collocation, specialty pole mounted antennas, commercial signage antenna, and slimline antenna are not viable options. As noted elsewhere, they either do not exist in the search or would not be technically viable.*
 - c. Section 110.324.50 Wireless Communication/Cellular Facilities Placement Standards. *The facility does not comply with the height requirements for this section, as it is only 1700'+ from the nearest public right of way and no stealthing is proposed. For reasons stated above, the proposed stealthing option of a slimline pole is not technically feasible.*

Because there is no alternate less intrusive means of filling the significant coverage gap, under Federal law and FCC regulations this rule in this instance constitutes an effective prohibition of service and must be set aside. The site complies with all other requirements in this section.

- d. Section 110.324.53 Emergency Service Communication Facilities. *There are no applicable requirements in this section.*
 - e. Section 110.324.55 Significant Gap Coverage. *As noted above regarding section 50, the facility as proposed exceeds the height allowed under the "bonus height" provisions of this section. As above, these height restrictions must be set aside under federal, as this is the least intrusive means of filling a significant gap in coverage and any regulation barring such a facility constitutes an effective prohibition of service.*
 - f. Section 110.324.60 Wireless Communication/Cellular Facilities Permitting Requirements. *All required materials under this section have been included with this application.*
2. That public input was considered during the public hearing review process. *A neighborhood meeting was noticed and held per Washoe County requirements. Two members of the public attended with questions. No objections were made to the project as sited and designed.*
 3. That the monopole or lattice tower will not unduly impact the adjacent neighborhoods or the vistas and ridgelines of the County. *The site complies with these requirements*

Miscellaneous Washoe County Code Requirements

The following additional items are warranted under the Washoe County Code:

1. 110.410.10 - Required Parking Spaces. *As the facility is unmanned, with only approximately monthly visits from a Verizon cell technician, Verizon requests any parking requirements be waived for this project.*
2. 110.412 - Landscaping. *As nothing at ground level will be visible from the public right of way, Verizon requests a waiver of any landscaping requirements required under the code and landscaping would serve no aesthetic purpose while being a substantial irrigation burden.*
3. 110.414.21 - Noise and Lighting: *No lighting is proposed except for downward titled work lights on a timer. In the event FAA lighting is required, Verizon would request the County waive any requirements. A noise study has been provided with this application.*

ADDITIONAL INFORMATION

Safety Benefits of Improved Wireless Service

Verizon Wireless offers its customers multiple services such as voice calls, text messaging, mobile email, picture/video messaging, mobile web, navigation, broadband access, V CAST, and E911 services. Mobile phone use has become an extremely important tool for first responders and serves as a back-up system in the event of a natural disaster. Verizon will install a standby generator at this facility to ensure quality communication for the surrounding community in the event of a natural disaster or catastrophic event. This generator will be fully contained within the equipment shelter and will provide power to the facility if local power systems are offline.

Maintenance

Verizon installs standby generators and backup batteries at all its cell sites. The batteries play a vital role in Verizon's emergency and disaster preparedness plan. In the event of a power outage, the back-up generator will automatically start and continue to run the site for up to 24 hours. The standby generator

Verizon Wireless Site: Axe Handle Canyon
14855 Pyramid Way, Reno, NV 89510, APN 076-272-03

will operate for approximately 15 minutes per week for maintenance purposes and will only be tested during the daytime. Back-up generators allow Verizon's sites to continue providing valuable communications services in the event of a power outage, natural disaster or other emergency. Following construction, a small sign indicating the facility owner and a 24-hour emergency telephone number will be provided on site.

Parking & Traffic

The facility is unmanned and will operate 24 hours a day, seven days a week. A technician will occasionally visit the facility to service the equipment, approximately once a month. There will no other visitors or guests associated with the facility.

Construction Schedule

The construction of the facility will follow all local rules and regulations. The crew size will range from two to ten individuals. The construction phase of the project will last approximately two months and will not exceed acceptable noise levels.

Compliance with FCC Standards

This project will not interfere with any TV, radio, telephone, satellite, or other signals. Any interference would be against federal law and a violation of Verizon's FCC license. An RF report verifying compliance with FCC guidelines is included with this submittal.

Airports

There are no airports or airstrips within five miles of the proposed facility.

Water Usage

As the facility is unmanned and no landscaping is proposed, there will be no impact on water usage on the property.

Notice of Actions Affecting Development Permit

Verizon requests notice of any proposal to adopt or amend the: general plan, specific plan, zoning ordinance, ordinance(s) affecting building or grading permits that would in any manner affect this development permit. Any such notice may be sent to 2009 V Street, Sacramento, CA 95818.



AXE HANDLE CANYON

14855 PYRAMID WAY, RENO, NV 89510
 MDG LOCATION ID: 5000344470
 PROJECT ID: 17126591

Issued For:
AXE HANDLE CANYON
 14855 PYRAMID WAY
 RENO, NV 89510

PREPARED FOR
verizon
 295 PARKSHORE DRIVE
 FOLSOM, CA 95630



MDG LOCATION ID: 5000344470
 PROJECT ID: 17126591
 DRAWN BY: -
 CHECKED BY: S.SAVIG
 APPROVED BY: -

ISSUE STATUS			
REV	DATE	DESCRIPTION	CAD
3	08/10/23	CLIENT REV	C.T.C
2	07/12/23	CLIENT REV	A.A.
1	06/16/23	ZD 100%	A.A.
0	05/15/23	ZD 90%	-

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 CONSTRUCTION**
 KEVIN R. SORENSEN
 S4469

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 DIRECTION OF A LICENSED PROFESSIONAL
 ENGINEER TO ALTER THIS DOCUMENT.



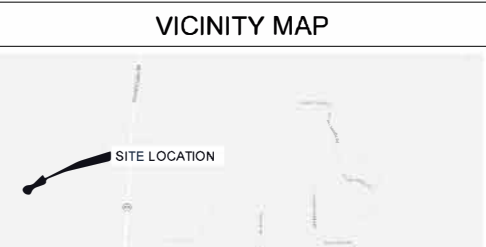
SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
T-1.1

PROJECT DESCRIPTION

A (N) VERIZON WIRELESS UNMANNED TELECOMMUNICATION FACILITY CONSISTING OF INSTALLING:

- (N) LEASE AREA W/ (N) GROUND MOUNTED EQUIPMENT CABINETS & (N) DIESEL GENERATOR & (N) UTILITIES TO (N) SITE LOCATION
- (N) ANTENNAS & ANTENNA EQUIPMENT ON (N) MONOPOLE



CODE COMPLIANCE

ALL WORK & MATERIALS SHALL BE PERFORMED & INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

- 2018 INTERNATIONAL BUILDING CODE AND NECESSARY ADMINISTRATIVE PROVISIONS
- 2018 INTERNATIONAL RESIDENTIAL CODE AND NECESSARY ADMINISTRATIVE PROVISIONS
- 2018 INTERNATIONAL EXISTING BUILDING CODE AND NECESSARY ADMINISTRATIVE PROVISIONS
- 2018 INTERNATIONAL ENERGY CONSERVATION CODE
- 2018 INTERNATIONAL FUEL GAS CODE
- 2018 INTERNATIONAL MECHANICAL CODE AND NECESSARY ADMINISTRATIVE PROVISIONS
- 2018 UNIFORM PLUMBING CODE AND NECESSARY ADMINISTRATIVE PROVISIONS
- 2018 UNIFORM MECHANICAL CODE AND NECESSARY ADMINISTRATIVE PROVISIONS
- 2017 NATIONAL ELECTRICAL CODE
- 2018 INTERNATIONAL FIRE CODE
- 2012 MIDLAND URBAN INTERFACE CODE
- 2018 NORTHERN NEVADA AMENDMENTS
- CITY/COUNTY ORDINANCES
- ANSI/EIA-TIA-222-H

ALONG WITH ANY OTHER APPLICABLE LOCAL & STATE LAWS AND REGULATIONS.

PROJECT INFORMATION

SITE NAME:	AXE HANDLE CANYON	SITE ACQUISITION COMPANY:	COMPLETE WIRELESS CONSULTING 2009 V STREET SACRAMENTO, CA 95818
MDG LOCATION ID.:	5000344470	LEASING CONTACT:	ATTN: ROCKY CORDOVA RCORDOVA@COMPLETEWIRELESS.NET
COUNTY:	WASHOE	ZONING CONTACT:	ATTN: KEVIN GALLAGHER (916) 764-2632 KGALLAGHER@COMPLETEWIRELESS.NET
JURISDICTION:	WASHOE COUNTY	CONSTRUCTION CONTACT:	ATTN: SEAN WALLIN SWALLIN@COMPLETEWIRELESS.NET
APN:	076-272-03		
SITE ADDRESS:	14855 PYRAMID WAY RENO, NV 89510		
CURRENT ZONING:	GRA (GENERAL RURAL AGRICULTURAL)		
CONSTRUCTION TYPE:	V-B		
OCCUPANCY TYPE:	U, (UNMANNED COMMUNICATIONS FACILITY)		
POWER:	NV ENERGY		
LATITUDE:	N 39° 45' 30.85" NAD 83 N 39.758570° NAD 83		
LONGITUDE:	W 119° 41' 35.24" NAD 83 W 119.693121° NAD 83		
GROUND ELEVATION:	4992' AMSL		
PROPERTY OWNER:	14866 PYRAMID WAY TRUST P.O. BOX 17283 RENO, NV 89511		
APPLICANT:	VERIZON WIRELESS 295 PARKSHORE DRIVE FOLSOM, CA 95630		



SHEET INDEX

SHEET	DESCRIPTION	REV
T-1.1	TITLE SHEET	-
C-1	TOPOGRAPHIC SURVEY	-
C-2	TOPOGRAPHIC SURVEY	-
C-3	TOPOGRAPHIC SURVEY	-
A-1.1	OVERALL SITE PLAN	-
A-1.2	ENLARGED SITE PLAN	-
A-1.3	EQUIPMENT PLAN	-
A-2.1	ANTENNA PLAN	-
A-3.1	ELEVATIONS	-
A-4.1	DETAILS	-
E-1.1	ELECTRICAL PLAN	-

DEPT	APPROVED DATE
AAC	
RE	
INT	
FIN	
OPS	
EXIT	

GEIL ENGINEERING
 1486 PYRAMID WAY
 KENNY, CALIFORNIA 95020
 (916) 882-1200
 FAX (916) 882-1208

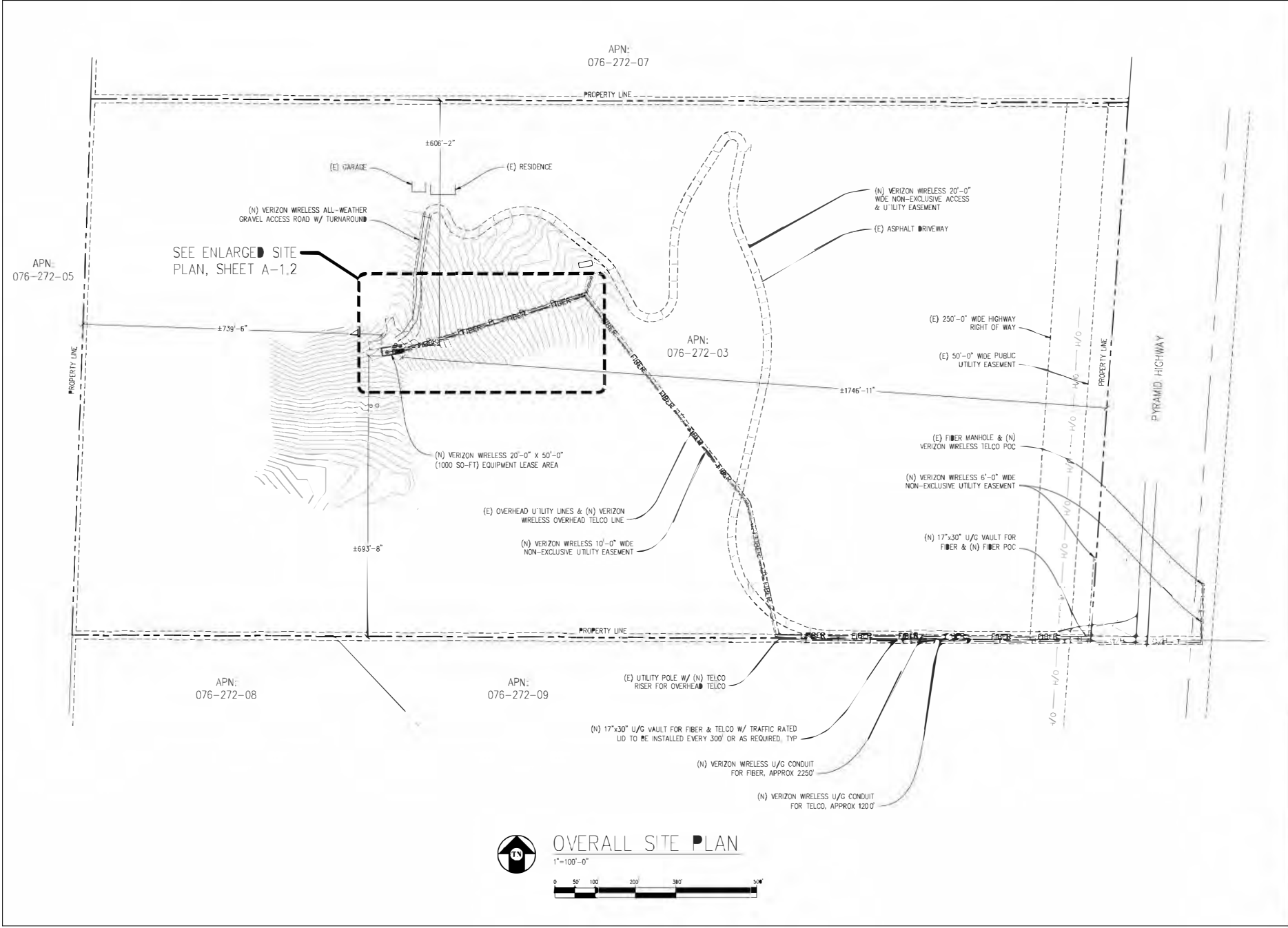


AXE HANDLE CANYON
 1486 Pyramid Way
 Kenos, NY 98610
SITE TOPOGRAPHY
PLOT PLAN AND

C-3



UTILITY AREA DETAIL



OVERALL SITE PLAN
 1"=100'-0"

ISSUED FOR:
AXE HANDLE CANYON
 14855 PYRAMID WAY
 RENO, NV 89510

PREPARED FOR:
verizon
 295 PARKSHORE DRIVE
 FOLSOM, CA 95630



MDG LOCATION ID: 5000344470
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 DRAWN BY: -
 CHECKED BY: S. SAVIG
 APPROVED BY: -

ISSUE STATUS			
REV	DATE	DESCRIPTION	CAUSE
3	08/10/23	CLIENT REV	C.T.C
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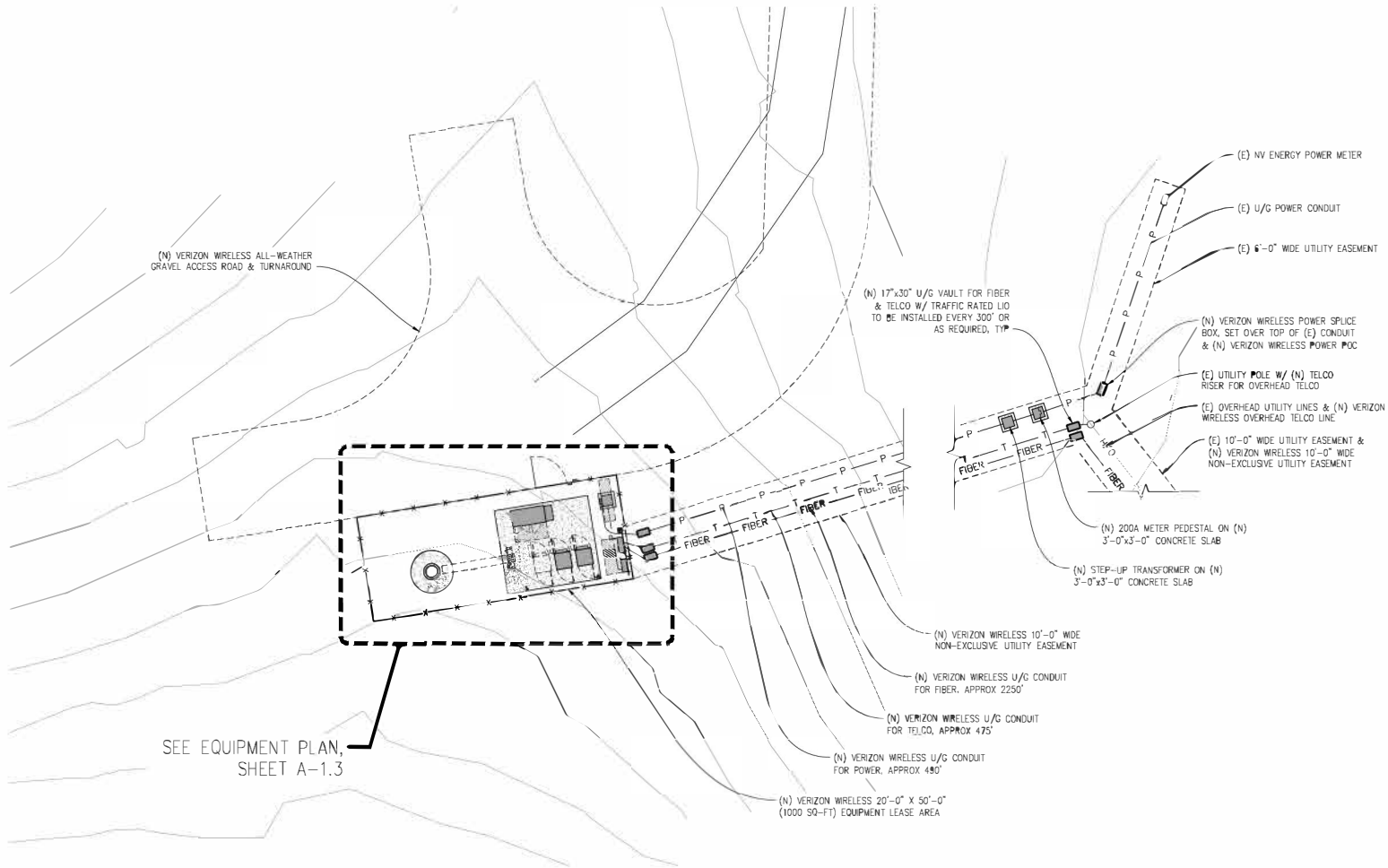
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ENGINEER:

 8445 State College Blvd, Suite E, Concord, CA 94506
 Contact: Kevin Sorenson | Phone: 916-660-1300
 E-Mail: kevin@streamlineeng.com | Fax: 916-660-1941

SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER:
A-1.1



Fixed For:
AXE HANDLE CANYON
14855 PYRAMID WAY
RENO, NV 89510

PREPARED FOR
verizon
295 PARKSHORE DRIVE
FOLSOM, CA 95630

Vendor:
COMPLETE
Wireless Consulting, Inc.

MDG LOCATION ID: 5000344470
PROJECT: 17126591
DRAWN BY: -
CHECKED BY: S. SAVIG
APPROVED BY: -

ISSUE STATUS				
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0	05/15/23	ZD 90%	-	

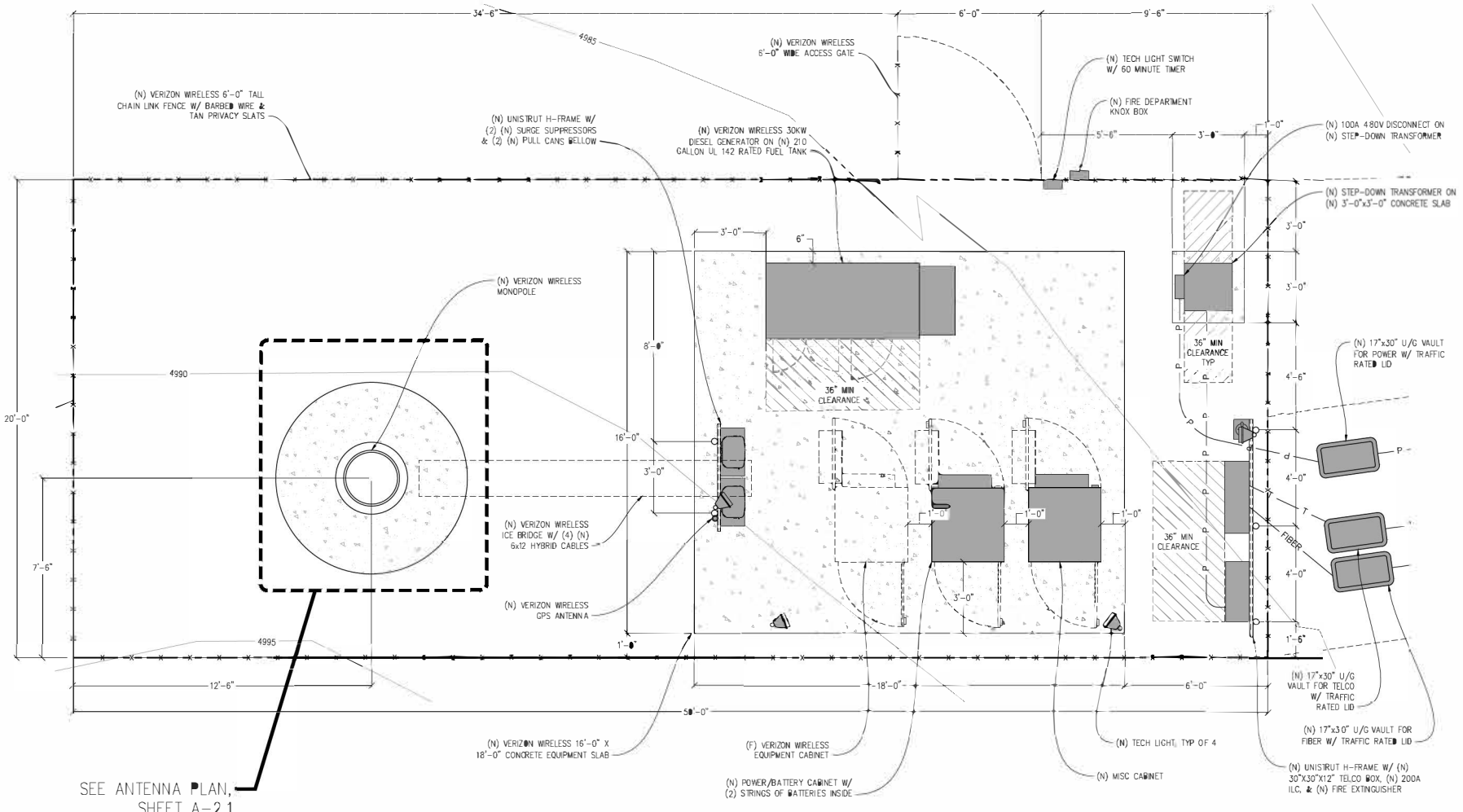
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54469

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ENGINEER:
Streamline Engineering
CONSULTANTS
8445 Sierra College Blvd, Suite E, Colusa, CA 95646
Contact: Kevin Sorenson | Phone: 916-660-1300
E-Mail: kevin@streamlineeng.com | Fax: 916-660-1941

SHEET TITLE:
ENLARGED SITE PLAN

SHEET NUMBER:
A-1.2



SEE ANTENNA PLAN,
SHEET A-2.1



EQUIPMENT PLAN



Issued For:
AXE HANDLE CANYON
14855 PYRAMID WAY
RENO, NV 89510

Prepared For:
verizon
295 PARKSHORE DRIVE
FOLSOM, CA 95630

Vendor:
COMPLETE Wireless Consulting, Inc.

MDG LOCATION ID: 5000344470

PROJECT ID:	17126591
DRAWN BY:	-
CHECKED BY:	S. SAVIG
APPROVED BY:	-

ISSUE STATUS

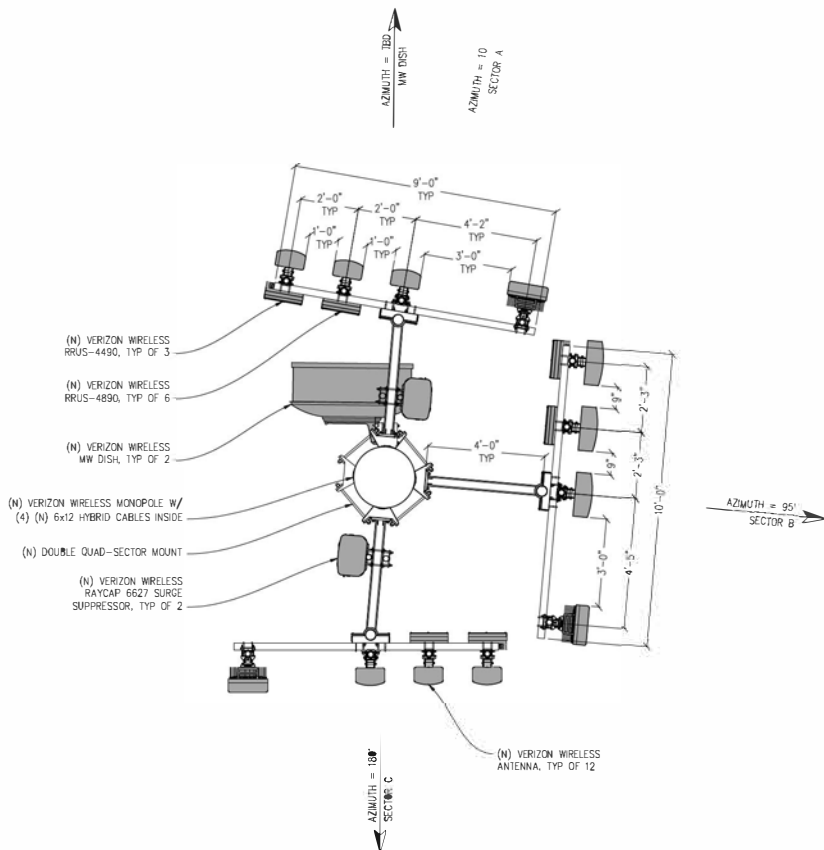
REV	DATE	DESCRIPTION	CAD
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1	06/16/23	2D 100% A.A.	
0	05/15/23	2D 90% -	

Licensee:
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KEVIN R. SORENSEN
S4469

ENGINEER:
Streamline Engineering CONSULTANTS INC.
8445 Sunset Canyon Blvd, Suite E, Concord, CA 94506
Contact: Kevin Sorenson | Phone: 916-660-1300
E-Mail: kevin@streamlineeng.com | Fax: 916-660-1941

SHEET TITLE:
EQUIPMENT PLAN

SHEET NUMBER:
A-1.3



ANTENNA PLAN
 1/2" = 1'-0"
 0 1' 2' 3' 4' 5' 6' 7' 8' 9' 10'

ANTENNA & CABLE SCHEDULE (PRELIMINARY & SUBJECT TO CHANGE)								
SECTOR	ANTENNA MODEL NO.	AZIMUTH	CENTERLINE	RRU NO'S & MODEL #	# OF HYBRID CABLES	LENGTH OF CABLES	SURGE SUPPRESSOR	
Sector A	A1	COMMSCOPE NHH-65B-R2B	10°	±131'-0"	(1) RRUS-4490	SHARED	—	SHARED
	A2	COMMSCOPE NHH-65B-R2B	10°	±131'-0"	(1) RRUS 4890	SHARED	—	SHARED
	A3	COMMSCOPE NHH-65B-R2B	10°	±131'-0"	(1) RRUS 4890	(2) 6x12	±170'	(1) 6627
	A4	AIR 6449	10°	±131'-0"	—	SHARED	—	SHARED
Sector B	B1	COMMSCOPE NHH-45B-R2B	95°	±131'-0"	(1) RRUS-4490	SHARED	—	SHARED
	B2	COMMSCOPE NHH-45B-R2B	95°	±131'-0"	(1) RRUS 4890	(2) 6x12	±170'	(1) 6627
	B3	COMMSCOPE NHH-45B-R2B	95°	±131'-0"	(1) RRUS 4890	SHARED	—	SHARED
	B4	AIR 6449	95°	±131'-0"	—	SHARED	—	SHARED
Sector C	C1	COMMSCOPE NHH-65B-R2B	180°	±131'-0"	(1) RRUS-4490	SHARED	—	SHARED
	C2	COMMSCOPE NHH-65B-R2B	180°	±131'-0"	(1) RRUS 4890	SHARED	—	SHARED
	C3	COMMSCOPE NHH-65B-R2B	180°	±131'-0"	(1) RRUS 4890	SHARED	—	SHARED
	C4	AIR 6449	180°	±131'-0"	—	SHARED	—	SHARED

NOTE:
 1. ANTENNA POSITIONS ARE LEFT TO RIGHT FROM BACK OF SECTOR.
 2. EQUIPMENT IS PRELIMINARY & SUBJECT TO CHANGE.

NOTE:
 1. ALL (N) ANTENNAS, ANTENNA MOUNTS, ANTENNA EQUIPMENT, & EXPOSED CABLES TO BE PAINTED OR WRAPPED IN AN RF APPROVED FILM MATTE TAN.

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AXE HANDLE CANYON
 14855 PYRAMID WAY
 RENO, NV 89510

PREPARED FOR
verizon
 295 PARKSHORE DRIVE
 FOLSOM, CA 95630

Vendor:
COMPLETE
 Wireless Consulting, Inc.

MDG LOCATION ID: 500034470
 PROJECT: 17126591
 DRAWN BY: —
 CHECKED BY: S. SAVIG
 APPROVED BY: —

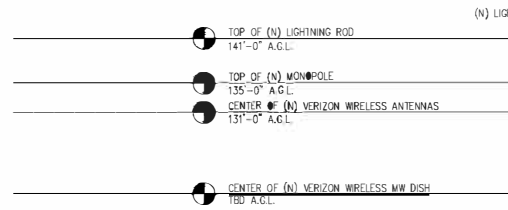
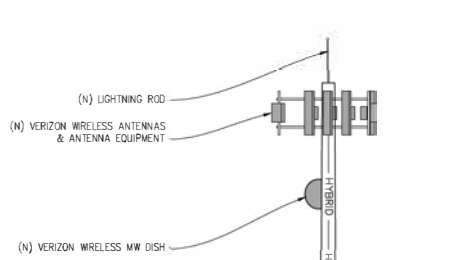
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2	07/12/23	CLIENT REV	A.A.	
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0	05/15/23	ZD 90%	-	

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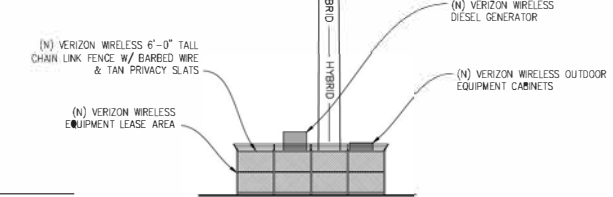
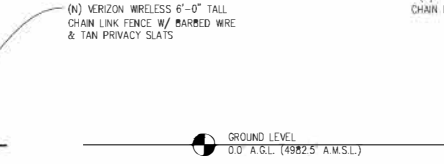
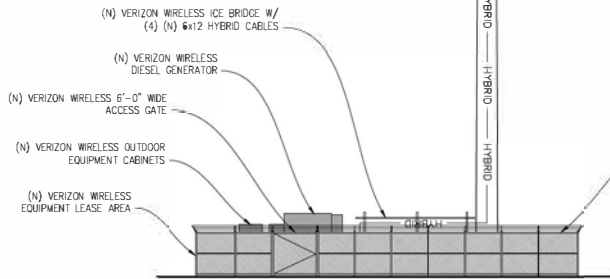
SHEET TITLE:
ANTENNA PLAN

SHEET NUMBER:
A-2.1



NOTES:

- (N) VERIZON WIRELESS MONOPOLE, ALL (N) ANTENNAS, ANTENNA MOUNTS, ANTENNA EQUIPMENT, & EXPOSED CABLES TO BE PAINTED FLAT TAN OR WRAPPED IN AN RF APPROVED FILM MATTE TAN.
- TOWER TO BE ENGINEERED FOR 2 ADDITIONAL WIRELESS CARRIERS.



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PROJECT: 17126591
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CHECKED BY: S. SAVIG
APPROVED BY: -

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2	07/12/23	CLIENT REV	A.A.
1	06/16/23	ZD 100%	A.A.
0	05/15/23	ZD 90%	-

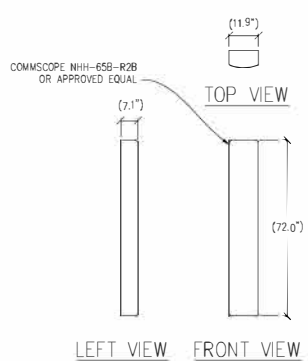
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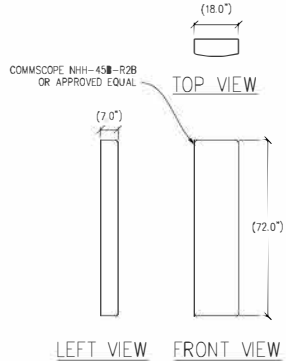
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ELEVATIONS

SHEET NUMBER:
A-3.1



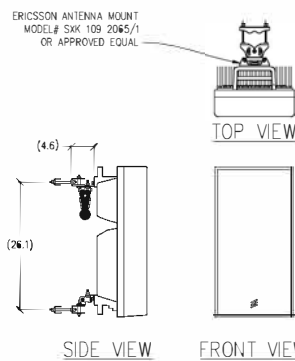
LEFT VIEW FRONT VIEW

1 ANTENNA DETAIL
 $\frac{1}{2}''=1''$ MAX WEIGHT: 43.7 LBS



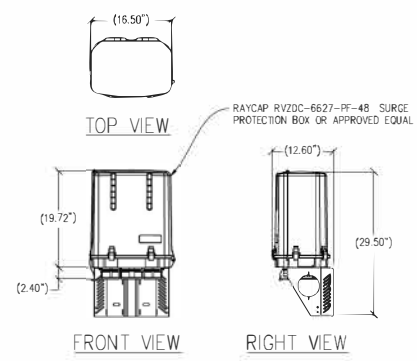
LEFT VIEW FRONT VIEW

2 ANTENNA DETAIL
 $\frac{1}{2}''=1''$ MAX WEIGHT: 73.6 LBS



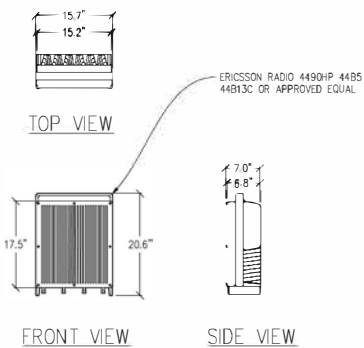
SIDE VIEW FRONT VIEW

3 ANTENNA MOUNT DETAIL
 $1''=1'-0''$



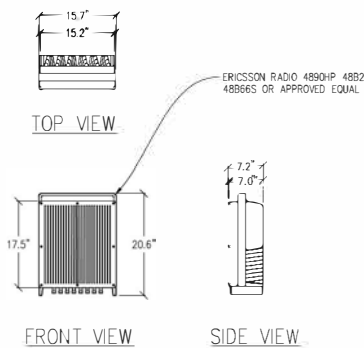
FRONT VIEW RIGHT VIEW

4 SURGE PROTECTION BOX
 $1''=1'-0''$ MAX WEIGHT: 32.0 LBS



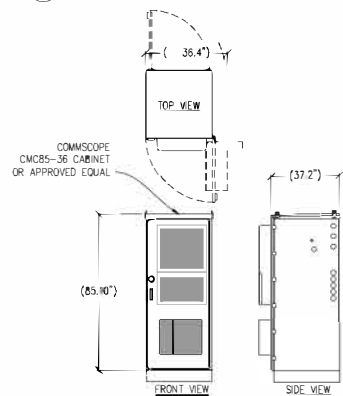
FRONT VIEW SIDE VIEW

5 RADIO 4490HP DETAIL
 $1''=1'-0''$ MAX WEIGHT: 68.4 LBS



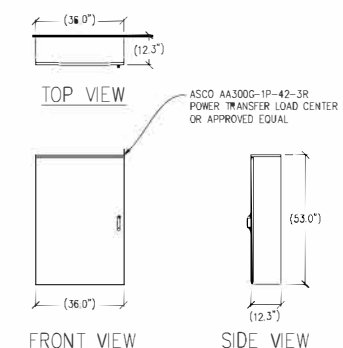
FRONT VIEW SIDE VIEW

6 RADIO 4890HP DETAIL
 $1''=1'-0''$ MAX WEIGHT: 69.5 LBS



FRONT VIEW SIDE VIEW

7 CABINET DETAIL
 $\frac{1}{2}''=1'-0''$ MAX WEIGHT: 2352 LBS



FRONT VIEW SIDE VIEW

8 ILC CABINET DETAIL
 $\frac{1}{2}''=1'-0''$ MAX WEIGHT: 210 LBS

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verizon
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 FOLSOM, CA 95630

Vendor:
COMPLETE Wireless Consulting, Inc.

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PROJECT:	17126591
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CHECKED BY:	S. SAVIG
APPROVED BY:	-

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2	07/12/23	CLIENT REV A.A.	
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0	05/15/23	ZD 90%	-

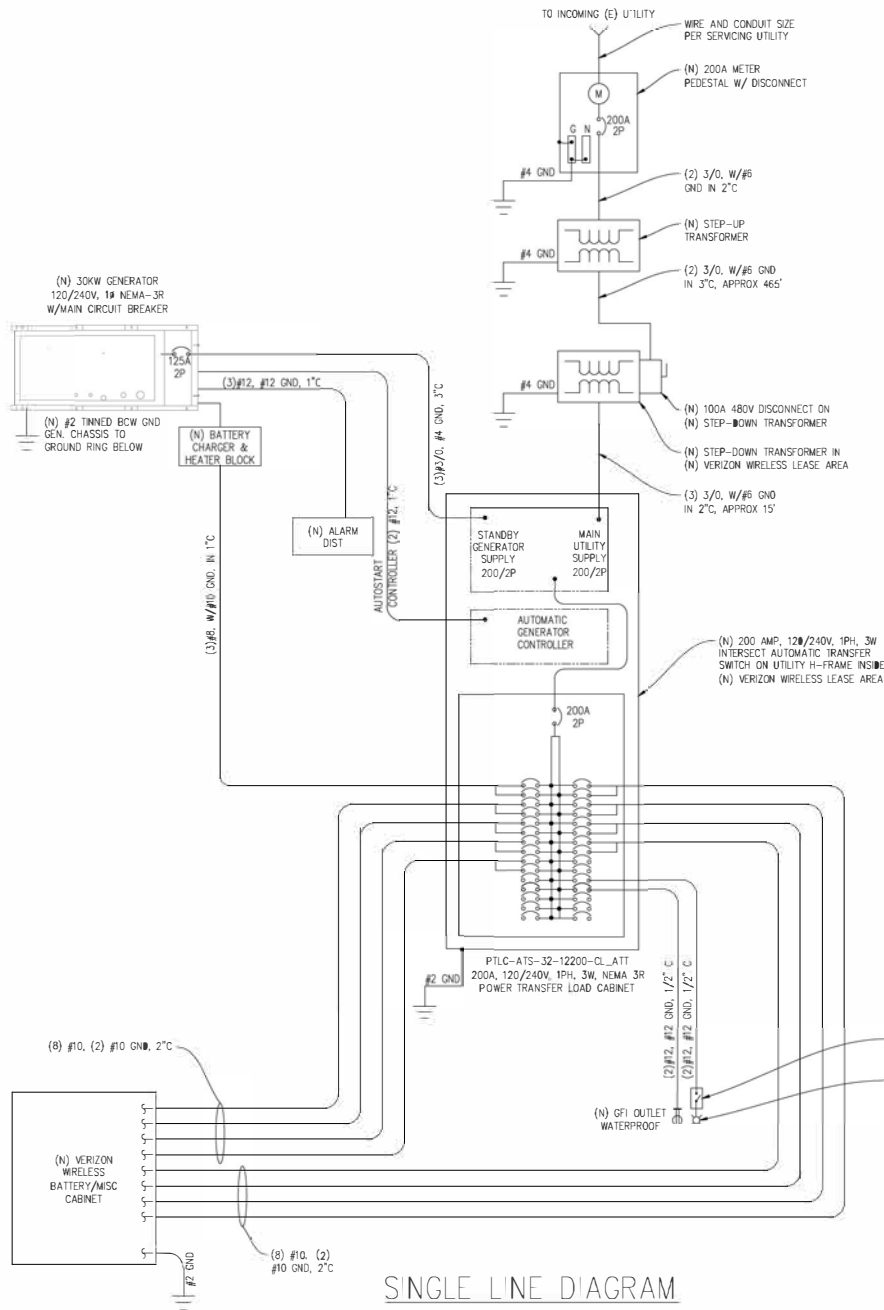
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SHEET TITLE:
DETAILS

SHEET NUMBER:
A-4.1



SINGLE LINE DIAGRAM

ELECTRICAL LABELING REQUIREMENTS

- CONTRACTOR SHALL LABEL ALL ELECTRICAL DEVICES INSTALLED OR ALTERED PURSUANT TO THIS CONTRACT PER THE FOLLOWING. LABELS SHALL BE PERMANENT BLACK ON WHITE PEEL & STICK LABEL MAKER TYPE FOR ALL SWITCH & OUTLET PLATES, CONDUITS AND CEILING FIXTURES, AND SHALL BE PHENOLIC TAG TYPE FOR PANELS, XFMR'S, PULL BOXES, ETC.; PHENOLIC TAGS SHALL BE RED IN COLOR WHERE BACKED UP BY GENERATOR.
- ALL PANELS, XFMR'S AND PULL BOXES SHALL BE LABELED WITH DEVICE 'NAME', VOLTAGE(S), RATING FOR XFMR'S, AND 'FED FROM' DATA.
- ALL SWITCH & OUTLET PLATES SHALL BE LABELED WITH 'FED FROM' CIRCUIT DATA (PANEL NAME & CIRCUIT#); ALL GANG SWITCHES SHALL BEAR SWITCH NUMBERS BEGINNING W/ #1 ON LEFT OF THE MAIN LIGHTING SWITCH FOR EACH ROOM FOR COORDINATION W/ FIXTURE LABELS.
- ALL (N) OR RETROFITTED LIGHTING FIXTURES SHALL BE LABELED WITH THE 'FED FROM' DATA (SWITCH#).
- ALL CONDUITS EXITING A PANEL BOARD SHALL BE LABELED 'CIRCUIT(S) 'X', ' WHERE X IS/ARE THE BREAKER(S). CONDUITS EXITING XFMR'S SHALL BE LABELED 'FEEDER TO <PANEL, DEVICES>', E.G. 'FEEDER TO PANEL <panel name>'. CONDUITS ENTERING/EXITING A ROOM OR FLOOR SHALL BE LABELED AT THE ENTRY & EXIT (OR IN A SINGLE LOCATION IF OBVIOUS) 'W/FED FROM...' & 'TO PANEL/XFMR/...' DATA.
- 'FED FROM' DATA = <panel name> <breaker> EG: 'PANEL X/1,3,5'

ELECTRIC LEGEND

- (M) METER
- (CB) CIRCUIT BREAKER
- (SG) SERVICE GROUND
- (WC) WIRED CONNECTION
- (TS) TIMER SWITCH, WATERPROOF
- (OL) OUTDOOR LIGHT
- (GFI) GFI OUTLET, WATERPROOF

ELECTRICAL NOTES

- ALL ELECTRICAL WORK SHALL CONFORM TO THE 2017 IEC AS WELL AS ALL ADOPTED STANDARDS, APPLICABLE STATE AND LOCAL CODES.
- CONTRACTOR SHALL FURNISH AND INSTALL ALL CONDUIT, CONDUITORS, PULL BOXES, TRANSFORMER PADS, POLE RISERS, AND PERFORM ALL TRENCHING AND BACKFILLING REQUIRED IN THE PLANS.
- ALL ELECTRICAL ITEMS SHALL BE U.L. APPROVED OR LISTED AND PROCURED PER PLAN SPECIFICATIONS.
- ALL CIRCUIT BREAKERS, FUSES, AND ELECTRICAL EQUIPMENT SHALL HAVE AN INTERRUPTION RATING NOT LESS THAN THE MAXIMUM SHORT CIRCUIT CURRENT TO WHICH THEY MAY BE SUBJECTED WITH A MINIMUM OF 10,000 A.I.C. OR AS REQUIRED.
- THE ENTIRE ELECTRICAL INSTALLATION SHALL BE GROUNDED AS REQUIRED BY ALL APPLICABLE CODES.
- ELECTRICAL WIRING SHALL BE COPPER #12 AWG MIN WITH TYPE THHN, THWN-2 OR THW-2, INSULATION RATING FOR 90C WRY OR 70C WEI.
- ALL OUTDOOR EQUIPMENT SHALL HAVE NEMA 3R ENCLOSURE.
- ALL BURIED WIRE SHALL RUN THROUGH SCHEDULE 40 PVC CONDUIT UNLESS OTHERWISE NOTED.
- A GROUND WIRE IS TO BE PULLED IN ALL CONDUITS.
- WHERE ELECTRICAL WIRING OCCURS OUTSIDE A STRUCTURE AND HAS THE POTENTIAL FOR EXPOSURE TO WEATHER, WIRING SHALL BE IN WATER TIGHT GALVANIZED RIGID STEEL OR FLEXIBLE CONDUIT.
- WHERE PLANS CALL FOR A NEW ELECTRICAL SERVICE, PRIOR TO SUBMITTING BID, CONTRACTOR SHALL VERIFY PLAN DETAILS WITH THE UTILITY'S SERVICE PLAN & REQUISITS INCLUDING SERVICE VOLTAGE, METER LOCATION, MAIN DISCONNECTING MEANS, AND AIC REQ'T, AND SHALL OBTAIN CLARIFICATION FROM THE PROJECT ENGINEER ON ANY DEVIATIONS FOUND IN THESE PLANS.
- WHERE THESE PLANS SHOW A DC POWER PLANT, THE INSTALLATION OPERATING AT LESS THAN 50 VDC UNGROUND, 2-WIRE, SHALL COMPLY WITH ARTICLE 720, AS FOLLOWS:
 - POWER PLANT SHALL BE SUPPLIED BY THE WIRELESS CARRIER AS A PULL-TAG ITEM AND INSTALLED BY THE CONTRACTOR.
 - CONDUCTORS SHALL NOT BE SMALLER THAN #12 AWG COPPER MIN. CONDUCTORS FOR BRANCH CIRCUITS SUPPLYING MORE THAN ONE APPLIANCE SHALL BE 10 AWG CU MIN. CONTRACTOR SHALL SIZE CONDUCTORS BASED ON MFR'S DATA FOR THE APPLIANCES SERVED.
 - THERE ARE NO DC RECEPTACLES OR LUMINARIES ALLOWED ON THIS PROJECT. ALL CIRCUITS SHALL ORIGINATE AT AN INTEGRATED DOUBLE LUG TAP OR SOCKET TERMINATION ON AN INTEGRATED DC CIRCUIT BREAKER AT AN INDIVIDUAL RECTIFIER MODULE AND TERMINATE AT THE SPECIALIZED LUG ON THE RESPECTIVE APPLIANCE AS A SINGLE RUN OF WIRE WITHOUT SPLICES. ALL DC WIRING SHALL BE LABELED AT THE DC PLANT WITH THE APPLIANCE SERVED AND THE DC VOLTAGE.
 - ALL CABLING SHALL BE INSTALLED IN A NEAT AND WORKMAN LIKE MANNER AND SUPPORTED BY BUILDING STRUCTURE, EG. (N) CABLE TRAY OVERHEAD, IN SUCH A MANNER THAT THE CABLE WILL NOT BE DAMAGED BY NORMAL USE.

NEW PANEL SCHEDULE

NAMEPLATE : PANEL A		SC LEVEL : 65,000		VOLTS : 120V/240V, 1ø			
LOCATION : OUTSIDE		BUS AMPS : 200A		BUS AMPS : 200A			
MOUNTING : H-FRAME		MAIN CB : 200A		MAIN CB : 200A			
ØA	ØB	BKR AMP/POLE	CIRCUIT NO	BKR AMP/POLE	LOAD DESCRIPTION	LOAD VA	LOAD VA
			1 2 30/2		(N) BATTERY/MISC CABINET	1320	
			3 4 *			1320	1320
3840			40/2 5 6 30/2			1320	
	3840		7 8 *			1320	1320
1320			30/2 9 10 30/2			1320	
	1320		* * 11 12 *			1320	1320
1320			* * 13 14 30/2				
	1320		* * 15 16 *			1320	1320
1320			30/2 17 18 *		BLANK		
	1320		* * 19 20 *				
1320			30/2 21 22 *				
	1320		* * 23 24 *				
			* * 25 26 *				
			* * 27 28 20/1		LIGHT		300
			* * 29 30 20/1		GFI RECEPTACLE	180	
9120	9120				PHASE TOTALS	5460	5580
TOTAL VA =	29280		TOTAL AMPS =	122			

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AXE HANDLE CANYON
14855 PYRAMID WAY
RENO, NV 89510

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verizon
295 PARKSHORE DRIVE
FOLSOM, CA 95630

Vendor:
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Wholesale Computing, Inc.

MDG LOCATION ID: 5000344470
PROJECT ID: 17126591
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CHECKED BY: S. SAVIG
APPROVED BY: -

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REV	DATE	DESCRIPTION	CAD
3	08/10/23	CLIENT REV	C.T.C
2	07/12/23	CLIENT REV	A.A.
1	06/16/23	ID 100%	A.A.
0	05/15/23	ID 90%	-

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E: kso@streamlineengineering.com Fax: (530) 665-1941

SHEET TITLE:
ELECTRICAL PLAN

SHEET NUMBER:
E-1.1



Existing



Proposed



Proposed Verizon Installation

view from Pyramid Hwy looking west at site

Existing



Proposed



view from Pyramid Hwy looking north at site
verizon
 171 26591 Axe Handle Canyon
 14855 Pyramid Hwy, Reno, NV
 Photosims Produced on 7-5-2023

Existing



Proposed



Proposed Verizon Installation

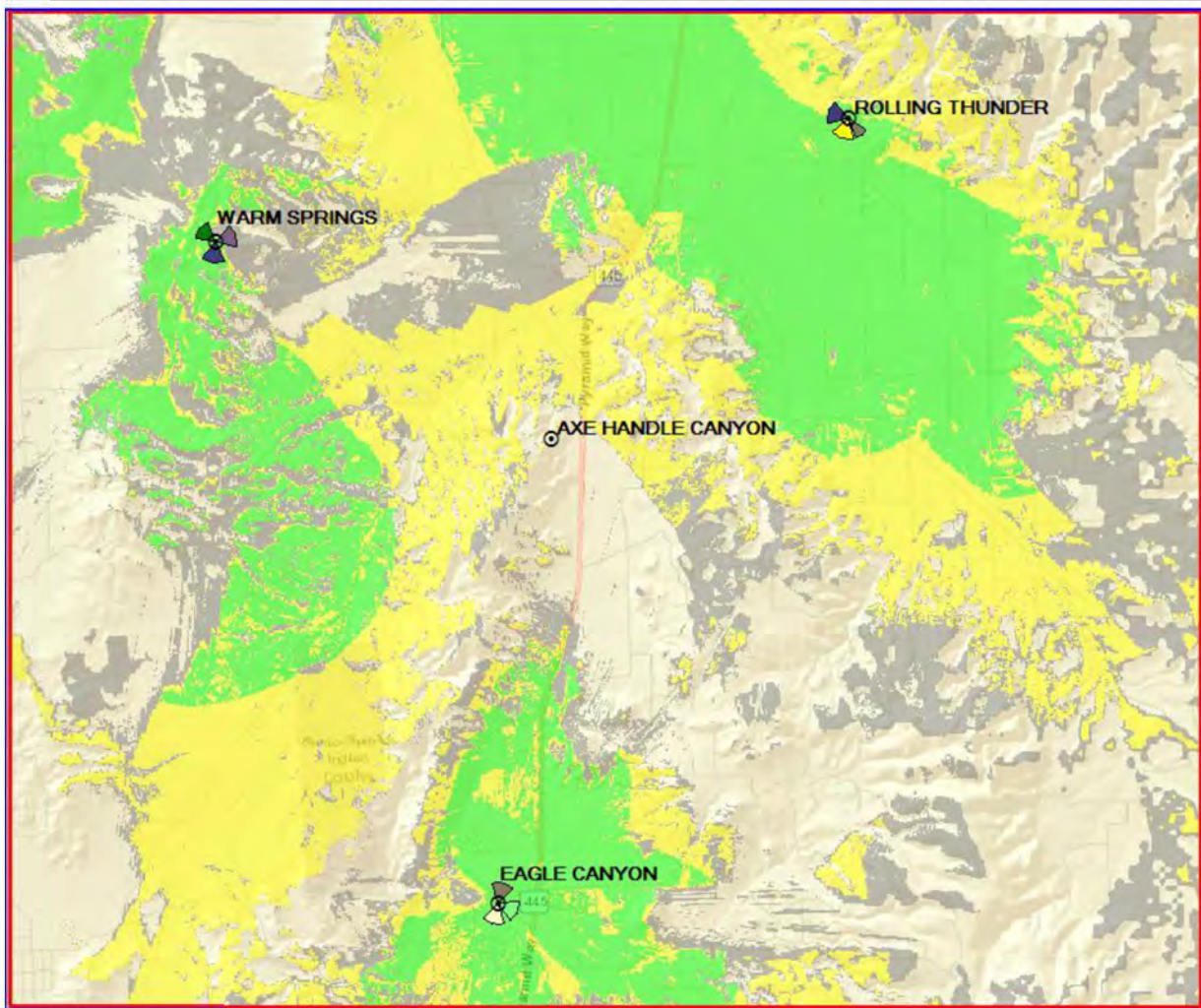
view from Winnamucca Ranch Road looking south at site

AXE HANDLE CANYON



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Existing Coverage Map Prediction - AWS



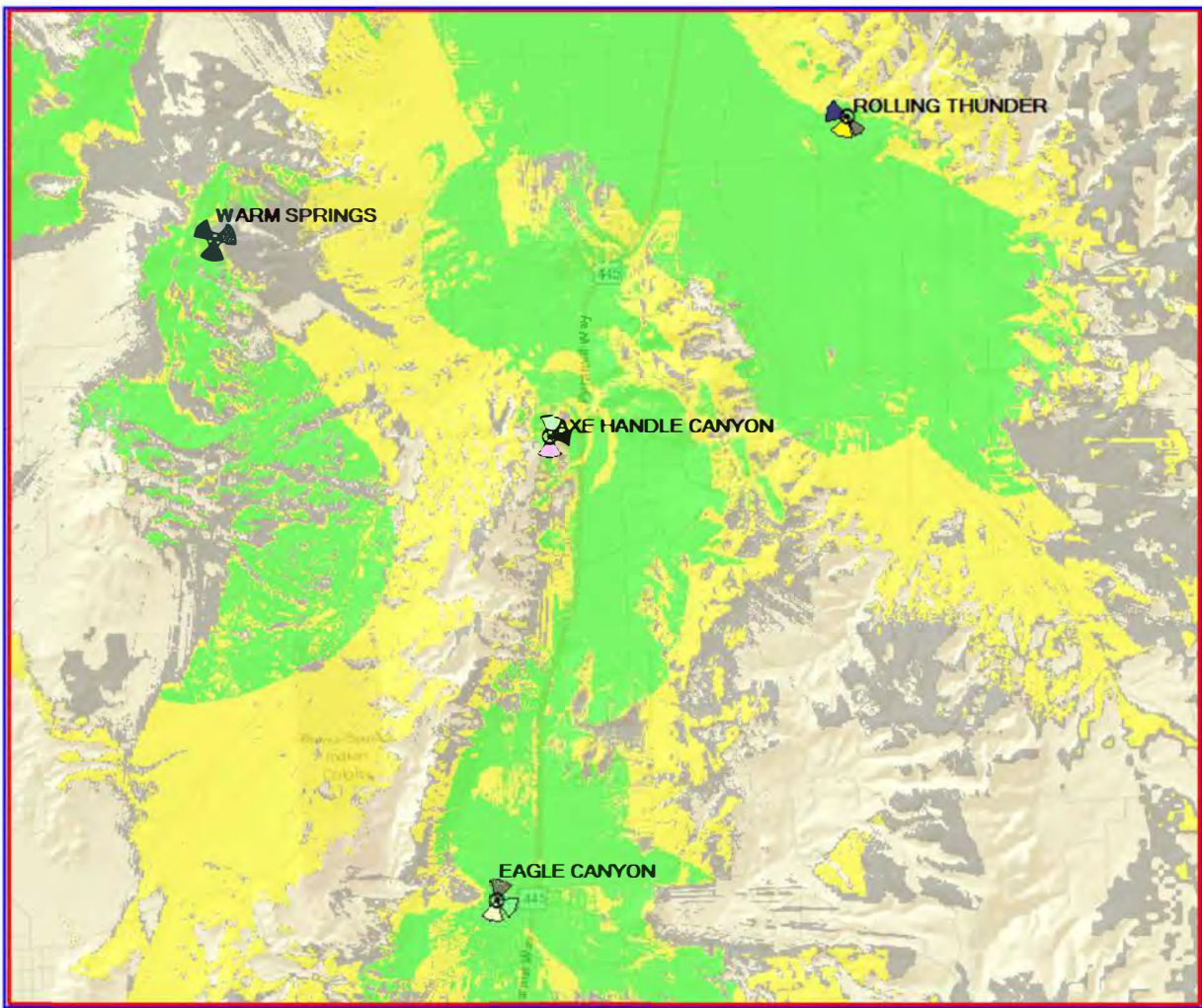
Legend

- LTE: RSRP - Coverage
- In-Building Coverage
- Vehicular Coverage
- Outdoor Coverage



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Proposed Coverage Map Prediction - AWS



Legend

- LTE: RSRP - Coverage
- In-Building Coverage
- Vehicular Coverage
- Outdoor Coverage

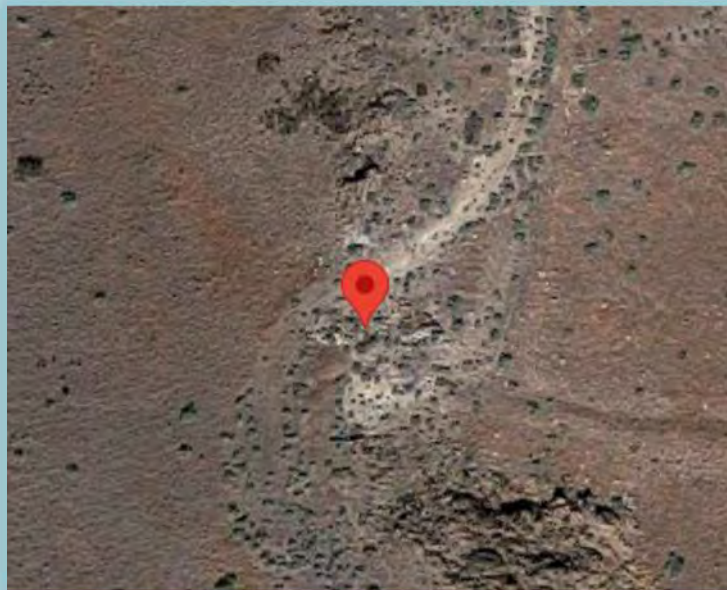


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Radio Frequency - Electromagnetic Energy (RF-EME) Jurisdictional Report

Site No. 296901
Axe Handle Canyon
14855 Pyramid Way
Reno, Nevada 89510
Washoe County
39° 45' 30.85" N, -119° 41' 35.24" W NAD83

EBI Project No. 6223002742
July 13, 2023



Prepared for:
Verizon Wireless
c/o Complete Wireless Consulting, Inc.
2009 V Street
Sacramento, CA 95818

Prepared by:
 **EBI Consulting**
environmental | engineering | due diligence

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6.0 LIMITATIONS5

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- APPENDIX A CERTIFICATIONS**
- APPENDIX B RADIO FREQUENCY ELECTROMAGNETIC ENERGY SAFETY / SIGNAGE PLANS**
- APPENDIX C FEDERAL COMMUNICATIONS COMMISSION (FCC) REQUIREMENTS**

EXECUTIVE SUMMARY

Purpose of Report

EnviroBusiness Inc. (dba EBI Consulting) has been contracted by Verizon Wireless (“Verizon”) to conduct radio frequency electromagnetic (RF-EME) modeling for Verizon Site 296901 located at 14855 Pyramid Way in Reno, Nevada to determine RF-EME exposure levels from proposed Verizon communications equipment at this site. As described in greater detail in Appendix C of this report, the Federal Communications Commission (FCC) has developed Maximum Permissible Exposure (MPE) Limits for the general public and for occupational activities. This report summarizes the results of RF-EME modeling in relation to relevant FCC RF-EME compliance standards for limiting human exposure to RF-EME fields.

Statement of Compliance

A site is considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits and there are no RF hazard mitigation measures in place. Any carrier which has an installation that contributes more than 5% of the applicable MPE must participate in mitigating these RF hazards.

As presented in the sections below, based on worst-case predictive modeling, there are no modeled areas on any accessible water tank and ground-level walking/working surface related to the proposed antennas that exceed the FCC’s occupational or general public exposure limits at this site. Additionally, there are areas where workers who may be elevated above the water tank or ground may be exposed to power densities greater than the occupational limits. Therefore, workers should be informed about the presence and locations of antennas and their associated fields.

At the nearest walking/working surfaces to the Verizon antennas, the maximum power density generated by the Verizon antennas is approximately **23.03** percent of the FCC’s general public limit (**4.61** percent of the FCC’s occupational limit).

The composite exposure level from all carriers on this site is approximately **23.03** percent of the FCC’s general public limit (**4.61** percent of the FCC’s occupational limit) at the nearest walking/working surface to each antenna.

Recommended control measures are outlined in Section 4.0 and within the Site Safety Plan (attached); Verizon should also provide procedures to shut down and lockout/tagout this wireless equipment in accordance with Verizon’s standard operating protocol. Non-telecom workers who will be working in areas of exceedance are required to contact Verizon since only Verizon has the ability to lockout/tagout the facility, or to authorize others to do so.

1.0 INTRODUCTION

Radio frequency waves are electromagnetic waves from the portion of the electromagnetic spectrum at frequencies lower than visible light and microwaves. The wavelengths of radio waves range from thousands of meters to around 30 centimeters. These wavelengths correspond to frequencies as low as 3 cycles per second (or hertz [Hz]) to as high as one gigahertz (one billion cycles per second).

Personal Communication (PCS) facilities used by Verizon in this area will potentially operate within a frequency range of 700 to 5000 MHz. Facilities typically consist of: 1) electronic transceivers (the radios or cabinets) connected to wired telephone lines; and 2) antennas that send the wireless signals created by the transceivers to be received by individual subscriber units (PCS telephones). Transceivers are typically connected to antennas by coaxial cables.

Because of the short wavelength of PCS services, the antennas require line-of-site paths for good propagation, and are typically installed a distance above ground level. Antennas are constructed to concentrate energy towards the horizon, with as little energy as possible scattered towards the ground or the sky. This design, combined with the low power of PCS facilities, generally results in no possibility for exposure to approach Maximum Permissible Exposure (MPE) levels, with the exception of in areas in the immediate vicinity of the antennas.

MPE limits do not represent levels where a health risk exists, since they are designed to provide a substantial margin of safety. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size or health.

2.0 SITE DESCRIPTION

This project site includes the following proposed wireless telecommunication antennas on a lattice tower located at 14855 Pyramid Way in Reno, Nevada.

Ant #	Sector	Operator	Antenna Make	Antenna Model	Technology and Frequency (MHz)	Azimuth (Degrees)	Mechanical Downtilt (Degrees)	Horizontal Beamwidth (Degrees)	Aperture (feet)	Total Power Input (Watts)	Transmitter Count	Antenna Gain (dBd)	Total ERP (Watts)	Total EIRP (Watts)
1	Alpha	Verizon	COMMSCOPE	SON_NHH-65B-R2B 00DT-14DT 0700	LTE 700	10	0	65	6.0	120	2	12.33	2052.02	3365.31
1	Alpha	Verizon	COMMSCOPE	SON_NHH-65B-R2B 00DT-14DT 0850	LTE/5G 850	10	0	60	6.0	120	2	12.7	2234.50	3664.59
1	Alpha	Verizon	COMMSCOPE	SON_NHH-65B-R2B 00DT-07DT 2100	LTE 2100	10	0	64	6.0	240	4	16.48	10671.15	17500.69
2	Alpha	Verizon	COMMSCOPE	SON_NHH-65B-R2B 00DT-14DT 0700	LTE 700	10	0	65	6.0	120	2	12.33	2052.02	3365.31
2	Alpha	Verizon	COMMSCOPE	SON_NHH-65B-R2B 00DT-14DT 0850	LTE/5G 850	10	0	60	6.0	120	2	12.7	2234.50	3664.59
2	Alpha	Verizon	COMMSCOPE	SON_NHH-65B-R2B 00DT-07DT 1900	LTE 1900	10	0	69	6.0	240	4	15.77	9061.73	14861.24
3	Alpha	Verizon	COMMSCOPE	SON_NHH-65B-R2B 00DT-07DT 2100	LTE 2100	10	0	64	6.0	240	4	16.48	10671.15	17500.69
4	Alpha	Verizon	ERICSSON	SON_AIR6449 NR TB 03.24.21 3700 VZW	LSUB6 3700	10	0	11	2.8	320	1	23.55	72468.62	118848.53
5	Beta	Verizon	COMMSCOPE	SON_NHH-45B-R2B 02DT - 14DT 0700	LTE 700	95	0	48	6.0	120	2	14.17	3134.59	5140.73
5	Beta	Verizon	COMMSCOPE	SON_NHH-45B-R2B 02DT - 14DT 0850	LTE/5G 850	95	0	43	6.0	120	2	15.27	4038.14	6622.55
5	Beta	Verizon	COMMSCOPE	SON_NHH-45B-R2B 00DT - 08DT 2100	LTE 2100	95	0	41	6.0	240	4	18.04	15283.09	25064.27
6	Beta	Verizon	COMMSCOPE	SON_NHH-45B-R2B 02DT - 14DT 0700	LTE 700	95	0	48	6.0	120	2	14.17	3134.59	5140.73
6	Beta	Verizon	COMMSCOPE	SON_NHH-45B-R2B 02DT - 14DT 0850	LTE/5G 850	95	0	43	6.0	120	2	15.27	4038.14	6622.55
6	Beta	Verizon	COMMSCOPE	SON_NHH-45B-R2B 00DT - 08DT 1900	LTE 1900	95	0	43	6.0	240	4	17.52	13558.49	22235.92
7	Beta	Verizon	COMMSCOPE	SON_NHH-45B-R2B 00DT - 08DT 2100	LTE 2100	95	0	41	6.0	240	4	18.04	15283.09	25064.27

Ant #	Sector	Operator	Antenna Make	Antenna Model	Technology and Frequency (MHz)	Azimuth (Degrees)	Mechanical Downtilt (Degrees)	Horizontal Beamwidth (Degrees)	Aperture (feet)	Total Power Input (Watts)	Transmitter Count	Antenna Gain (dBd)	Total ERP (Watts)	Total EIRP (Watts)
8	Beta	Verizon	ERICSSON	SON_AIR6449 NR TB 03.24.21 3700 VZW	LSUB6 3700	95	0	11	2.8	320	1	23.55	72468.62	118848.53
9	Gamma	Verizon	COMMSCOPE	SON_NHH-65B-R2B 00DT-14DT 0700	LTE 700	180	0	65	6.0	120	2	12.33	2052.02	3365.31
9	Gamma	Verizon	COMMSCOPE	SON_NHH-65B-R2B 00DT-14DT 0850	LTE/5G 850	180	0	60	6.0	120	2	12.7	2234.50	3664.59
9	Gamma	Verizon	COMMSCOPE	SON_NHH-65B-R2B 00DT-07DT 2100	LTE 2100	180	0	64	6.0	240	4	16.48	10671.15	17500.69
10	Gamma	Verizon	COMMSCOPE	SON_NHH-65B-R2B 00DT-14DT 0700	LTE 700	180	0	65	6.0	120	2	12.33	2052.02	3365.31
10	Gamma	Verizon	COMMSCOPE	SON_NHH-65B-R2B 00DT-14DT 0850	LTE/5G 850	180	0	60	6.0	120	2	12.7	2234.50	3664.59
10	Gamma	Verizon	COMMSCOPE	SON_NHH-65B-R2B 00DT-07DT 1900	LTE 1900	180	0	69	6.0	240	4	15.77	9061.73	14861.24
11	Gamma	Verizon	COMMSCOPE	SON_NHH-65B-R2B 00DT-07DT 2100	LTE 2100	180	0	64	6.0	240	4	16.48	10671.15	17500.69
12	Gamma	Verizon	ERICSSON	SON_AIR6449 NR TB 03.24.21 3700 VZW	LSUB6 3700	180	0	11	2.8	320	1	23.55	72468.62	118848.53

• Note there are 4 Verizon antennas per sector at this site. For clarity, the different frequencies for each antenna are entered on separate lines.

Ant #	NAME	X	Y	Antenna Radiation Centerline	Z-Height Water Tank	Z-Height Upper Ground	Z-Height Ground
1	Verizon	41.3	0.8	131.0	61.0	76.0	131.0
2	Verizon	43.4	1.2	131.0	61.0	76.0	131.0
3	Verizon	45.5	1.2	131.0	61.0	76.0	131.0
4	Verizon	47.1	1.2	131.0	61.0	76.0	131.0
5	Verizon	52.5	5.8	131.0	61.0	76.0	131.0
6	Verizon	52.9	7.9	131.0	61.0	76.0	131.0
7	Verizon	52.9	9.9	131.0	61.0	76.0	131.0
8	Verizon	52.9	11.6	131.0	61.0	76.0	131.0
9	Verizon	45.0	14.5	131.0	61.0	76.0	131.0
10	Verizon	43.4	14.9	131.0	61.0	76.0	131.0
11	Verizon	41.3	14.9	131.0	61.0	76.0	131.0
12	Verizon	38.8	14.9	131.0	61.0	76.0	131.0

• Note the Z-Height represents the distance from the antenna centerline.

The above tables contain an inventory of proposed Verizon Antennas and other carrier antennas if sufficient information was available to model them. Note that EBI uses an assumed set of antenna specifications and powers for unknown and other carrier antennas for modeling purposes. The FCC guidelines incorporate two separate tiers of exposure limits that are based upon occupational/controlled exposure limits (for workers) and general population/uncontrolled exposure limits for members of the general public that may be exposed to antenna fields. While access to this site is considered controlled, the analysis has considered exposures with respect to both controlled and uncontrolled limits as an untrained worker may access adjacent rooftop locations. Additional information regarding controlled/uncontrolled exposure limits is provided in Appendix C. Appendix B presents a site safety plan that provides a plan view of the lattice tower with antenna locations.

3.0 WORST-CASE PREDICTIVE MODELING

EBI has performed theoretical MPE modeling using RoofMaster™ software to estimate the worst-case power density at the site's nearby broadcast levels resulting from operation of the antennas. RoofMaster™ is a widely-used predictive modeling program that has been developed by Waterford Consultants to predict RF power density values for rooftop and tower telecommunications sites produced by vertical collinear antennas that are typically used in the cellular, PCS, paging and other communications services. Using the computational methods set forth in Federal Communications Commission (FCC) Office of Engineering & Technology (OET) Bulletin 65, "Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields" (OET-65), RoofMaster™ calculates predicted power density in a scalable grid based on the contributions of all RF sources characterized in the study scenario. At each grid location, the cumulative power density is expressed as a percentage of the FCC limits. Manufacturer antenna pattern data is utilized in these calculations. RoofMaster™ models consist of the Far Field model as specified in OET-65 and an implementation of the OET-65 Cylindrical Model (Sula9). The models utilize several operational specifications for different types of antennas to produce a plot of spatially-averaged power densities that can be expressed as a percentage of the applicable exposure limit.

For this report, EBI utilized antenna and power data provided by Verizon and compared the resultant worst-case MPE levels to the FCC's occupational/controlled exposure limits outlined in OET Bulletin 65. The assumptions used in the modeling are based upon information provided by Verizon and information gathered from other sources. The parameters used for modeling are summarized in the Site Description antenna inventory table in Section 2.0.

There are no other wireless carriers with equipment installed at this site.

Based on worst-case predictive modeling, there are no modeled areas on any accessible water tank and ground-level walking/working surface related to the proposed Verizon antennas that exceed the FCC's occupational or general public exposure limits at this site. At the nearest walking/working surfaces to the Verizon antennas, the maximum power density generated by the Verizon antennas is approximately 23.03 percent of the FCC's general public limit (4.61 percent of the FCC's occupational limit). The composite exposure level from all carriers on this site is approximately 23.03 percent of the FCC's general public limit (4.61 percent of the FCC's occupational limit) at the nearest walking/working surface to each antenna.

The Site Safety Plan also presents areas where Verizon Wireless antennas contribute greater than 5% of the applicable MPE limit for a site. A site is considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits and there are no RF hazard mitigation measures in place. Any carrier which has an installation that contributes more than 5% of the applicable MPE must participate in mitigating these RF hazards.

The inputs used in the modeling are summarized in the Site Description antenna inventory table in Section 2.0. A graphical representation of the RoofMaster™ modeling results is presented in Appendix B. Microwave dish antennas are designed for point-to-point operations at the elevations of the installed equipment rather than ground level coverage. The maximum power density generated by all carrier antennas, including microwaves and panel antennas, is included in the modeling results presented within this report.

4.0 MITIGATION/SITE CONTROL OPTIONS

EBI's modeling indicates that there are no areas in front of the Verizon antennas that exceed the FCC standards for occupational or general public exposure. All exposures above the FCC's safe limits require that individuals be elevated above the ground. In accordance with the official Verizon Wireless Signage and Demarcation Policy for tower structures, no signage is recommended at this site.

Barriers are recommended for installation when possible to block access to the areas in front of the antennas that exceed the FCC general public and/or occupational limits. Barriers may consist of rope, chain, or fencing. Painted stripes should only be used as a last resort. There are no barriers recommended on this site.

These protocols and recommended control measures have been summarized and included with a graphic representation of the antennas and associated signage and control areas in a RF-EME Site Safety Plan, which is included as Appendix B. Individuals and workers accessing the lattice tower should be provided with a copy of the attached Site Safety Plan, made aware of the posted signage, and signify their understanding of the Site Safety Plan.

To reduce the risk of exposure, EBI recommends that access to areas associated with the active antenna installation be restricted and secured where possible. All workers and individuals, including arborists and landscapers, accessing the lattice tower along with nearby elevated structures or trees within areas exceeding the general public MPE must be made aware of the presence and locations of antennas and their associated fields, where applicable.

5.0 SUMMARY AND CONCLUSIONS

EBI has prepared a Radiofrequency – Electromagnetic Energy (RF-EME) Compliance Report for telecommunications equipment installed by Verizon Site Number 296901 located at 14855 Pyramid Way in Reno, Nevada to determine worst-case predicted RF-EME exposure levels from wireless communications equipment installed at this site. This report summarizes the results of RF-EME modeling in relation to relevant Federal Communications Commission (FCC) RF-EME compliance standards for limiting human exposure to RF-EME fields.

As presented in the sections above, based on the FCC criteria, there are no modeled areas on any accessible water tank and ground-level walking/working surface related to the proposed antennas that exceed the FCC's occupational or general public exposure limits at this site.

Workers should be informed about the presence and locations of antennas and their associated fields. Recommended control measures are outlined in Section 4.0 and within the Site Safety Plan (attached); Verizon should also provide procedures to shut down and lockout/tagout this wireless equipment in accordance with Verizon's standard operating protocol. Non-telecom workers who will be working in areas of exceedance are required to contact Verizon since only Verizon has the ability to lockout/tagout the facility, or to authorize others to do so.

6.0 LIMITATIONS

This report was prepared for the use of Verizon Wireless. It was performed in accordance with generally accepted practices of other consultants undertaking similar studies at the same time and in the same locale under like circumstances. The conclusions provided by EBI are based solely on the information provided by the client. The observations in this report are valid on the date of the investigation. Any additional information that becomes available concerning the site should be provided to EBI so that our conclusions may be revised and modified, if necessary. This report has been prepared

in accordance with Standard Conditions for Engagement and authorized proposal, both of which are integral parts of this report. No other warranty, expressed or implied, is made.


Appendix A

Certifications

Preparer Certification

I, Nathaniel Boucher, state that:

- I am an employee of EnviroBusiness Inc. (d/b/a EBI Consulting), which provides RF-EME safety and compliance services to the wireless communications industry.
- I have successfully completed RF-EME safety training, and I am aware of the potential hazards from RF-EME and would be classified “occupational” under the FCC regulations.
- I am fully aware of and familiar with the Rules and Regulations of both the Federal Communications Commissions (FCC) and the Occupational Safety and Health Administration (OSHA) with regard to Human Exposure to Radio Frequency Radiation.
- I have reviewed the data provided by the client and incorporated it into this Site Compliance Report such that the information contained in this report is true and accurate to the best of my knowledge.



A rectangular box containing a handwritten signature in cursive script that reads "Nathaniel Boucher".

Reviewed and Approved by:



sealed 13jul2023 mike@h2dc.com
H2DC PLLC NV CoA#: 24139

Michael McGuire
Electrical Engineer
mike@h2dc.com

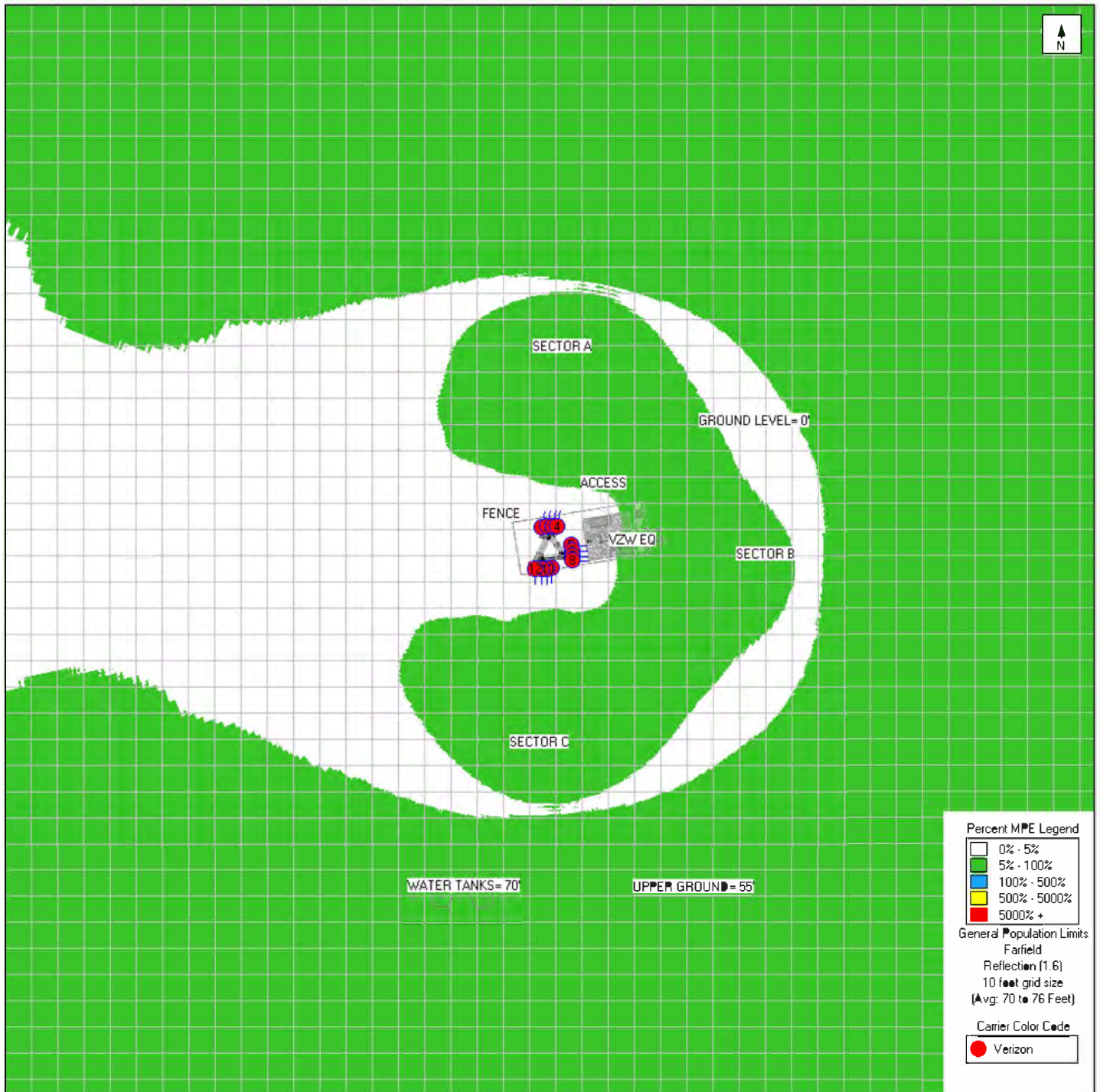
coordinates prevail for site address 39° 45' 30.85" N, -119° 41' 35.24" W

Note that EBI's scope of work is limited to an evaluation of the Radio Frequency – Electromagnetic Energy (RF-EME) field generated by the antennas and broadcast equipment noted in this report. The engineering and design of the building and related structures, as well as the impact of the antennas and broadcast equipment on the structural integrity of the building, are specifically excluded from EBI's scope of work.

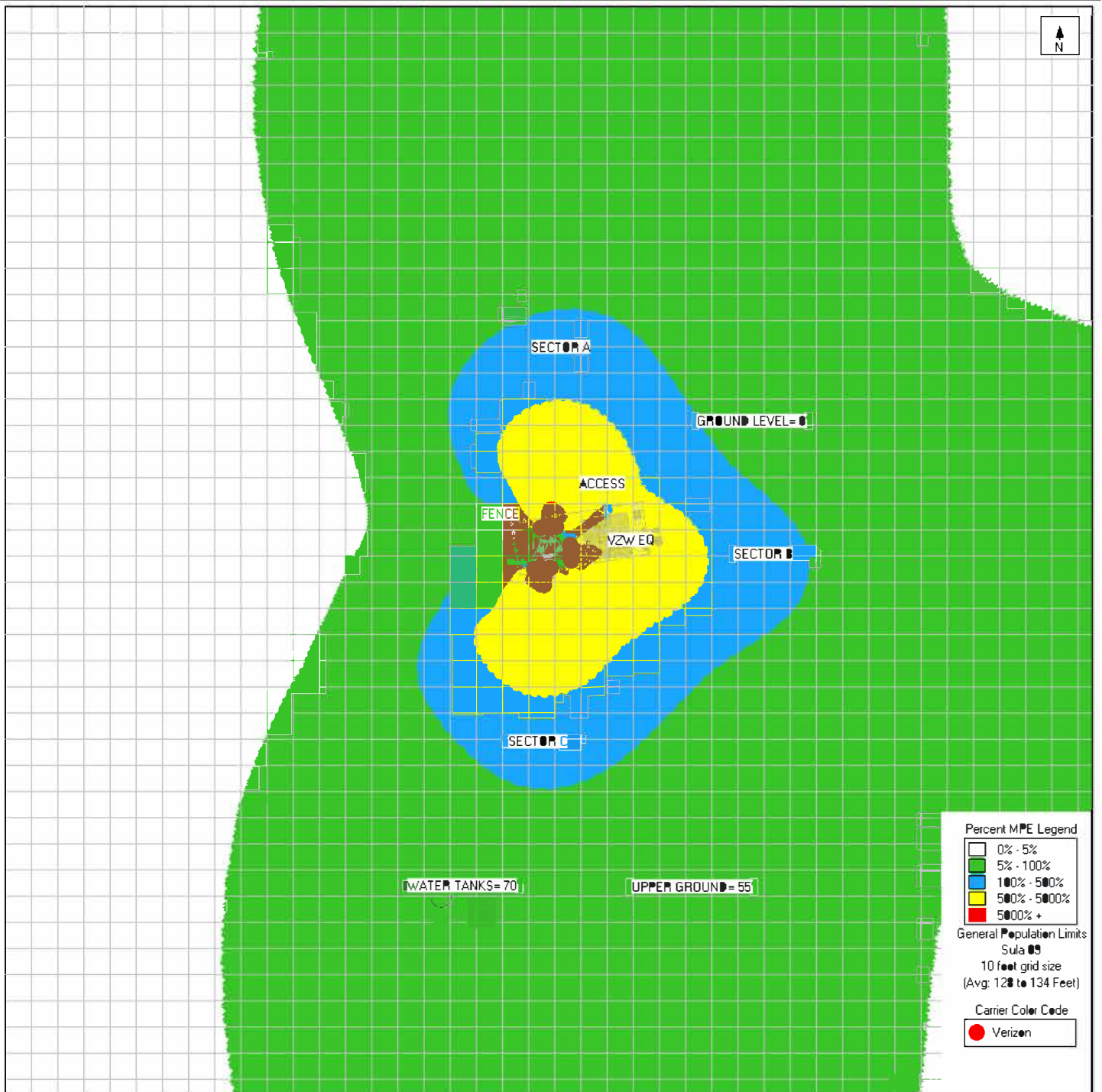
Appendix B

Radio Frequency Electromagnetic Energy Safety Information and Signage Plans

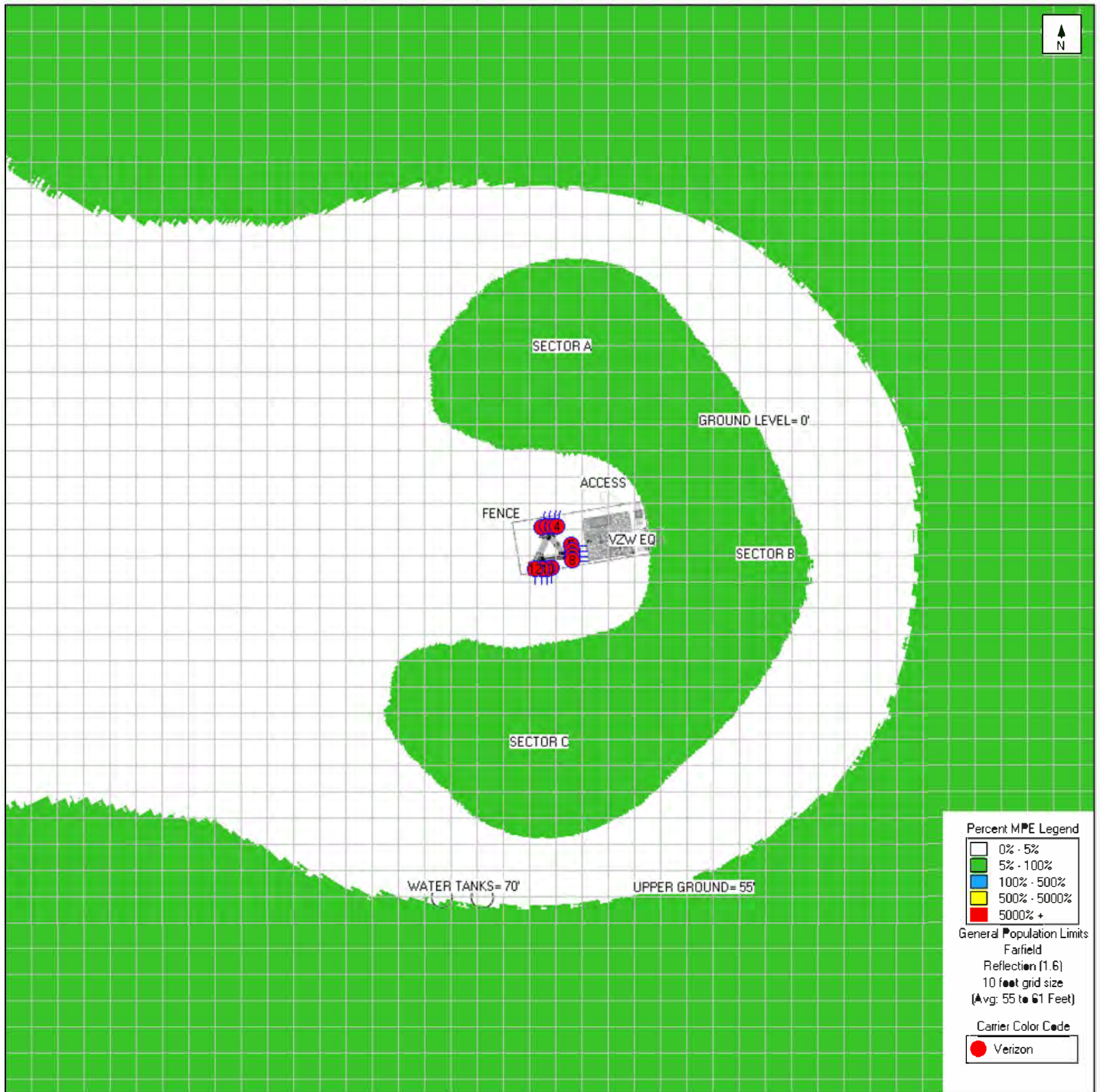
Nearest Walking Surface (Adjacent Water Tank Level)



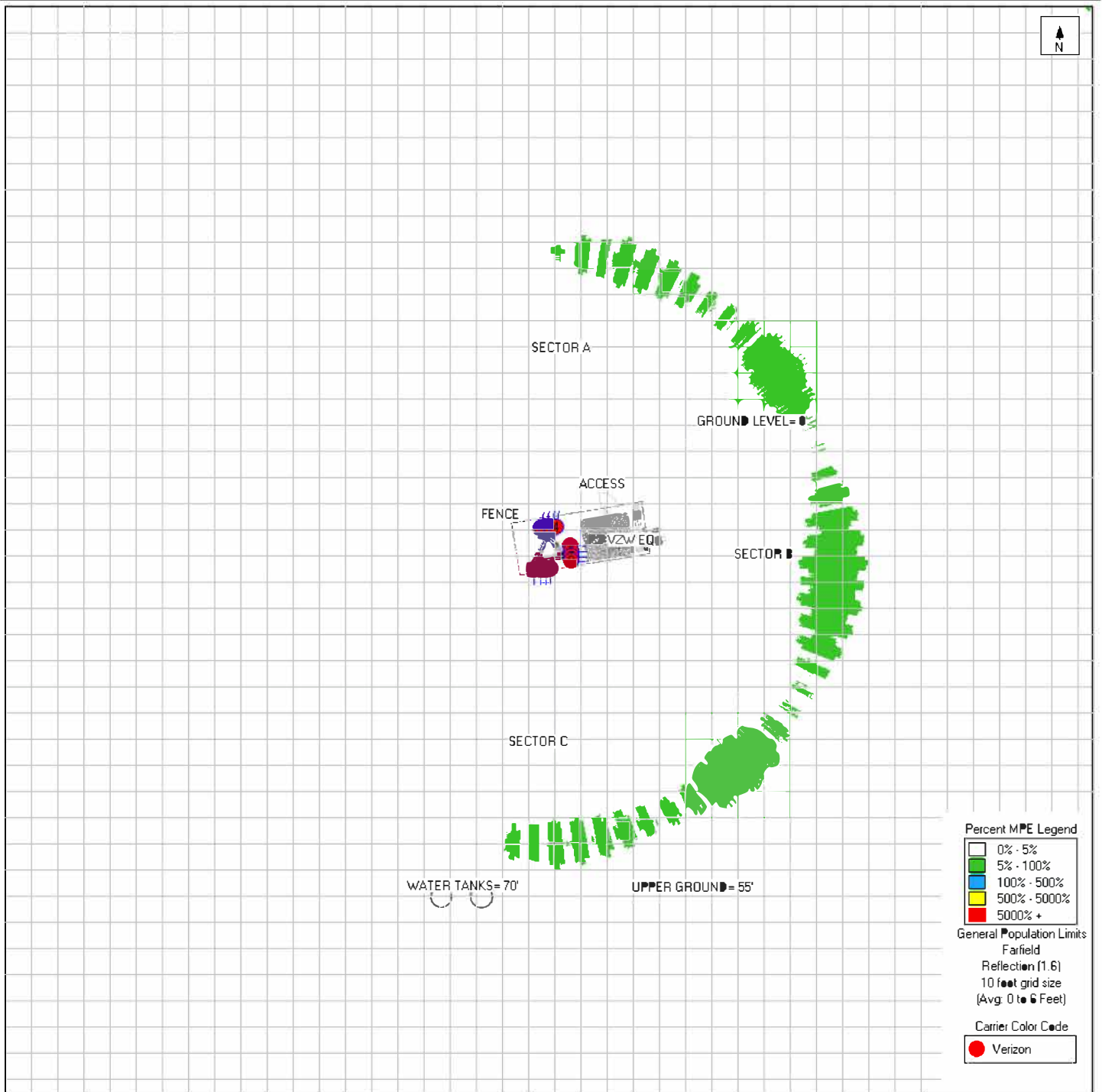
Antenna Face Level



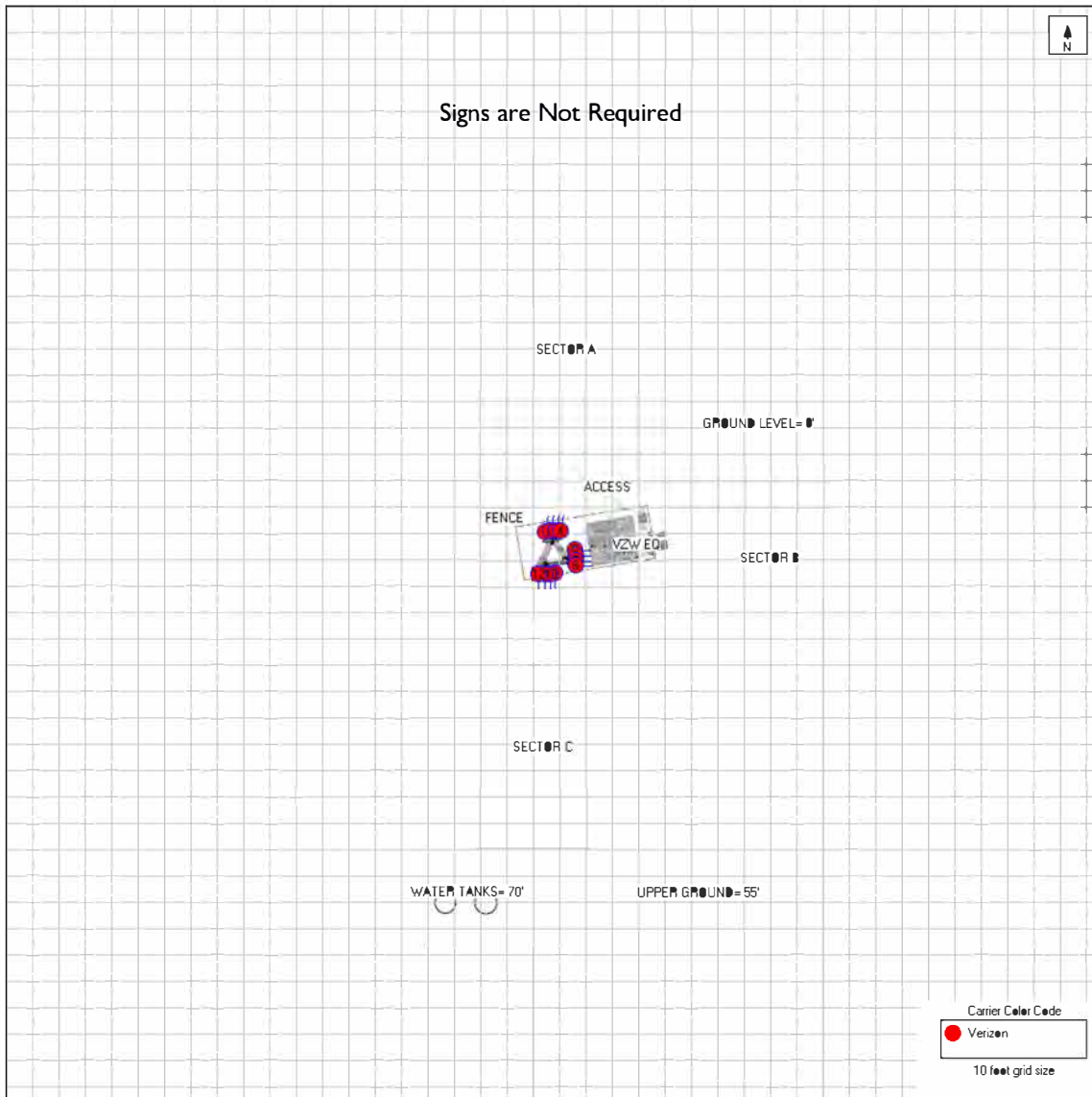
Upper Ground Level


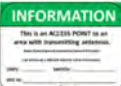
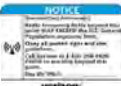




Ground Level



Verizon Signage Plan

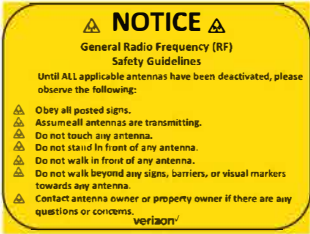
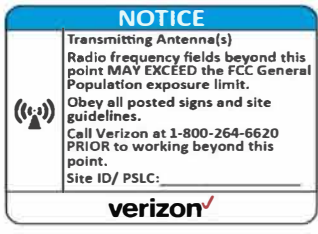





Sign	Posting Instructions	Required Signage / Mitigation
	Securely post at every point of access to the site in a manner conspicuous to all individuals entering thereon as indicated in the signage plan.	Signage not required.
	Securely post at every point of access to the site in a manner conspicuous to all individuals entering thereon as indicated in the signage plan.	Signage not required.
	Securely post in a manner conspicuous to all individuals entering thereon as indicated in the signage plan.	Signage not required.
	Securely post in a manner conspicuous to all individuals entering thereon as indicated in the signage plan.	Signage not required.
	Securely post in a manner conspicuous to all individuals entering thereon as indicated in the signage plan.	Signage not required.

RF Signage and Safety Information

RF Signage

Areas or portions of any transmitter site may be susceptible to high power densities that could cause personnel exposures in excess of the FCC guidelines. These areas must be demarcated by conspicuously posted signage that identifies the potential exposure. Signage **MUST** be viewable regardless of the viewer's position.

GUIDELINES	Category Two - Notice	Category Three - Caution	Category Four - Warning
This sign will inform anyone of the basic precautions to follow when entering an area with transmitting radiofrequency equipment.	This sign indicates that RF emissions may exceed the FCC General Population MPE limit. • Sign Color Blue • Sign Signal Word "Notice"	This sign indicates that RF emissions may exceed the FCC Occupational MPE limit. • Sign Color Yellow • Sign Signal Word "Caution"	This sign indicates that RF emissions may exceed at least 10x the FCC Occupational MPE limit. • Sign Color Orange for Warning • Sign Signal Word "Warning"
			

Category One - Information	
Information signs are used as a means to provide contact information for any questions or concerns. They will include specific cell site identification information and the Verizon Wireless Network Operations Center phone number. • Sign Color Green • Sign Signal Word "Information"	

Physical Barriers

Physical barriers are control measures that require awareness and participation of personnel. Physical barriers are employed as an additional administration control to complement RF signage and physically demarcate an area in which RF exposure levels may exceed the FCC General Population limit. **Example:** chain-connected stanchions

Indicative Markers

Indicative markers are visible control measures that require awareness and participation of personnel, as they cannot physically prevent someone from entering an area of potential concern. Indicative markers are employed as an additional administration control to complement RF signage and visually demarcate an area in which RF exposure levels may exceed the FCC General Population limit. **Example:** paint stripes

Occupational Safety and Health Administration (OSHA) Requirements

A formal adopter of FCC Standards, OSHA stipulates that those in the Occupational classification must complete training in the following: RF Safety, RF Awareness, and Utilization of Personal Protective Equipment. OSHA also provides options for Hazard Prevention and Control:

Hazard Prevention	Control
<ul style="list-style-type: none"> Utilization of good equipment Enact control of hazard areas Limit exposures Employ medical surveillance and accident response 	<ul style="list-style-type: none"> Employ Lockout/Tag out Utilize personal alarms & protective clothing Prevent access to hazardous locations Develop or operate an administrative control program

Appendix C

Federal Communications Commission (FCC) Requirements

The FCC has established Maximum Permissible Exposure (MPE) limits for human exposure to Radiofrequency Electromagnetic (RF-EME) energy fields, based on exposure limits recommended by the National Council on Radiation Protection and Measurements (NCRP) and, over a wide range of frequencies, the exposure limits developed by the Institute of Electrical and Electronics Engineers, Inc. (IEEE) and adopted by the American National Standards Institute (ANSI) to replace the 1982 ANSI guidelines. Limits for localized absorption are based on recommendations of both ANSI/IEEE and NCRP.

The FCC guidelines incorporate two separate tiers of exposure limits that are based upon occupational/controlled exposure limits (for workers) and general public/uncontrolled exposure limits for members of the general public.

Occupational/controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment and in which those persons who are exposed have been made fully aware of the potential for exposure and can exercise control over their exposure. Occupational/controlled exposure limits also apply where exposure is of a transient nature as a result of incidental passage through a location where exposure levels may be above general public/uncontrolled limits (see below), as long as the exposed person has been made fully aware of the potential for exposure and can exercise control over his or her exposure by leaving the area or by some other appropriate means.

General public/uncontrolled exposure limits apply to situations in which the general public may be exposed or in which persons who are exposed as a consequence of their employment may not be made fully aware of the potential for exposure or cannot exercise control over their exposure. Therefore, members of the general public would always be considered under this category when exposure is not employment-related, for example, in the case of a telecommunications tower that exposes persons in a nearby residential area.

Table I and Figure I (below), which are included within the FCC's OET Bulletin 65, summarize the MPE limits for RF emissions. These limits are designed to provide a substantial margin of safety. They vary by frequency to take into account the different types of equipment that may be in operation at a particular facility and are "time-averaged" limits to reflect different durations resulting from controlled and uncontrolled exposures.

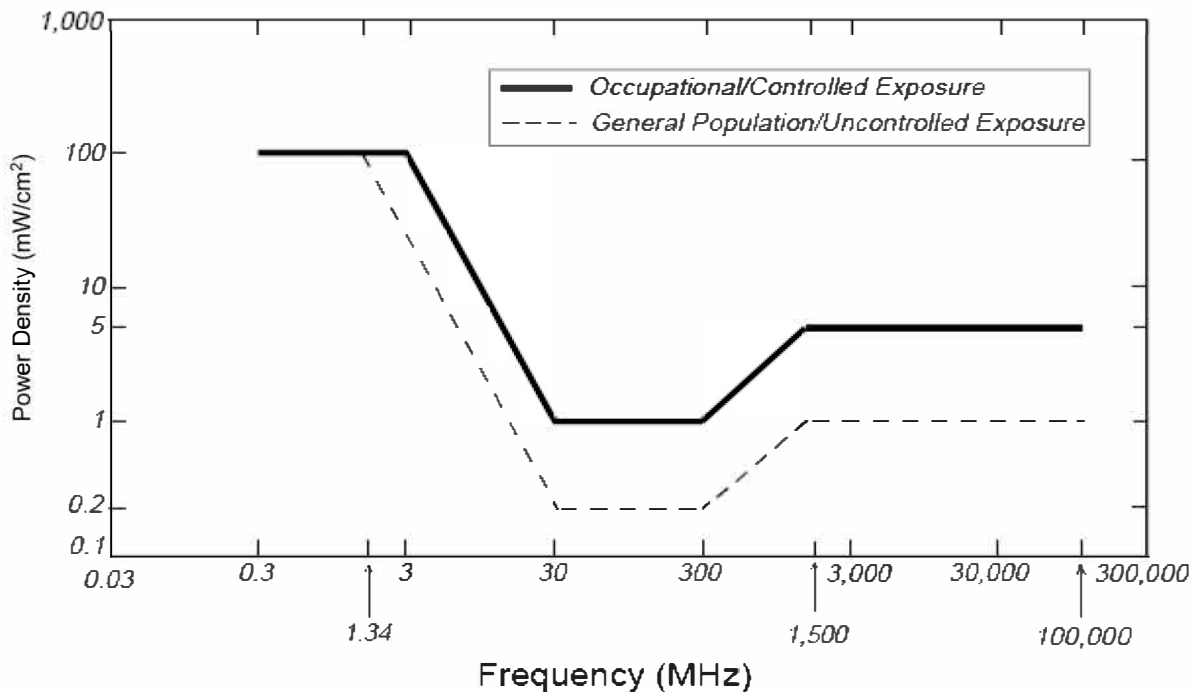
The FCC's MPEs are measured in terms of power (mW) over a unit surface area (cm²). Known as the power density, the FCC has established for equipment operating at frequencies range from 300 Mhz to 1,500 Mhz the Occupational/Controlled limit of $(f/300)$ mW/cm² where f is the Frequency in (MHz) and the General Population / Uncontrolled limit of $(f/1500)$ mW/cm² where f is the Frequency in (MHz). For equipment operating at frequency ranges from 1900 MHz to 100,000 MHz, the FCC's occupational MPE is 5.0 mW/cm² and an uncontrolled MPE limit of 1.0 mW/cm². These limits are considered protective of these populations.

Table I: Limits for Maximum Permissible Exposure (MPE)				
(A) Limits for Occupational/Controlled Exposure				
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm ²)	Averaging Time [E] ² , [H] ² , or S (minutes)
0.3-3.0	614	1.63	(100)*	6
3.0-30	1842/f	4.89/f	(900/f ²)*	6
30-300	61.4	0.163	1.0	6
300-1,500	--	--	f/300	6
1,500-100,000	--	--	5	6
(B) Limits for General Public/Uncontrolled Exposure				
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm ²)	Averaging Time [E] ² , [H] ² , or S (minutes)
0.3-1.34	614	1.63	(100)*	30
1.34-30	824/f	2.19/f	(180/f ²)*	30
30-300	27.5	0.073	0.2	30
300-1,500	--	--	f/1,500	30
1,500-100,000	--	--	1.0	30

f = Frequency in (MHz)

* Plane-wave equivalent power density

Figure 1. FCC Limits for Maximum Permissible Exposure (MPE)
 Plane-wave Equivalent Power Density



MPE limits are designed to provide a substantial margin of safety. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

Personal Communication (PCS) facilities used by Verizon in this area will potentially operate within a frequency range of 700 to 2100 MHz. Facilities typically consist of: 1) electronic transceivers (the radios or cabinets) connected to wired telephone lines; and 2) antennas that send the wireless signals created by the transceivers to be received by individual subscriber units (PCS telephones). Transceivers are typically connected to antennas by coaxial cables.

Because of the short wavelength of PCS services, the antennas require line-of-site paths for good propagation, and are typically installed above ground level. Antennas are constructed to concentrate energy towards the horizon, with as little energy as possible scattered towards the ground or the sky. This design, combined with the low power of PCS facilities, generally results in no possibility for exposure to approach Maximum Permissible Exposure (MPE) levels, with the exception of areas directly in front of the antennas.

FCC Compliance Requirement

A site is considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits and there are no RF hazard mitigation measures in place. Any carrier which has an installation that contributes more than 5% of the applicable MPE must participate in mitigating these RF hazards.

Environmental Noise Assessment

Axe Handle Canyon Verizon Cellular Facility

Washoe County, Nevada

BAC Job # 2023-084

Prepared For:

Complete Wireless Consulting

Attn: Steve Proo
2009 V Street
Sacramento, CA 95818

Prepared By:

Bollard Acoustical Consultants, Inc.



Dario Gotchet, Principal Consultant

August 22, 2023



Introduction

The Axe Handle Canyon Verizon Wireless Unmanned Telecommunications Facility (project) proposes the installation of cellular equipment within a lease area located at 14855 Pyramid Way in Washoe County, Nevada (APN: 076-272-03). The outdoor equipment cabinets and an emergency standby diesel generator have been identified as the primary noise sources associated with the project. The project location with aerial imagery is shown in Figure 1. The studied site drawings are dated June 16, 2023.

Bollard Acoustical Consultants, Inc. has been contracted by Complete Wireless Consulting, Inc. to complete an environmental noise assessment regarding the proposed project cellular equipment operations. Specifically, the following assessment addresses daily noise production and exposure associated with operation of the project outdoor equipment cabinets and emergency generator. Please refer to Appendix A for definitions of acoustical terminology used in this report. Appendix B illustrates common noise levels associated with various sources.

Criteria for Acceptable Noise Exposure

Washoe County Development Code

Section 110.414.05(b) of the Washoe County Development Code establishes a day-night average noise level (DNL) standard of 65 dB for determining compatibility of noise sources affecting residential uses, applied at the property line of the receiving land use.

Project Noise Generation



As discussed previously, there are two project noise sources which are considered in this evaluation: the equipment cabinet cooling systems and the emergency generator. The evaluation of potential noise impacts associated with the operation of each noise source is evaluated separately as follows:

Equipment Cabinet Noise Source and Reference Noise Levels

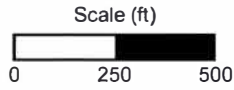
The project proposes the installation of two (2) equipment cabinets within the lease area illustrated in Figure 1. Based on the provided site plans, the cabinets assumed for the project are one (1) Charles Industries 48V Power Plant and one (1) miscellaneous cabinet cooled by a McLean Model T-20 air conditioner. The cabinets and their respective reference noise levels are provided in Table 1. The manufacturer's noise level data specification sheets for the proposed equipment cabinets are provided as Appendix C.



Legend

-  Proposed Verizon Cellular Equipment Lease Area (Approximate)
-  Noise-Sensitive Receivers (Residences)

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Axe Handle Canyon Verizon Cellular Facility
Washoe County, Nevada

Proposed Cellular Facility Lease Area
& Nearest Noise-Sensitive Uses

Figure 1

Table 1
Reference Noise Level Data of Proposed Equipment Cabinets

Equipment	Number of Cabinets	Reference Noise Level (dB)	Reference Distance (ft)
Charles Industries 48V Power Plant	1	60	5
McLean T-20	1	66	5
<i>Note: Manufacturer specification sheets provided as Appendix C.</i>			

Generator Noise Sources and Reference Noise Level

The project also proposes the installation of an emergency standby diesel generator within the lease area to maintain cellular service during emergency power outages. Based on the provided site plans, the generator assumed for installation at this site is a Generac Industrial Power Systems Model SD030. It is further assumed that the proposed generator will be equipped with the Level 2 Acoustic Enclosure resulting in a reference noise level of 68 dB at a distance of 23 feet. The manufacturer's noise level data specification sheet for the proposed generator and acoustical enclosure is provided as Appendix D.

The generator which is proposed at this site would only operate during emergencies (power outages) and brief daytime periods for periodic maintenance/lubrication. According to the project applicant, testing of the generator would occur twice per month on weekdays only, during daytime hours, for a duration of approximately 15 minutes. The emergency generator would not operate at night, except during power outages. It is expected that nighttime operation of the project emergency generator would be exempt from the County's noise exposure criteria due to the need for continuous cellular service provided by the project equipment.

Predicted Facility Noise Levels at the Nearest Noise-Sensitive Uses

The nearest noise-sensitive uses have been identified as residences, identified as receivers 1 and 2 in Figure 1. Assuming standard spherical spreading loss (-6 dB per doubling of distance from a stationary noise source), project-equipment noise exposure at the nearest noise-sensitive uses (residences) was calculated and the results of those calculations are presented in Table 2. For the purposes of this analysis, project noise level exposure was conservatively assessed at the property lines of the parcels containing the closest residences.

To calculate project-related noise generation relative to the County Development Code day-night average (DNL) noise level standard, the number of hours the equipment is in operation must be known. For the purpose of this analysis, the outdoor equipment cabinets were conservatively assumed to be operating continuously for 24 hours. Additionally, the proposed generator was assumed to be operating continuously for a one-hour period during daytime hours for routine testing and maintenance. The project applicant has indicated that routine testing and maintenance of generator is limited to daytime hours, twice per month, for a duration of less than 15 minutes. As a result, the assumption of one hour of generator operation during daytime hours is considered conservative.

Table 2
Predicted Equipment Noise Levels at Nearest Noise-Sensitive Uses

Receiver ¹	Distance from Lease Area (ft) ²	Predicted Equipment Noise Levels, DNL (dB)		
		Cabinets ³	Generator ⁴	Combined
1 – Residence	600	32	26	33
2 – Residence	695	31	25	32

¹ Receiver locations shown in Figure 1.
² Equipment cabinet DNL was calculated by conservatively assuming 24 continuous hours of operation.
³ Generator DNL was calculated by conservatively assuming 1 hour of operation during daytime hours for testing/maintenance.
⁴ Distances scaled from equipment lease area to receiver property lines using the provided site plans.

Source: BAC 2023.

As indicated in Table 2, the predicted combined project equipment noise levels of 32-33 dB DNL at the property lines of the parcels containing the nearest noise-sensitive receivers (residences) would satisfy the applicable Washoe County 60 dB DNL noise level standard by a wide margin. As a result, no further consideration of equipment noise mitigation measures would be warranted for the project.

Conclusions

Based on the equipment noise level data and analyses presented above, project-related equipment noise exposure is expected to satisfy the applicable Washoe County noise level criteria at the closest noise-sensitive uses. As a result, no further consideration of project equipment noise mitigation measures would be warranted for this project.

This concludes our environmental noise assessment for the proposed Axe Handle Canyon Verizon Cellular Facility in Washoe County, Nevada. Please contact BAC at (530) 537-2328 or darioq@bacnoise.com with any questions or requests for additional information.

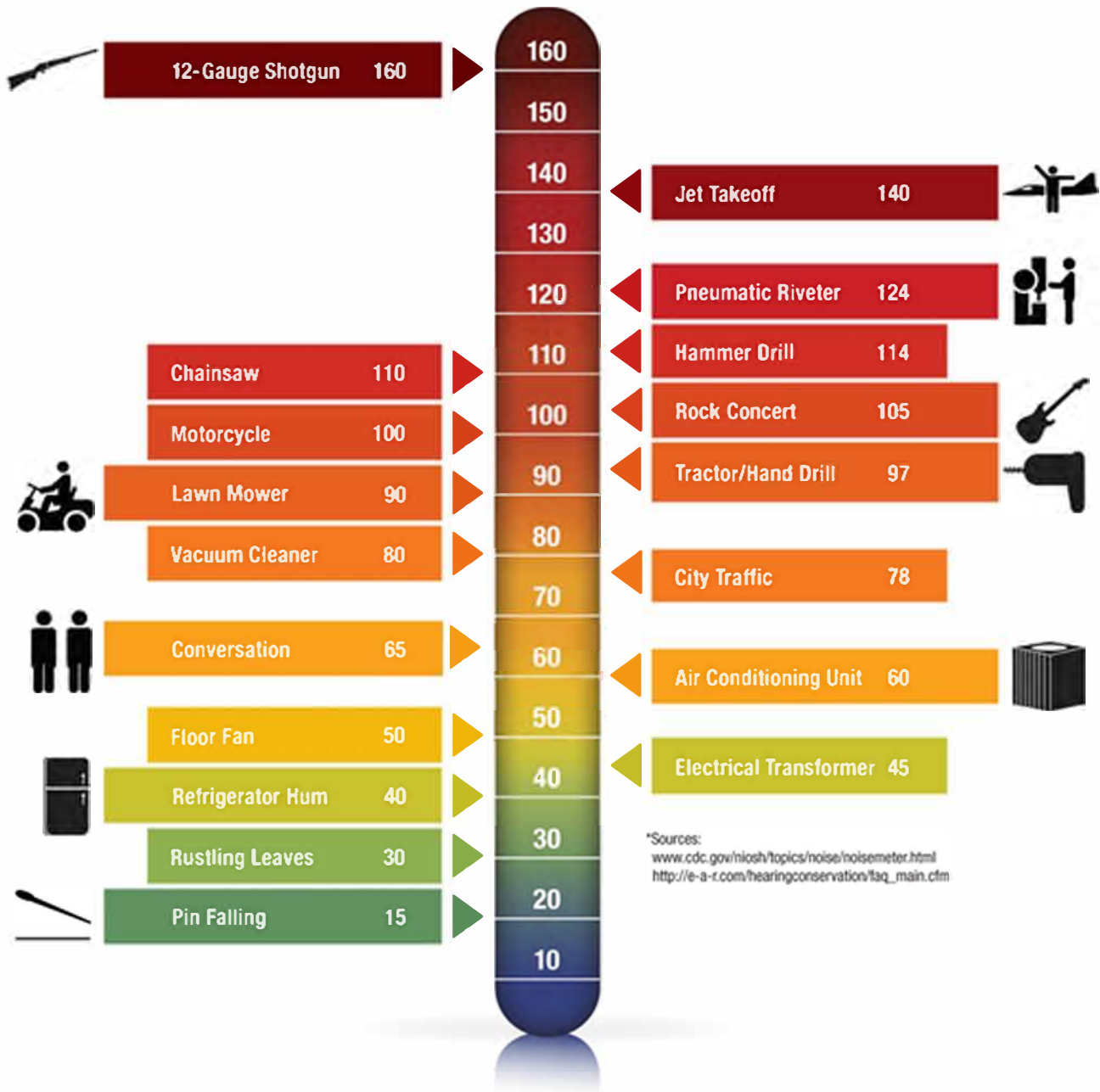
Appendix A Acoustical Terminology

Acoustics	The science of sound.
Ambient Noise	The distinctive acoustical characteristics of a given space consisting of all noise sources audible at that location. In many cases, the term ambient is used to describe an existing or pre-project condition such as the setting in an environmental noise study.
Attenuation	The reduction of an acoustic signal.
A-Weighting	A frequency-response adjustment of a sound level meter that conditions the output signal to approximate human response.
Decibel or dB	Fundamental unit of sound. A Bell is defined as the logarithm of the ratio of the sound pressure squared over the reference pressure squared. A Decibel is one-tenth of a Bell.
CNEL	Community Noise Equivalent Level. Defined as the 24-hour average noise level with noise occurring during evening hours (7 - 10 p.m.) weighted by a factor of three and nighttime hours weighted by a factor of 10 prior to averaging.
Frequency	The measure of the rapidity of alterations of a periodic signal, expressed in cycles per second or hertz.
IIC	Impact Insulation Class (IIC): A single-number representation of a floor/ceiling partition's impact generated noise insulation performance. The field-measured version of this number is the FIIC.
L_{dn}	Day/Night Average Sound Level. Similar to CNEL but with no evening weighting.
Leq	Equivalent or energy-averaged sound level.
L_{max}	The highest root-mean-square (RMS) sound level measured over a given period of time.
Loudness	A subjective term for the sensation of the magnitude of sound.
Masking	The amount (or the process) by which the threshold of audibility is for one sound is raised by the presence of another (masking) sound.
Noise	Unwanted sound.
Peak Noise	The level corresponding to the highest (not RMS) sound pressure measured over a given period of time. This term is often confused with the "Maximum" level, which is the highest RMS level.
RT₆₀	The time it takes reverberant sound to decay by 60 dB once the source has been removed.
STC	Sound Transmission Class (STC): A single-number representation of a partition's noise insulation performance. This number is based on laboratory-measured, 16-band (1/3-octave) transmission loss (TL) data of the subject partition. The field-measured version of this number is the FSTC.



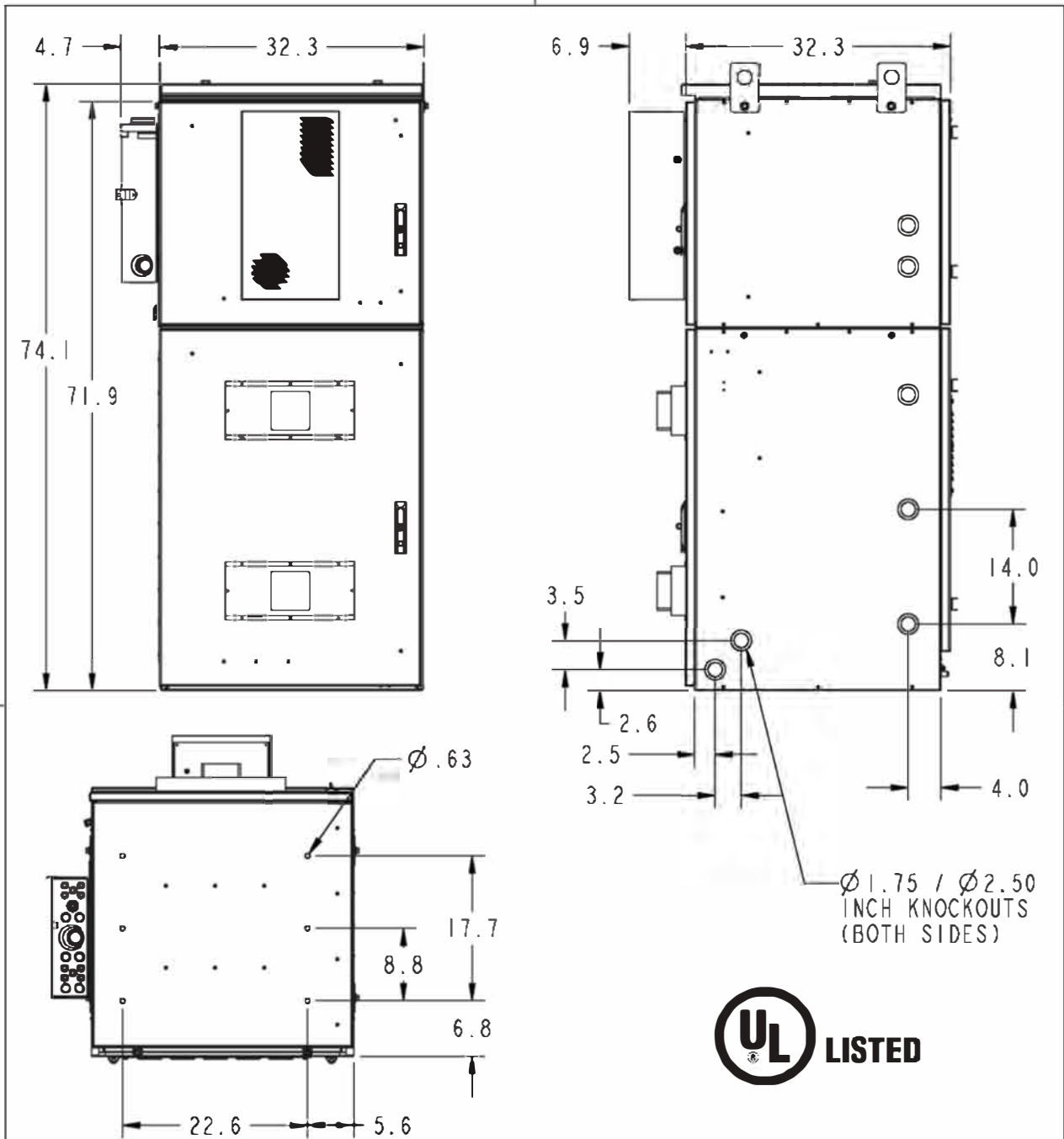
Appendix B

Typical A-Weighted Sound Levels of Common Noise Sources Decibel Scale (dBA)*



*Sources:
www.cdc.gov/niosh/topics/noise/noisemeter.html
http://e-a-r.com/hearingconservation/faq_main.cfm

Appendix C-1



WEIGHT WITH BATTERIES:
2296 LBS.

WEIGHT WITHOUT BATTERIES:
760 LBS.

MAX NOISE LEVEL:
55-60dB

NorthStar NSB-170FT batteries
at 128 lbs each, Qty 12

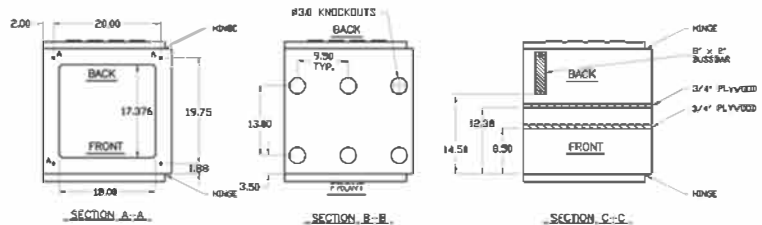
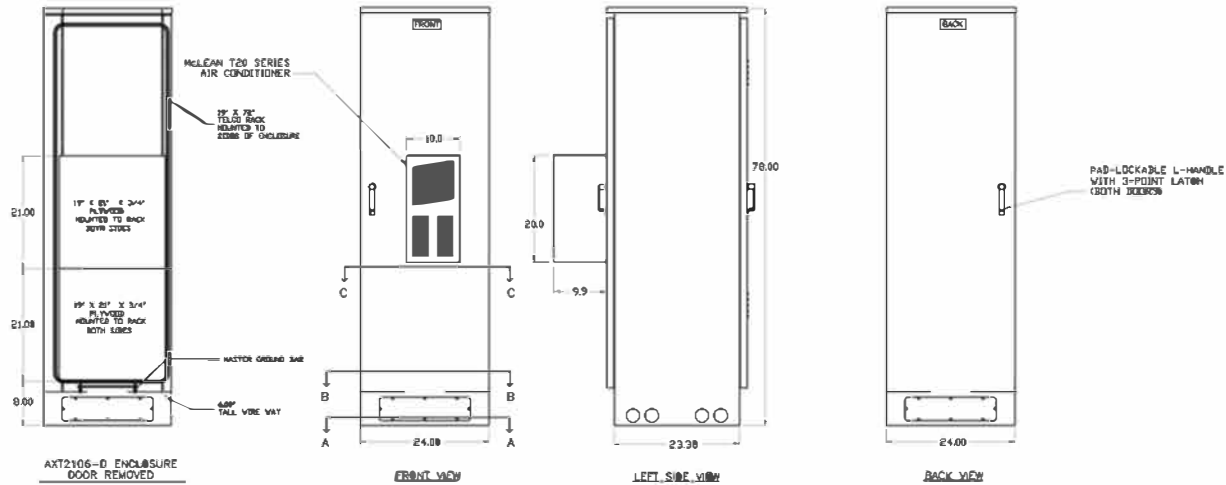
CHARLES PART #
CUBE-SS4C215XC1

Charles Industries Ltd.
Telecommunications Group
Charles Center, 5600 Apollo Drive
Bellingham, WA, 98206
Telephone: 847-806-8300

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Verizon Wireless
Large Site Support Enclosure

REV.	DESCRIPTION	DATE	APPROVED
000	INITIAL RELEASE	06/09/2011	J.S.
	A.C. DETAILS ADDED TO NOTES	05/01/2014	J.S.



- NOTES:
1. PRODUCT SPECIFICATIONS SUBJECT TO CHANGE
 2. ENCLOSURE IS TYPE 3R, RAINPROOF
 3. ENCLOSURE IS ALUMINUM, WELDED CONSTRUCTION WITH POWDER COATED FINISH
 4. WEIGHT ≈ 300-lb
 5. AIR CONDITIONER MODEL: McCLEAN #T200216G150 . NOISE LEVEL AT A DISTANCE OF 1.5M = 66 dB (A)

PROPRIETARY AND CONFIDENTIAL
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CHECKED		
ENG APPR.	JEGESSELE	
MFG APPR.		
QA		
COMMENTS		

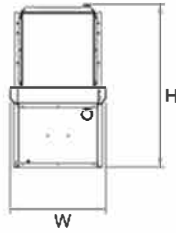


TITLE: AXT WITH T20	
SIZE DWG. NO. B T1134689AD2P000	REV 000
SCALE: =	SHEET 1 OF 1

Appendix D

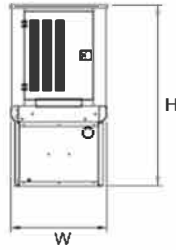
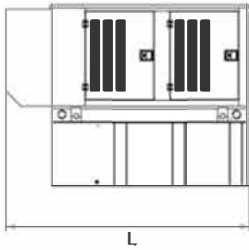
SD030

dimensions, weights and sound levels



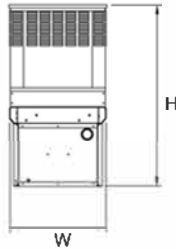
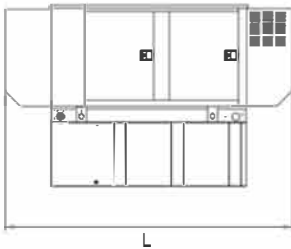
OPEN SET

RUN TIME HOURS	USABLE CAPACITY (GAL)	L	W	H	WT	dBA*
NO TANK	-	76	38	46	2060	82
20	54	76	38	59	2540	
48	132	76	38	71	2770	
77	211	76	38	83	2979	
109	300	93	38	87	3042	



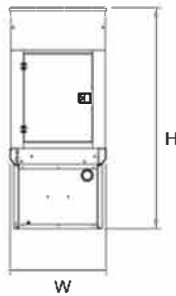
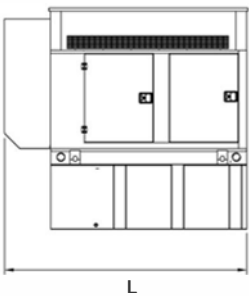
STANDARD ENCLOSURE

RUN TIME HOURS	USABLE CAPACITY (GAL)	L	W	H	WT	dBA*
NO TANK	-	95	38	50	2362	77
20	54	95	38	63	2842	
48	132	95	38	75	3072	
77	211	95	38	87	3281	
109	300	95	38	91	3344	



LEVEL 1 ACOUSTIC ENCLOSURE

RUN TIME HOURS	USABLE CAPACITY (GAL)	L	W	H	WT	dBA*
NO TANK	-	113	38	50	2515	70
20	54	113	38	63	2995	
48	132	113	38	75	3225	
77	211	113	38	87	3434	
109	300	113	38	91	3497	



LEVEL 2 ACOUSTIC ENCLOSURE

RUN TIME HOURS	USABLE CAPACITY (GAL)	L	W	H	WT	dBA*
NO TANK	-	95	38	62	2520	68
20	54	95	38	75	3000	
48	132	95	38	87	3230	
77	211	95	38	99	3439	
109	300	95	38	103	3502	

*All measurements are approximate and for estimation purposes only. Weights are without fuel in tank. Sound levels measured at 23ft (7m) and does not account for ambient site conditions.

- Tank Options
- MDEQ OPT
 - Florida DERM/DEP OPT
 - Chicago Fire Code OPT
 - IFC Certification CALL
 - ULC CALL

Other Custom Options Available from your Generac Industrial Power Dealer

YOUR FACTORY RECOGNIZED GENERAC INDUSTRIAL DEALER

Specification characteristics may change without notice. Dimensions and weights are for preliminary purposes only. Please consult a Generac Power Systems Industrial Dealer for detailed installation drawings.

Generac Power Systems, Inc. • S45 W29290 HWY 59, Waukesha, WI 53189 • generac.com

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WASHOE COUNTY
COMMUNITY SERVICES DEPARTMENT
 Planning and Building

1001 EAST 9TH STREET
 PO BOX 11130
 RENO, NEVADA 89520-0027
 PHONE (775) 328-3600
 FAX (775) 328.6133

Board of Adjustment Action Order

Special Use Permit Case Number WSUP18-0001

Decision: Approval with Conditions
 Decision Date: April 5, 2018
 Mailing/Filing Date: April 9, 2018
 Applicant: Sacramento Valley LP
 dba Verizon Wireless
 Assigned Planner: Eva Krause, Planner
 Washoe County Community Services Department
 Planning and Building Division
 Phone: 775.328.3628
 E-Mail: ekrause@washoecounty.us

Special Use Permit Case WSUP18-0001 (Ax Handle Canyon Wireless) – For possible action, hearing, and discussion to approve a special use permit for the installation and operation of a 104-foot tall monopole telecommunication facility with all necessary appurtenances/supporting equipment and facilities, for major grading (cut and fill of more than 1,000 cubic yards of material) to extend the utility access road an additional ±500 feet from the existing 1,700 foot driveway terminus at the residence on the property to the facility's leased area, and to vary development code requirements for landscaping and parking for a commercial use by waiving them for this project.

- Applicant: Sacramento Valley LP
d/b/a Verizon Wireless
- Property Owner: 14855 Pyramid Highway Land Trust
- Location: 14855 Pyramid Highway
- APN: 076-272-03
- Parcel Size: 79.82 acres
- Master Plan: Rural (R)
- Regulatory Zone: General Rural Agriculture (GRA)
- Area Plan: Warm Springs
- Citizen Advisory Board: Warm Springs/Rural
- Development Code: Authorized in Article 810, Special Use Permits, Article 438
Grading Standards, Article 324 Communication Facilities
- Commission District: 5 – Commissioner Herman
- Section/Township/Range: Section 24, T22N, R20E, MDM,
Washoe County, NV

Notice is hereby given that the Washoe County Board of Adjustment granted approval with conditions for the above referenced case number based on the findings in accordance with Washoe County Development Code Article 810, Special Use Permits. If no appeals have been filed within 10 calendar days from the Mailing/Filing Date shown on this Action Order, the approval by the Washoe County Board of Adjustment is final. If filed, an



INTEGRITY



EFFECTIVE
COMMUNICATION



QUALITY
PUBLIC SERVICE

To: Sacramento Valley LP dba Verizon Wireless
Subject: Special Use Permit Case WSUP18-0001
(Ax Handle Canyon Wireless)
Date: April 9, 2018
Page: 2

appeal stays any further action on the decision until final resolution of the appeal. An appeal shall be filed in accordance with the provisions found in Article 912 of the Washoe County Development Code.

The action was based on the following findings in accordance with Washoe County Code Section 110.810.30:

1. Consistency. That the proposed use is consistent with the Warm Springs Area Plan;
2. Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
3. Site Suitability. That the site is physically suitable for a telecommunications monopole with all necessary appurtenances and for the intensity of such a development;
4. Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area;
5. Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation;

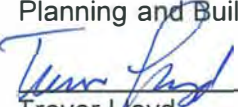
Findings required by Section 110.324.75, for a telecommunications facility:

6. Sections 110.324.40 through 110.324.60 Requirements;
7. Public input was considered; and,
8. Will not unduly impact the adjacent neighborhoods or the vistas and ridgelines of the County.

This Action Order is issued subject to the attached conditions and Washoe County development standards. Please contact the planner assigned to your project at the above-referenced phone number within 7 days of receipt of this Order to review the steps necessary to satisfy the Conditions of Approval. Any business license, certificate of occupancy, or final approval shall not be issued until all of the Conditions of Approval are satisfied. Additionally, compliance shall be required with all federal, state, and local statutes, ordinances, and regulations applicable to the approved project.

This Action Order does not authorize grading or building without issuance of the necessary permits from the Washoe County Planning and Building Division.

Washoe County Community Services Department
Planning and Building Division



Trevor Lloyd
Secretary to the Board of Adjustment

TL/EK/df

Attachments: Conditions of Approval

To: Sacramento Valley LP dba Verizon Wireless
Subject: Special Use Permit Case WSUP18-0001
(Ax Handle Canyon Wireless)
Date: April 9, 2018
Page: 3

Applicant: Sacramento Valley LP d/b/a Verizon Wireless
Attn: CWC
2009 V Street
Sacramento CA 95818
bmerritt@completewireless.net

Owner: 14855 Pyramid Way Land Trust
c/o Renia Smith
PO Box 17283
Reno NV 89510-7283
renia_smith@hotmail.com

Action Order xc: Nathan Edwards, District Attorney's Office; Keirsten Beck, Assessor's Office; Cori Burke, Assessor's Office; Leo Vesely, Engineering and Capital Projects; Denise Reynolds, Truckee Meadows Fire Protection District; Warm Springs/Rural Citizen Advisory Board, Chair



Conditions of Approval

Special Use Permit Case Number WSUP18-0001

The project approved under Special Use Permit Case Number WSUP18-0001 shall be carried out in accordance with the Conditions of Approval granted by the Board of Adjustment on April 5, 2018. Conditions of Approval are requirements placed on a permit or development by each reviewing agency. These Conditions of Approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act.

Unless otherwise specified, all conditions related to the approval of this Special Use Permit shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Building Division.

Compliance with the conditions of approval related to this Special Use Permit is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the Special Use Permit may result in the institution of revocation procedures.

Washoe County reserves the right to review and revise the conditions of approval related to this Special Use Permit should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, "may" is permissive and "shall" or "must" is mandatory.

Conditions of Approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., grading permits, building permits, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some "Conditions of Approval" are referred to as "Operational Conditions." These conditions must be continually complied with for the life of the project or business.

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

Washoe County Planning and Building Division

1. The following conditions are requirements of the Planning and Building Division, which shall be responsible for determining compliance with these conditions.

Contact Name – Eva Krause, (775) 328-3628 ekrause@washoecounty.us

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit.
- b. The applicant shall submit complete construction plans and building permits shall be issued within two years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits.
- c. In addition to the requirements of the Building Program, the building permit application shall include all information specified in **WWC Section 110.324.60 Wireless Communication/Cellular Facilities Permitting Requirements**. Including Property Owner's assurances that the structure shall be removed if the use of the facility is discontinued for 12 months.
- d. All equipment, monopole and walls enclosing the lease sites shall be painted/stained or tinted by other means, to be a color of tan or brown to blend with the surrounding landscape.
- e. The applicant shall agree to waive any claims against Washoe County, as well as the Truckee Meadows Fire Protection District, for damages to Verizon property or equipment arising out of a longer response time due to design of the access road.
- f. The Board of Adjustment finds that due to the physical conditions of the site, including the unavailability of water for commercial use and the distance from any public road or private residence the requirement for commercial landscaping is excessive and unnatural. Therefore the Board waives all requirements for commercial landscaping surrounding the lease areas.
- g. The Board of Adjustment finds that due to the nature of the use, that the site is not accessible to the public, and the limited number of vehicles and minimal number of site visits required by facility technicians, the requirements of the commercial parking standards is excessive. The Board waives all requirements for paved parking for the facility as proposed.
- h. A note shall be placed on all construction drawings and grading plans stating:

NOTE

Should any cairn or grave of a Native American be discovered during site development, work shall temporarily be halted at the specific site and the Sheriff's Office as well as the State Historic Preservation Office of the Department of Conservation and Natural Resources shall be immediately notified per NRS 383.170.

- i. The following **Operational Conditions** shall be required for the life of the development:
 - i. Failure to comply with the conditions of approval shall render this approval null and void.
 - ii. The lease holder for the facility shall maintain the appearance of the facility and the lease area. Maintenance shall include replace and repair of fencing, screening walls and equipment; repainting or staining of walls, tower and equipment as needed to blend with the surrounding; the removal of weeds and debris around and inside the lease areas.
 - iii. The applicant and any successors shall direct any potential purchaser and/or the special use permit to meet with the Planning and Building Division to review Conditions of Approval prior to the final sale of the site and/or the special use permit. Any subsequent purchaser/operator of the site and/or the special use

permit shall notify the Planning and Building Division of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.

Washoe County Engineering and Capital Projects

2. The following conditions are requirements of the Engineering Division, which shall be responsible for determining compliance with these conditions.

Contact Name – Leo Vesely (775) 328-2313, ivesely@washoecounty.us

- a. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, to include revegetation and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. All grading shall comply with County Code Article 438, Grading Standards. Silts shall be controlled on-site.
- b. The applicant shall provide proof of easements for the lease area, access and utilities. A copy of the recorded easements shall be submitted to the Engineering Division prior to issuance of a building permit.
- c. All existing and proposed easements shall be shown on the site and/or grading plan. The County Engineer shall determine compliance with this condition.
- d. Slopes in excess of, or steeper than, three horizontal to one vertical (3:1) may be permitted at the discretion of the County Engineer for the utility access road, as provided for in WCC 110.438.35.

*** End of Conditions ***