Board of Adjustment Staff Report

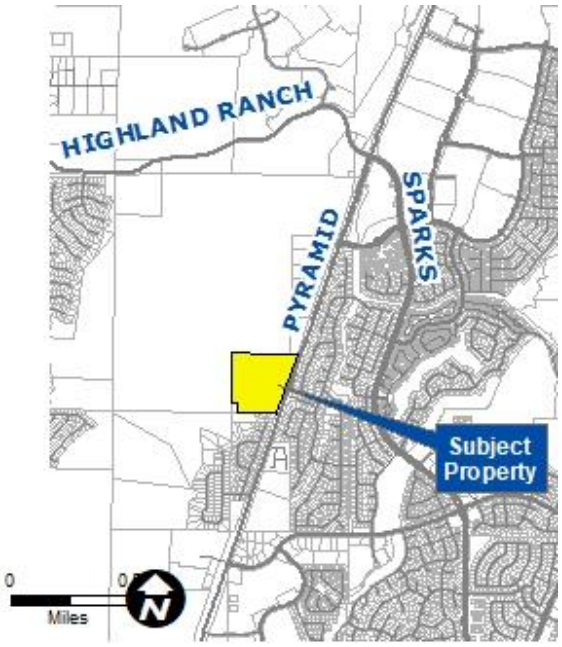
Meeting Date: July 6, 2023 **Agenda Item: 9B**

SPECIAL USE PERMIT CASE NUMBER:	WSUP22-0028 (Summit Church tower)
BRIEF SUMMARY OF REQUEST:	To construct a new 58-foot stealth monopole tower
STAFF PLANNER:	Julee Olander, Planner Phone Number: 775.328.3627 E-mail: jolander@washoecounty.gov

CASE DESCRIPTION

For hearing, discussion, and possible action to approve a special use permit for a wireless communication facility for a 58-foot-high stealth monopole structure, disguised to resemble a windmill. The proposal also requests to waive all landscaping standards in Washoe County Development Code Article 412 and to modify the parking requirements in Article 410 by not requiring a paved parking space.

Applicant:	Crown Castle
Property Owner:	Summit Christian Church
Location:	7075 Pyramid Way
APN:	083-730-13
Parcel Size:	36.7 acres
Master Plan:	Open Space (OS)
Regulatory Zone:	Public Semi-Public (PSP)
Area Plan:	Spanish Springs
Development Code:	Authorized in Article 810, Special Use Permit and Article 324, Communication Facilities
Commission District:	4– Commissioner Andriola



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 WSUP22-0028 for Summit Christian Church, 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 15)

Staff Report Contents

Exhibits Contents

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. Certain notice requirements must be met, which are discussed in this report. 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) requirements. The Board of Adjustment will also be ruling on the request(s) to vary standards below:

Variance Requested	Relevant Code
Waive all landscaping standards due to lacking irrigation requirements	110.412.40(a)-(d); 110.412.65(a)-(h)
Waive paved parking requirement due to being a non-manned facility	110.410.25(e)

Special Communications Facility requirements.

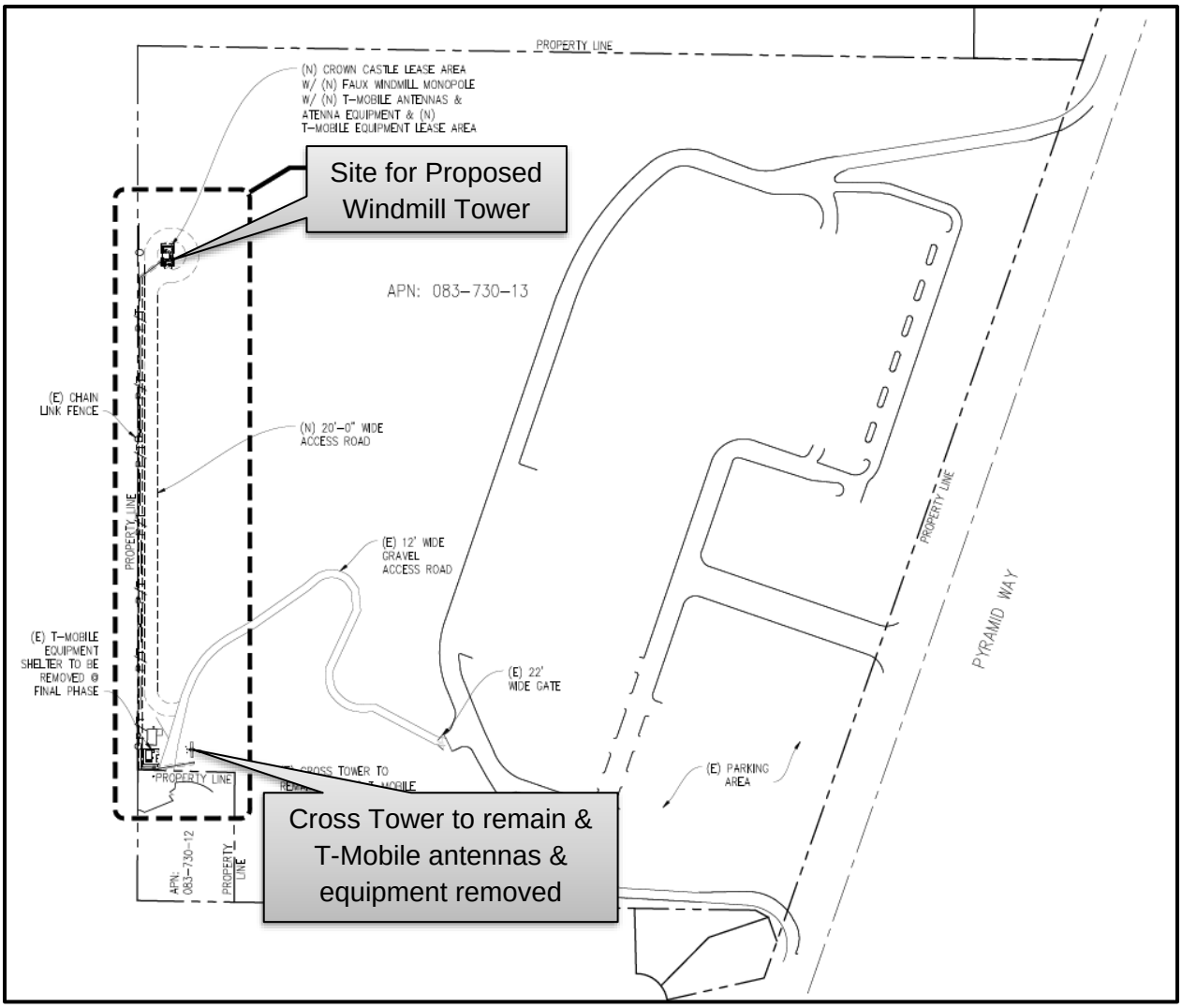
The proposed facility is a "communications facility" under Article 324 of the County Development Code which imposes specialized requirements and provides that when approving a special use permit, the Board must adopt the three additional findings listed in WCC Section 110.324.75 which are discussed in 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:

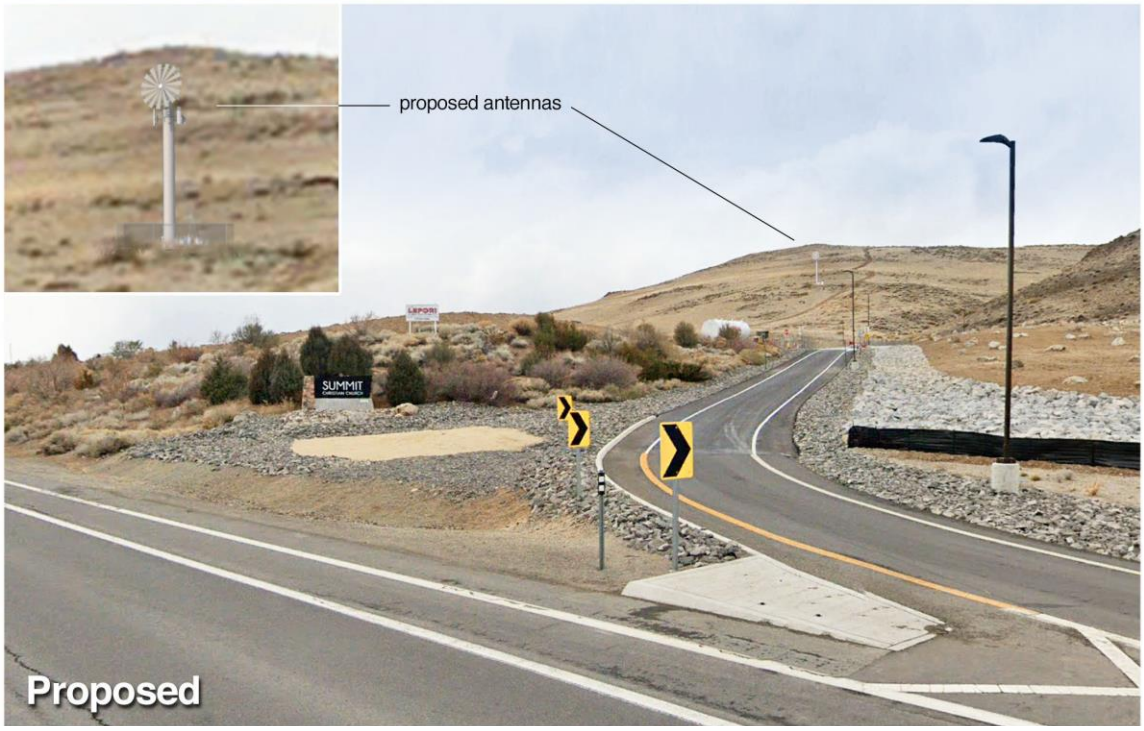
- We shall not unreasonably discriminate among providers of functionally equivalent services;
- We shall not prohibit or have the effect of prohibiting the provision of personal wireless services;
- We must act within a reasonable time on applications for permits (presumed to be 150 days under FCC "shot clock" rules);

- If we deny 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.
- We 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.


PROPERTY LINE
(N) CROWN CASTLE LEASE AREA
W/ (N) FAUX WINDMILL MONOPOLE
W/ (N) T-MOBILE ANTENNAS &
ATENNA EQUIPMENT & (N)
T-MOBILE EQUIPMENT LEASE AREA
Site for Proposed Windmill Tower
APN: 083-730-13
(E) CHAIN LINK FENCE
(N) 20'-0" WIDE ACCESS ROAD
PROPERTY LINE
(E) 12' WIDE GRAVEL ACCESS ROAD
(E) T-MOBILE EQUIPMENT SHELTER TO BE REMOVED @ FINAL PHASE
(E) 22' WIDE GATE
PROPERTY LINE
PYRAMID WAY
(E) PARKING AREA
Cross Tower to remain & T-Mobile antennas & equipment removed
APN: 083-730-12
PROPERTY LINE

Site Plan


Existing


proposed antennas
Proposed

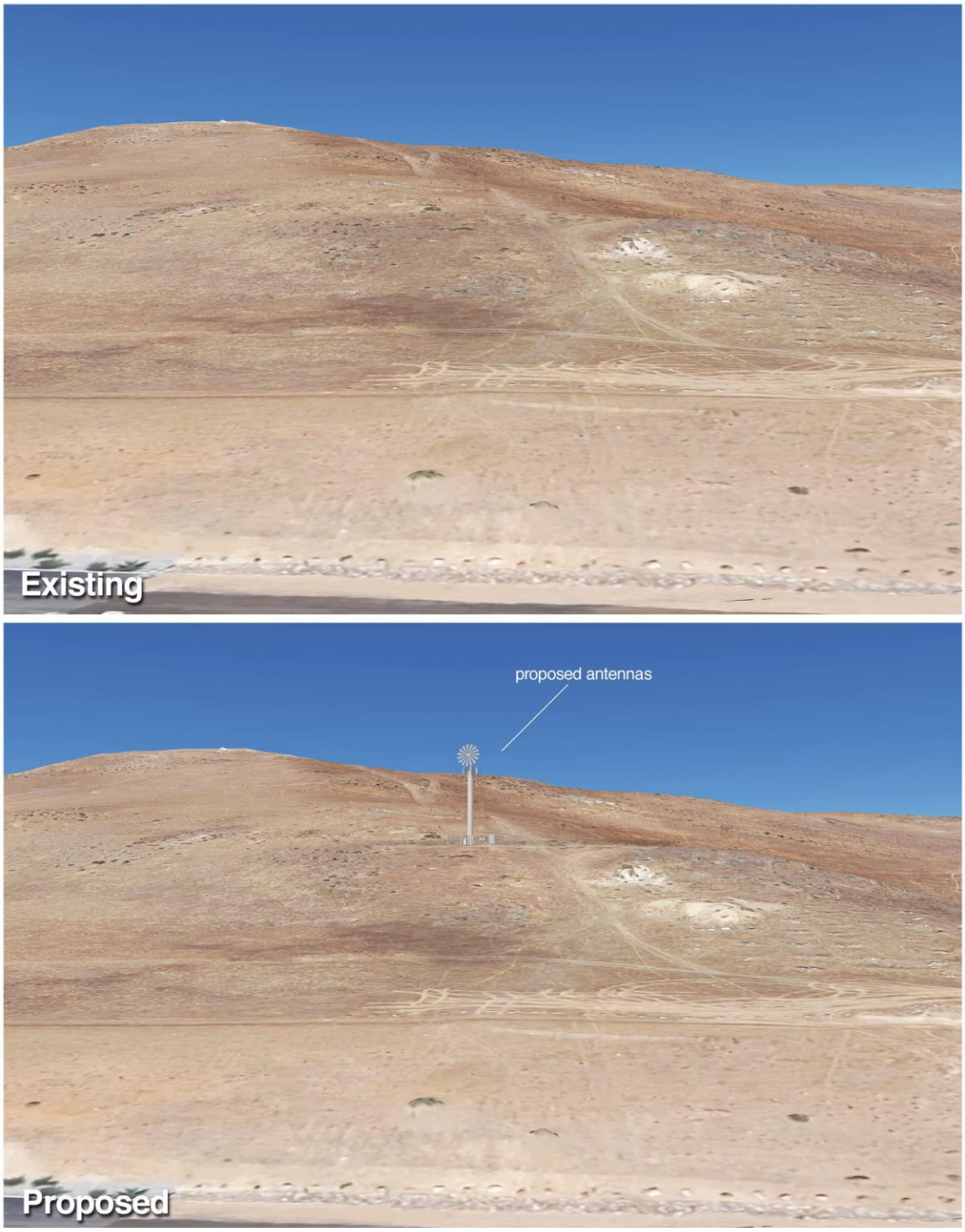
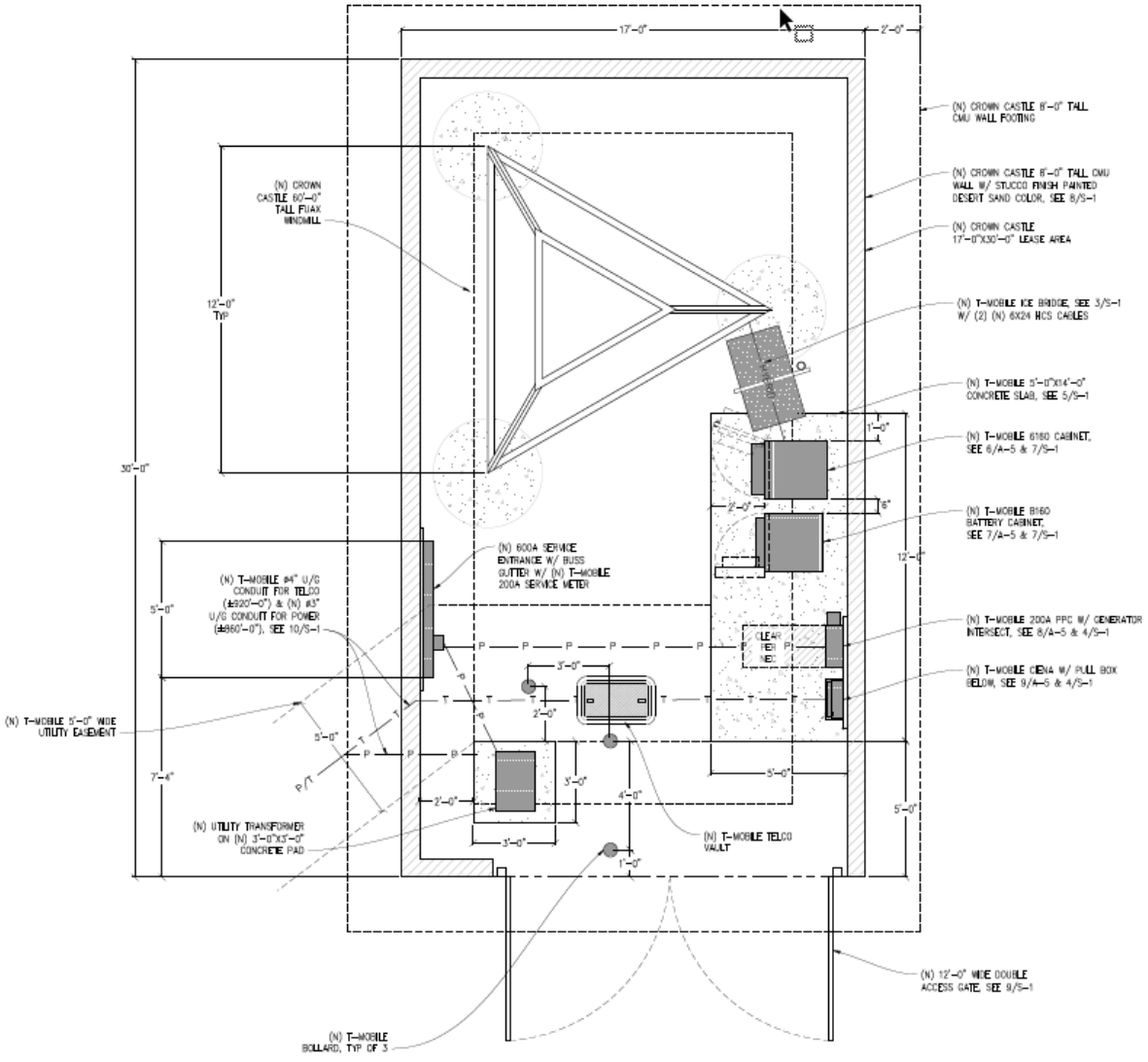
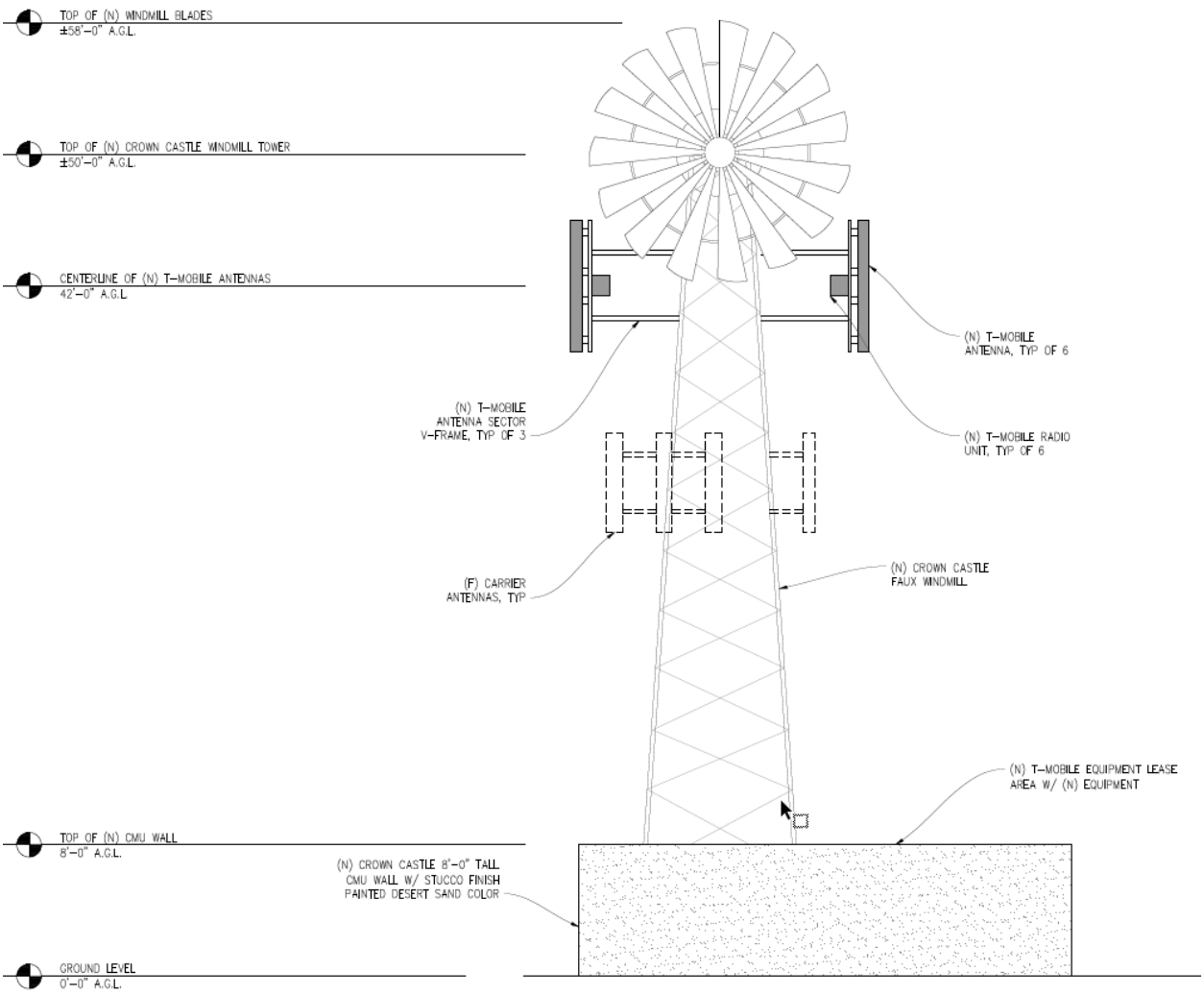


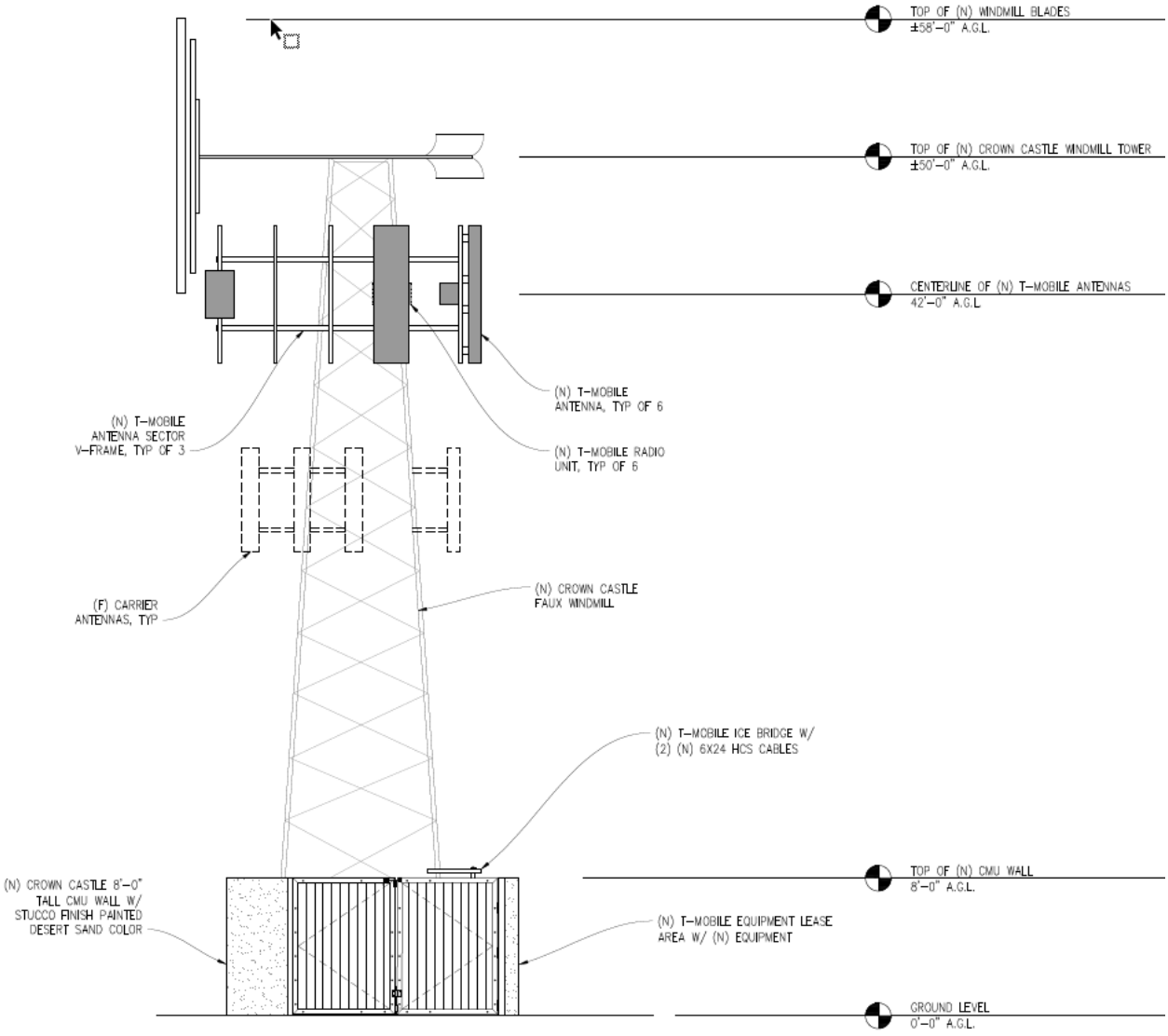
Photo Simulations



Equipment Plan



West View of Tower Elevation



South View of Tower Elevation

Project Evaluation

The applicant is requesting to construct a 58-foot-high stealth monopole structure, disguised to resemble a windmill on a 36.7 acres where Summit Christian Church is located. The tower will be located west of the church building and north of an existing cross tower, which will remain (See Site Plan on page 5). The ancillary equipment located by the cross will be removed. The applicant is requesting to waive the landscaping and paved parking space requirements.

The parcel has a master plan designation of Open Space (OS) and has a regulatory zone of Public/Semi-Public Facilities (PSP). The parcels to the south and east have a master plan designation of Suburban Residential (SR) and regulatory zoning of Medium Density Suburban (MDS). The 456-acre vacant parcel to the west and north has a master plan designation of OS and a regulatory zoning of OS. This parcel is owned by the federal government.

Summit Christian Church and the existing cross cell tower are located on a 36.7-acre parcel off Pyramid Highway. There is no other development on the western portion of the parcel where the proposed tower will to be located. This portion of the parcel is steep with no vegetation. The tower will be visible to properties to the east and south (see photometrics on page 7).

The tower will be a 58-foot-high stealth monopole structure, disguised to resemble a windmill (See pages 9 & 10). The allowed height in the PSP regulatory zoning is 65 feet. The 30'x17' (510 SF) enclosure will be fenced with an 8-foot-tall CMU block, painted with a desert color and there will 12-foot-wide gate with two corrugated steel swing gates. The new tower and ancillary generator will be located within the fenced enclosure. The fence will keep the area secure from the public and wildlife. The applicant anticipates using the existing access roads leading to the tower site, which is unpaved.

Modifications:

A communication facility use is considered a commercial use and WCC 110.412.40(a) requires that 20% of the total developed land area be landscaped. The applicant has requested to waive the landscaping requirement because the facility is located in an area with native vegetation and no available water for irrigation. Also, WCC 110.410.25(e) requires one paved parking space per antenna. The applicant is requesting to waive the paving requirement because of the location and the site is an unmanned facility. The SUP allows the BOA to vary the landscaping and parking requirements.

Visual Impacts:

The request to add a telecommunications monopole is consistent with Washoe County Development Code Article 324, Telecommunications standards. The proposed monopole will be disguised as a windmill. The proposed monopole which will be located along the western portion of the parcel and will be visible from various locations as the photo stimulates show on page 6 & 7 of the staff report.

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.

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.

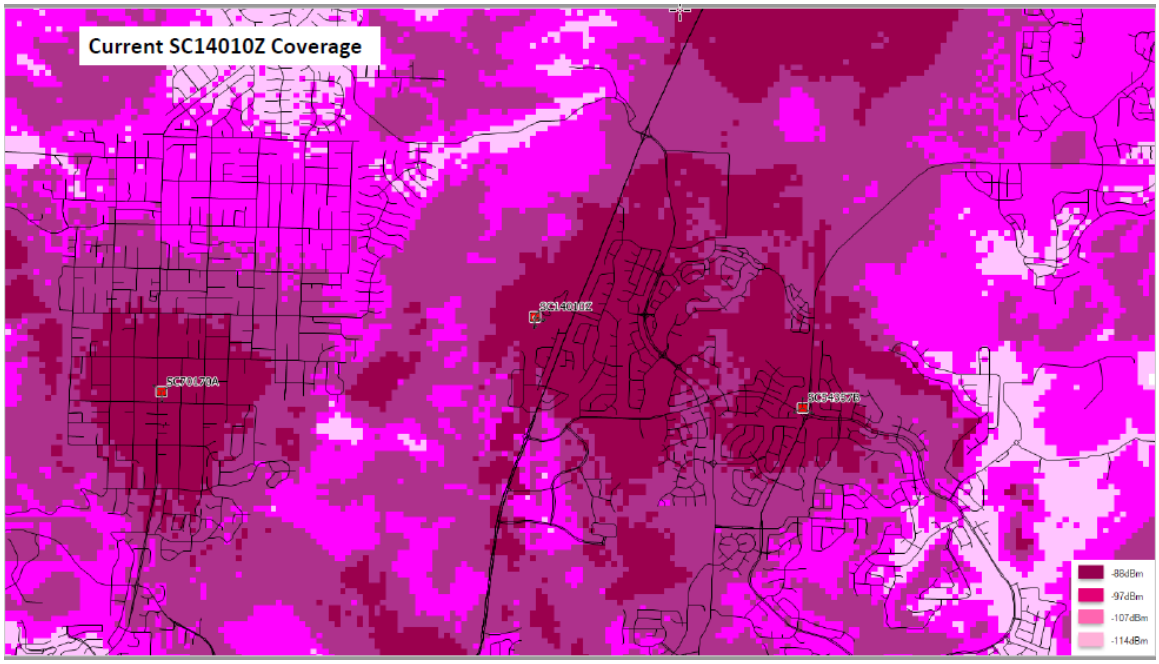
The following placement standards by type of antenna shall be complied with notwithstanding the preferred location and type of antenna enumerated in this section:

(e) Monopole Antenna. The placement of a monopole antenna shall comply with the following criteria:

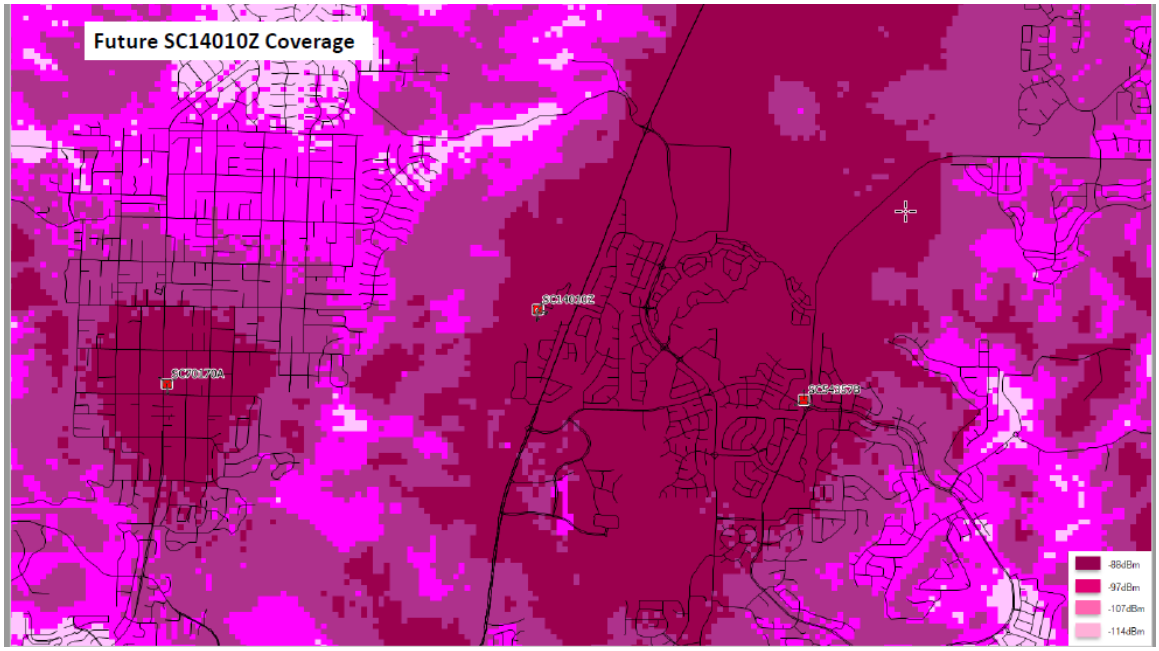
(1) "Antennas shall be allowed in all Rural Residential, Public/Semi-Public Facilities (PSP), General Commercial (GC), Neighborhood Commercial/Office (NC), Tourist Commercial (TC), Industrial (I), Parks and Recreation (PR), and Specific Plan (SP) regulatory zones. Antennas shall be limited to the building 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.

Current Coverage Map



Future Coverage Map



Area Plan Evaluation

The subject parcel is located within the Spanish Springs Area Plan. Staff was unable to find any relevant policies related to communication facilities.

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
Washoe County Building & Safety	X			
Washoe County Sewer	X			
Washoe County Traffic	X	X		
Washoe County Water Rights Manager (All Apps)	X	X		Timber Weiss, tweiss@washoecounty.gov
Washoe County Engineering (Land Development) (All Apps)	X	X	X	Rob Wimer, rwimer@washoecounty.gov;
WCHD Environmental Health	X	X		James English, jenglish@washoecounty.gov
TMFPD	X	X	X	Dale Way, dway@tmfpd.us;
Airport Authority	X			

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

Neighborhood Meeting

The applicant held a neighborhood meeting at the East Washoe Valley Community Center on March 30, 2023, with 2 people attended the meeting. The applicant provided a brief presentation and the attendees had questions location and the type of tower. There were no specific concerns or proposed changes from the attendees.

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 Spanish Springs Area Plan;

Staff Comment: Staff has reviewed the Master Plan and the Spanish 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 Spanish 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 parcel has existing wireless facility on the site and the proposed windmill tower has the proper improvements to the site for the communication facility. 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: There is an existing wireless tower, disguised as a cross, located in the western portion of the parcel. The location of the proposed windmill tower will be north of the existing cross tower and is located in a vacant area of the parcel. The tower is not close to the church buildings or parking and will not have significant impact to the church activities.

(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: Based on the requirements of the FCC, the "Electromagnetic Frequency (RF) exposure level due to the proposed site is well below the maximum allowable by FCC Regulations. 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 has heard and considered public comment during the public hearing. 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 of denying this 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: Based on a review of the photographs and drawings in the Staff Report and Application, the proposed monopole "will not unduly impact the adjacent neighborhoods or the vistas and ridgelines of the County". The tower will be disguised as a windmill, which will thereby lessen the visual impacts.

Recommendation

After a thorough analysis and review, Special Use Permit Case Number WSUP22-0028 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 WSUP22-0028 for Summit Christian Church, 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.

Applicant/ Owner:	Summit Christian Church 7075 Pyramid Lakes Sparks, NV 89436
Representatives:	Crown Castle., Attn: Lisa Elliott Lisa@streamlineeng.com

Conditions of Approval

Special Use Permit Case Number WSUP22-0028

The project approved under Special Use Permit Case Number WSUP22-0028 shall be carried out in accordance with the conditions of approval granted by the Board of Adjustment on July 6, 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 – Julee Olander, 775.328.3627, jolander@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 telecommunications tower owner shall be responsible for maintenance of the tower structure and related appurtenances and equipment for said site.

   g. 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. The applicant should provide an accurate site plan with all parcel lines shown and grading required to construct the tower and access road.

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 – Dale Way, Deputy Fire Chief, 775. 326-6000, dway@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/

*** End of Conditions ***

Date: May 25, 2023

To: Julee Olander, Planner

From: Robert Wimer, P.E., Licensed Engineer

Re: Special Use Permit for ***Summit Church Tower WSUP22-0028***
APN 083-730-13

GENERAL PROJECT DISCUSSION

Washoe County Engineering staff has reviewed the above referenced application. The Special Use Permit is for the construction of a cell tower and is located on approximately 36.7 acres at the west side of Pyramid Highway at the intersection of Pyramid Highway and Golden View Drive. The Engineering and Capital Projects Division requires additional information to approve the submittal. The applicant should provide an accurate site plan with all parcel lines shown and grading required to construct the tower and access road.

From: Way, Dale
To: Olander, Julee
Cc: Lemon, Brittany
Subject: WSUP22-0028 (Summit Church Tower)
Date: Monday, May 15, 2023 9:06:34 AM

Julee,

"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/.

This project is located in a Moderate Hazard WUI Zone.

Thank you.

Dale Way
Deputy Fire Chief – Fire Prevention | Truckee Meadows Fire & Rescue
dway@tmfpd.us | Office: 775.326.6000
3663 Barron Wy, Reno, NV 89511

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

WASHOE COUNTY
HEALTH DISTRICT
ENHANCING QUALITY OF LIFE

April 27, 2023

Washoe County Community Services
Planning and Development Division

RE: Summit Church Tower; 083-730-13
Special Use Permit; WSUP22-0028

Dear Washoe County Staff:

The following conditions are requirements of the Washoe County Health District, Environmental Health Services Division, (WCHD), which shall be responsible for determining compliance with these conditions.

Contact Name – James English - jenglish@washoecounty.us

a) Condition #1: The WCHD has reviewed the above referenced application and has concerns related to the application as submitted.

b) Condition #2: The proposed project is in a previously approved location.

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

Sincerely,

James English, REHS, CP-FS
EHS Supervisor
Environmental Health Services
Washoe County Health District

From: Thomsen, Richard
To: Olander, Julee
Subject: May Application Review Memorandum I
Date: Wednesday, May 24, 2023 1:36:34 PM
Attachments: Outlook-weqkdrgt.png
Outlook-3f0jd2b5.png
Outlook-xh5ywyqh.png
Outlook-bunpk2vh.png
Outlook-aepqxa3m.png

Julee,

Washoe County CSD/Operations/Roads has no comments and/or conditions for the Application Submitted.

#2 – Board of Adjustment – July 6, 2023

Thank you,

Rich Thomsen
Road Supervisor | Community Services Department
rthomsen@washoecounty.gov | Office: 775.328.2180
625 Mt. Rose Highway Incline Village NV 89451

WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

P.O. Box 11130
Reno, Nevada 89520-0027
Phone: (775) 328-3600
Fax: (775) 328-3699

May 24, 2023

TO: Julee Olander, Planner, CSD, Planning & Development Division

FROM: Timber Weiss, Engineer, CSD

SUBJECT: Special Use Permit Case Number WSUP22-0028 (Summit Church Tower)

Project description:

The applicant is proposing to approve a special use permit for the construction of a new wireless cellular facility consisting of a 50-foot-high stealth monopole structure, disguised to resemble a windmill.

The property is located at 7075 Pyramid Way, Assessor's Parcel Number(s): 083-730-13

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

No water rights comments for the grading under this permit.

From: Steve Shell
To: Olander, Julee
Subject: WSUP22-028
Date: Thursday, May 18, 2023 9:17:20 AM
Attachments: image001.png
image002.png
image003.png
image006.png
image008.png

[**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 active water rights on the subject property.
The subject properties lie within the Truckee Meadows Water Authority service area.
Any water used on the described lands should be provided by an established utility or under permit issued by the State Engineer's Office.

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

Project Name: PYRAMID 828014

Meeting Location: Spanish Springs Library Paiute Room 7100 A Pyramid Highway Sparks NV

Meeting Date: 3/30/23 2:15 pm

Neighborhood Meeting
SUMMARY

Virtual Meeting Option Provided: ○ YES ◉ NO

Hosted By (Name): LISA ELLIOTT **(Company):** TMO

Contact (Email): LISA@STREAMLINEENG.COM **(Phone):** 209 605 2736

Public Concerns:

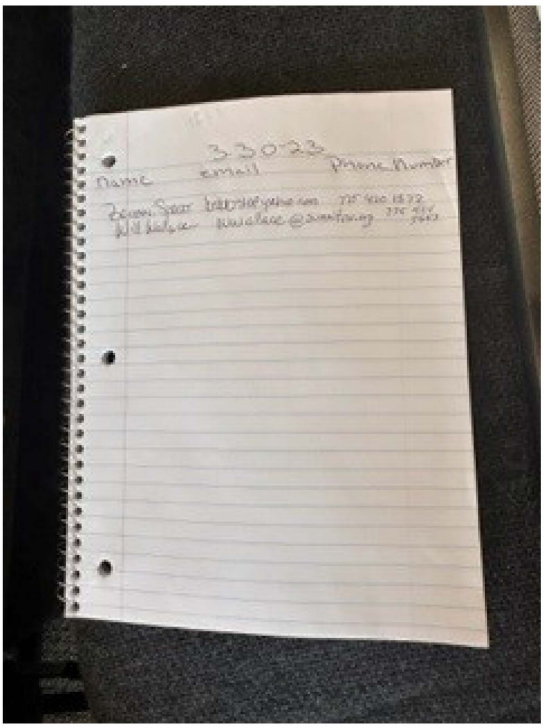
1. NONE
2.
3.
4.
5.

Changes Made to Proposal (if applicable):

1. NONE
2.
3.
4.
5.

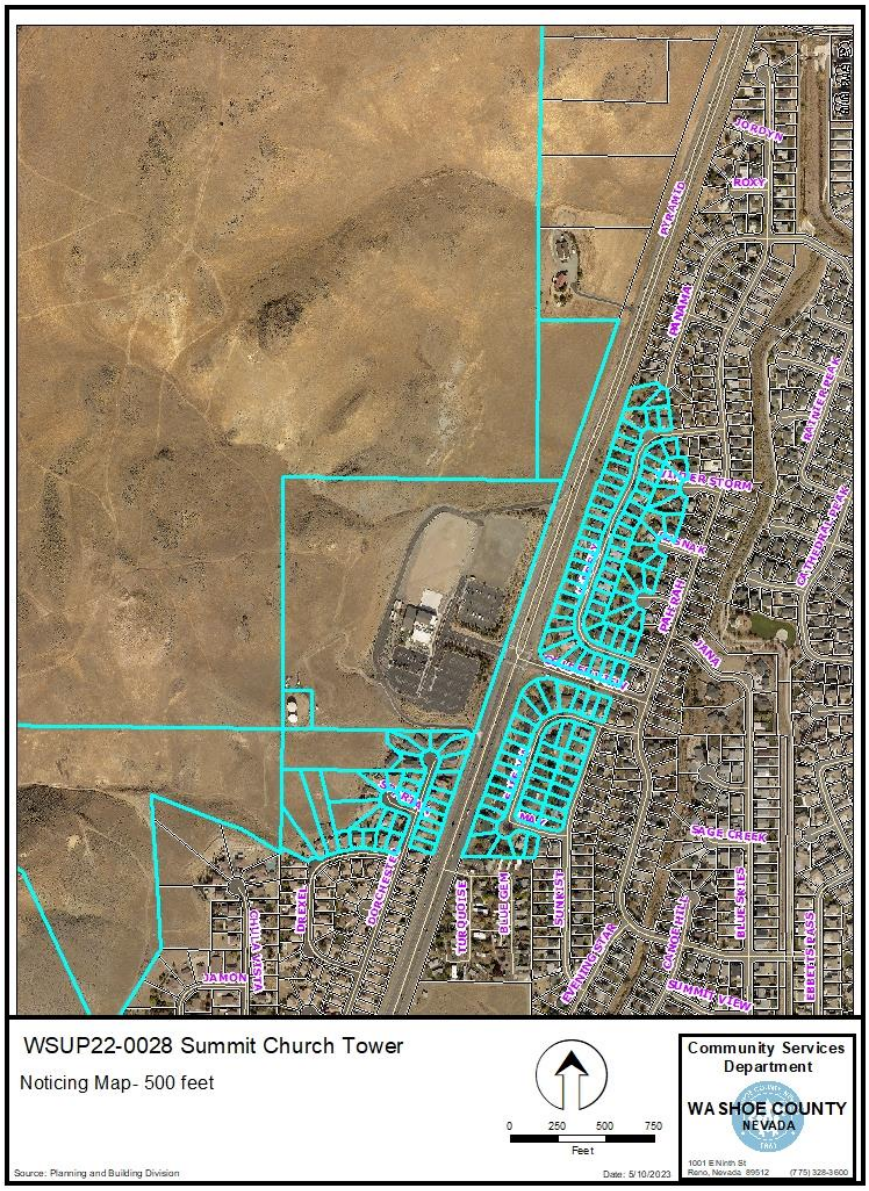
Any Additional Comments:

NONE


33023
Name
email
Phone Number

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 500-foot radius of the subject property. A total of 138 separate property owners were noticed a minimum of 10 days prior to the public hearing date.



Public Notice Map

Special Use Permit Case Number WSUP22-0028

Community Services Department

Planning and Building

SPECIAL USE PERMIT

APPLICATION

Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89512-2845

Telephone: 775.328.6100

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: 828014	
Project Description: WIRELESS UPGRADES THAT INVOLVE A DROP & SWAP SEE T-1 OF PLANS FOR FULL SCOPE OF WORK.	
Project Address: 7075 PYRAMID LAKES	
Project Area (acres or square feet):	
Project Location (with point of reference to major cross streets **AND** area locator): SEE VICINITY MAP PAGE T1 OF PLANS	

Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
43032123			

Indicate any previous Washoe County approvals associated with this application:
Case No.(s).

Applicant Information (attach additional sheets if necessary)

Property Owner:		**Professional Consultant:**	
Name: SUMMIT CHRISTIAN CHURCH		Name: CROWN CASTLE ON BEHALF OF T-MOBILE	
Address: 7075 PYRAMID LAKES		ddress: 3718 R ST #6	
SPARKS	Zip: 89436	MERCED CA	Zip: 95348
Phone: NA	Fax:	Phone: 209 605 2736	Fax:
Email: NA		Email: LISA@SREANLINEENG.COM	
Cell: NA	Other:	Cell: SAME	Other:
Contact Person: NA		Contact Person: LISA ELLIOTT	
Applicant/Developer:		**Other Persons to be Contacted:**	
Name:		Name:	
Address:		Address:	
	Zip:		Zip:
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		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?

WIRELESS UPGRADES SEE T1 OF PLANS FOR FULL DESCRIPTION

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.)

site plan provided

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

tbd

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?

removing a pole that houses antennas and replacing with a stealth tree pole to camouflage the antennas.

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

better coverage/capcity of wireless services for the area.

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

none

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

plans provided

CROWN CASTLE

One Park Place, Suite 300
Dublin, CA 94568

Phone: (925) 737-1179
Fax: (724) 416-4071
www.crowncastle.com

Crown Castle Letter of Authorization

CITY OF SPARKS, NV
Community Services Planning Division
431 PRATER WAY
SPARKS, CA 90245

Re: Application for Zoning/Building Permit
Crown Castle telecommunications site at: 7075 PYRAMID LAKES HWY, SPARKS, NV 89436

T-MOBILE WEST TOWER LLC ("Crown Castle") hereby authorizes T-MOBILE, including their Agent, to act as our Agent in the processing of all zoning applications, building permits and approvals through the CITY OF SPARKS, NV for the existing wireless communications site described below:

Crown Site ID/Name:	**828014/SN315 Pyramid Cross**
Customer Site ID:	**SC14010Z/SN315 Pyramid Cross**
Site Address:	**7075 PYRAMID LAKES HWY, Sparks, NV 89436**
APN:	**083-730-13**

Crown Castle

By: Elizabeth Hall Date: 7/15/22

Elizabeth Rose
Real Estate Specialist

Streamline Engineering and Design, Inc

Date: 3/12/22

County of Washoe
Planning

RE: Planning Application- Operational Statement
Project Address: **7075 Pyramid Lakes Highway**
Crown Castle BUN:828014

Please find the: Operational Statement

1. **Describe the exact nature of the proposal, including all types of uses-sales, processing, manufacturing, storage commercial, etc.**

- REMOVING (E) ANTENNAS & ANTNENA EQUIPMENT FROM (E) CROSS TOWER @ FINAL PHASE
- REMOVING (E) T-MOBILE EQUIPMENT SHELTER & EQUIPMENT @ FINAL PHASE
- (N) CROWN CASTLE 17'-0"X30'-0" LEASE AREA
- (N) 60' TALL CROWN CASTLE FAUX WINDMILL
- (N) CROWN CASTLE CMU WALL AROUND LEASE AREA
- (N) UTILITIES TO (N) SITE LOCATION
- INSTALLING (N) T-MOBILE 5'-0"X14'-0" CONCRETE SLAB
- INSTALLING (N) RBS 6160 CABINET
- INSTALLING (N) B160 CABINET
- INSTALLING (N) ICE BRIDGE
- INSTALLING (3) (N) ANTENNA SECTOR V-FRAMES
- INSTALLING (6) (N) T-MOBILE ANTENNAS
- INSTALLING (3) (N) RRUS-4480 B71/B85 UNITS @ ANTENNAS
- INSTALLING (3) (N) RRUS-4460 B25/B66 UNITS @ ANTENNAS
- INSTALLING (2) (N) 6X24 HYBRID CABLES

2. **Detail existing, proposed and future anticipated operations.**

Existing, proposed, and future anticipated operations are an unmanned telecommunications facility.

3. **Give a brief summary of the proposed operating hours and periods of peak use.**

- Operating hours are 24/7 for this unmanned telecommunications facility with regular maintenance and no regular peak use.

4. **Explain the proposed method of waste removal and disposal - show on plot plan trash receptacle.** N/A

5. **Explain how the proposed operation relates to any nearby uses.**

    - This unmanned telecommunications facility does not negatively relate to nearby uses.

6. **Intended use of all structures.**

    - Intended, existing, and proposed use of the structure is for unmanned telecommunications operations.

7. **Sizes for all buildings proposed.** N/A

If you have any questions, please call me at 209.605.2736 or email me at lisa@streamlineeng.com.

Sincerely,

Lisa Elliott

Streamline Engineering and Design, Inc

County of Washoe Planning Department

Applicant: Crown Castle on behalf of T-Mobile

Applicant Contact: Lisa Elliott Lisa @streamlineeng.com 209.605.2736

17180 Sycamore Ave
Patterson Ca 95363
209.605.2736

Dear Planning,

Crown Castle respectfully submits this Application for a Review. This existing wireless facility is located at 7075 Pyramid Lakes Highway in Sparks. The design is a stealth and will blend with the surrounding area. There is a need to upgrade the existing technologies and Crown Castle/T-Mobile is proposing the following scope.

Scope:

- REMOVING (E) ANTENNAS & ANTNENA EQUIPMENT FROM (E) CROSS TOWER @ FINAL PHASE
- REMOVING (E) T-MOBILE EQUIPMENT SHELTER & EQUIPMENT @ FINAL PHASE
- (N) CROWN CASTLE 17'-0"X30'-0" LEASE AREA
- (N) 60' TALL CROWN CASTLE FAUX WINDMILL
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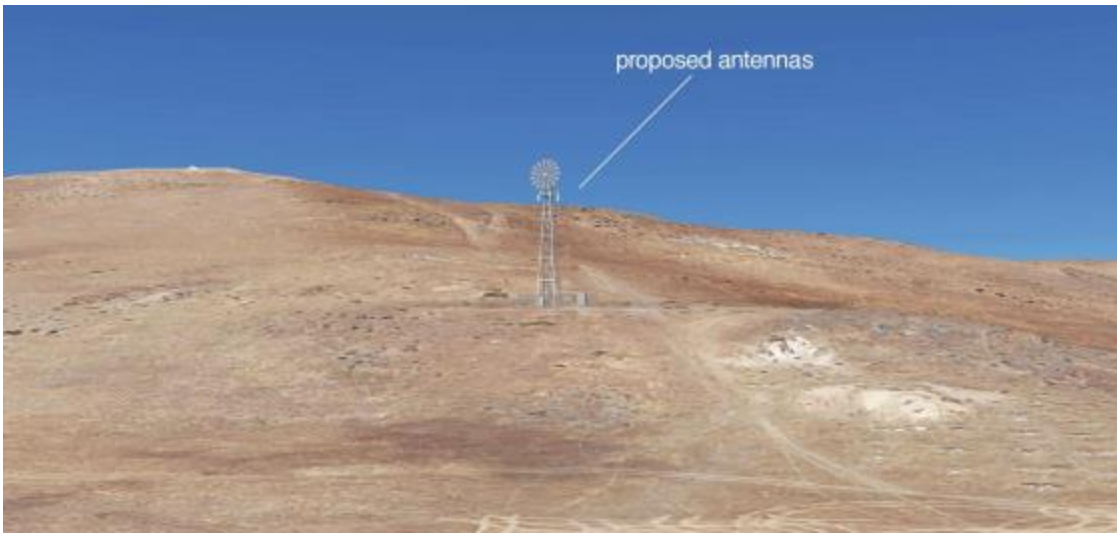
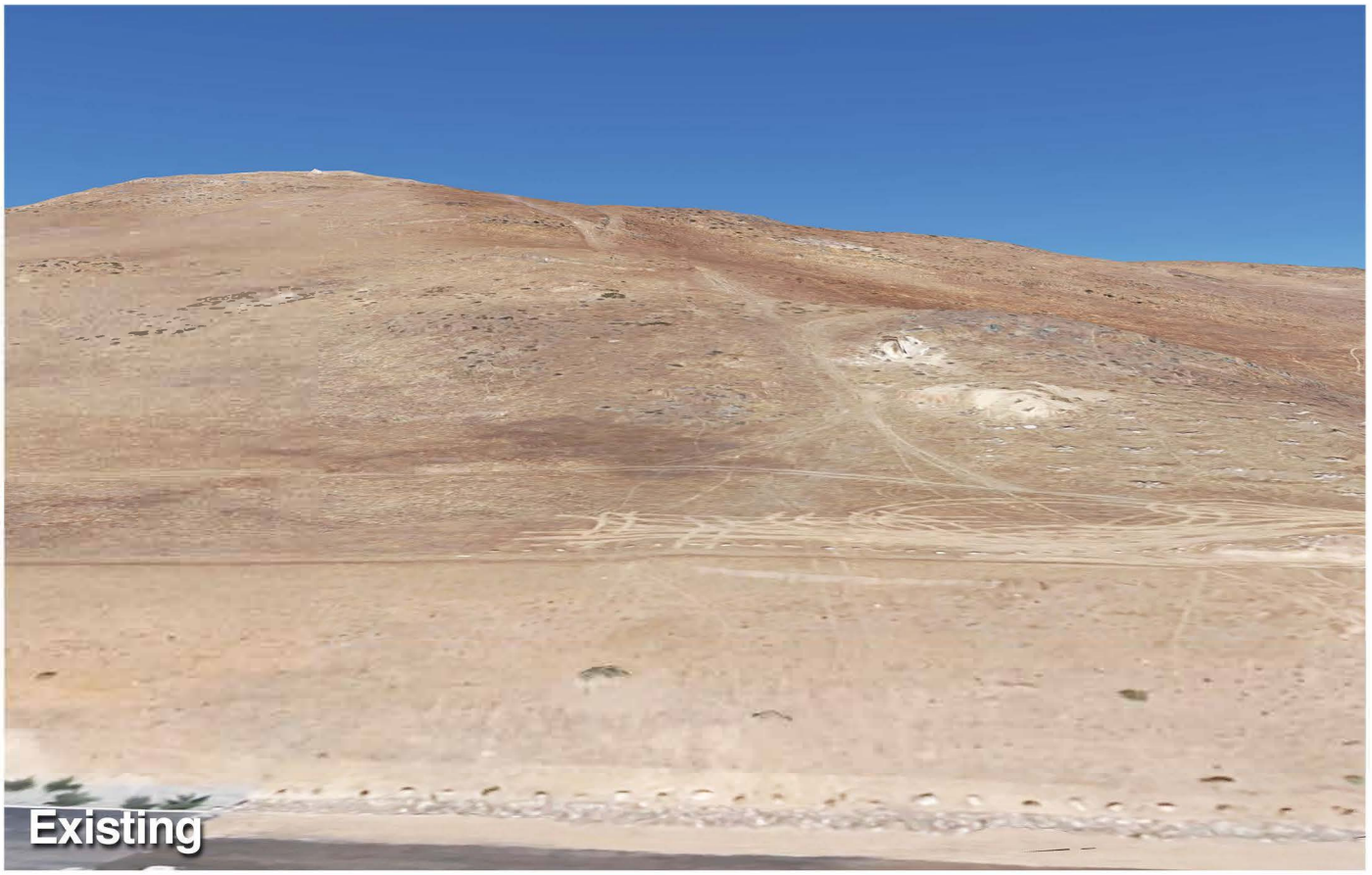
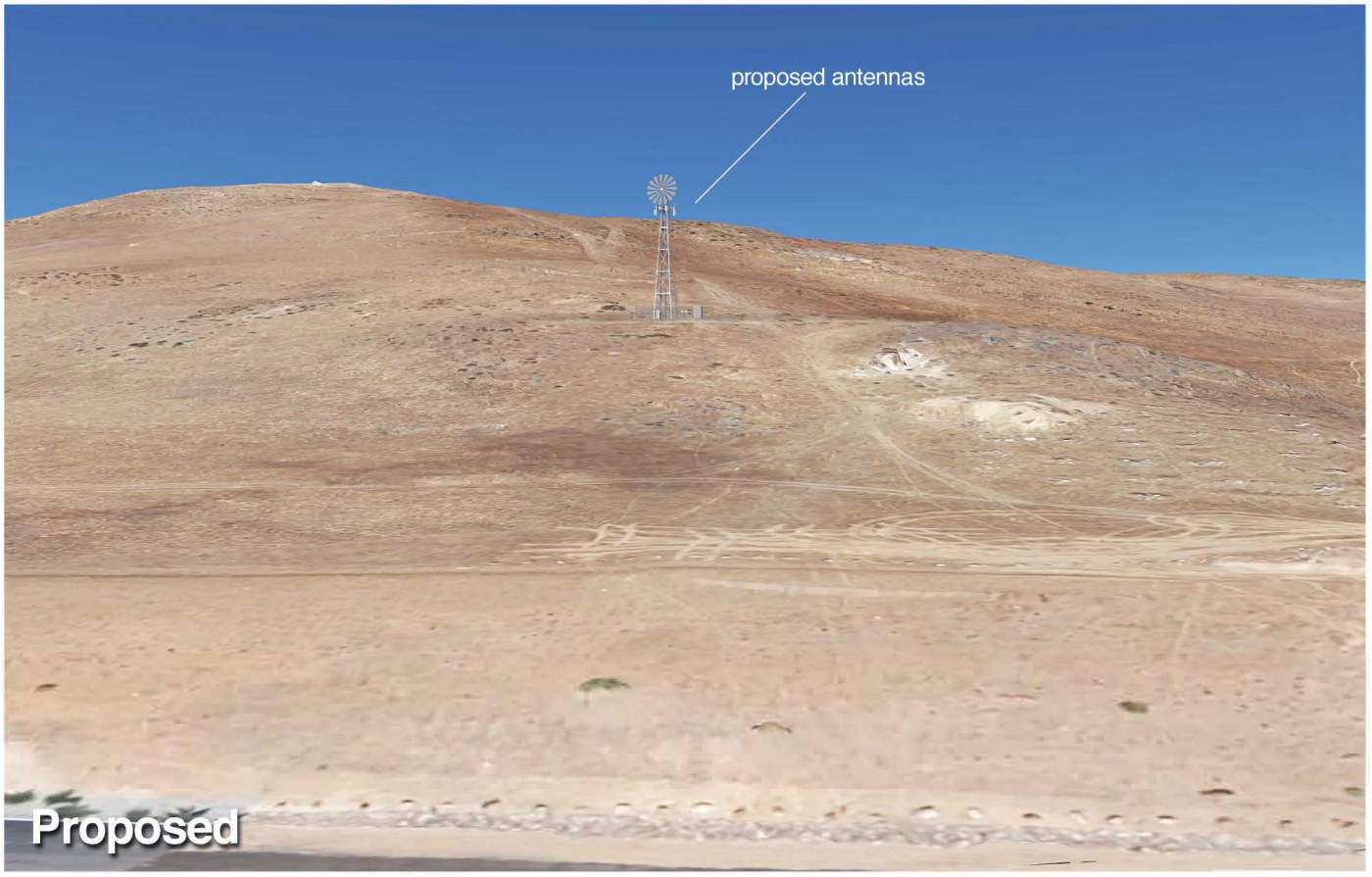


Lisa Elliott
Streamline EngineeringReal Estate License # 02004947Site Acquisition Specialist 209.605.2736





CROWN CASTLE

36

6/22/22

Pyrimid Cross Site # 828014 Looking West from Parking Lot

7075 Pyramid Lakes Highway
Sparks, NV

View #1

Applied Imagination 510 914-0500

WSUP22-0028
EXHIBIT E

CROWN CASTLE

6/22/22

Pyrimid Cross **Site # 828014** Looking West from Pyramid Lakes Highway

7075 Pyramid Lakes Highway
Sparks, NV

View #2

Applied Imagination 510 914-0500

WSUP22-0028
EXHIBIT E

CROWN CASTLE

Pyrimid Cross Site # 828014

Aerial Map

7075 Pyramid Lakes Highway
Sparks, NV

Applied Imagination 510 914-0500

6/22/22

WSUP22-0028
EXHIBIT E

SiteSafe
A QUALTEK Company

8618 Westwood Center Drive, Suite 315, Vienna, VA 22182
703.276.1100 ● 703.276.1169 fax
info@sitesafe.com ● www.sitesafe.com

Crown Castle on behalf of T-Mobile
Site ID – 828014
Application ID – 614307
Site Name – SN315 Pyramid Cross
Site Compliance Report

7075 Pyramid Lakes Highway
Sparks, NV 89436

Latitude: N39-35-35.90
Longitude: W119-44-33.80
Structure Type: Faux Windmill

Report generated date: July 13, 2022
Report by: Scott Broyles
Customer Contact: Brian Leegwater

T-Mobile will be compliant upon completion of the remediation identified in Section 2.2.

sealed 14jul2022 mike@h2dc.com
H2DC PLLC NV CoA#: 24139

Crown Castle on behalf of T-Mobile
SN315 Pyramid Cross - 828014
Radio Frequency (RF) Site Compliance Report

7075 Pyramid Lakes Highway, Sparks, NV 89436

Table of Contents

1 Executive Summary

Crown Castle on behalf of T-Mobile has contracted with Site Safe, LLC (Sitesafe), an independent Radio Frequency (RF) regulatory and engineering consulting firm, to determine whether the proposed communications site, 828014 - SN315 Pyramid Cross, located at 7075 Pyramid Lakes Highway, Sparks, NV, is in compliance with the Federal Communications Commission (FCC) Rules and Regulations for RF exposure.

This report contains a detailed summary of the RF environment at the site including:

- Diagram of the site
- Inventory of the make / model of all antennas
- Theoretical MPE based on modeling

This report addresses exposure to radio frequency electromagnetic fields in accordance with the FCC Rules and Regulations for all individuals, classified in two groups, "Occupational or Controlled" and "General Public or Uncontrolled."

T-Mobile will be compliant with the FCC Rules and Regulations, as described in OET Bulletin 65, **upon implementation of the proposed remediation.** The corrective actions needed to make this site compliant are located in Section 2.2.

T-Mobile proposes to relocate the existing site and build a new wireless site. The proposed antennas are noted as "Proposed" in the antenna table under Section 4.

This document and the conclusions herein are based on the information provided by T-Mobile.

If you have any questions regarding RF safety and regulatory compliance, please do not hesitate to contact Sitesafe's Customer Support Department at (703) 276-1100.

2 Site Compliance

2.1 Site Compliance Statement

Upon evaluation of the cumulative RF exposure levels from all operators at this site, Sitesafe has determined that:

T-Mobile will be compliant with the FCC Rules and Regulations, as described in OET Bulletin 65, **upon implementation of the proposed remediation.** The corrective actions needed to make this site compliant are located in Section 2.2.

The compliance determination is based on theoretical modeling, RF signage placement recommendations, proposed antenna inventory and/or the level of restricted access to the antennas at the site. Any deviation from the proposed T-Mobile deployment plan could result in the site being rendered non-compliant upon further evaluation.

2.2 Actions for Site Compliance

Based on common industry practice and our understanding of FCC and OSHA requirements, this section provides a statement of recommendations for site compliance. If required, RF alert signage recommendations have been proposed based on theoretical analysis of MPE levels. Where applicable, barriers can consist of locked doors, fencing, railing, rope, chain, paint striping or tape, combined with RF alert signage.

T-Mobile will be compliant if the following changes are implemented:

Faux Windmill Gate Location

(1) NOC Information sign required.

Faux Windmill Access/Climb Points

(1) Warning sign required.

Note: Site is relocation to new location on a proposed Faux Windmill structure over 700' to the north of the existing Cross Tower location and adjacent water tanks.

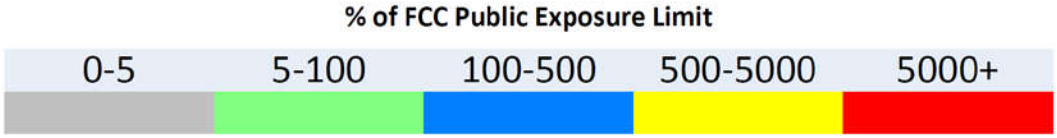
Note: For overall site compliance, access to the site (i.e. access road, compound gate, climbing point(s)) must be locked/restricted.

3 Analysis

3.1 RF Exposure Diagram

The RF diagram(s) below display theoretical percentage of the Maximum Permissible Exposure for all systems at the site. These diagrams use modeling as prescribed in OET Bulletin 65 and assumptions detailed in Appendix B.

The key at the bottom of each diagram indicates if percentages displayed are referenced to FCC **General Public** Maximum Permissible Exposure (MPE) limits. Color coding on the diagram is as follows:



This table displays the maximum theoretical percentage of the FCC's General Public MPE limits:

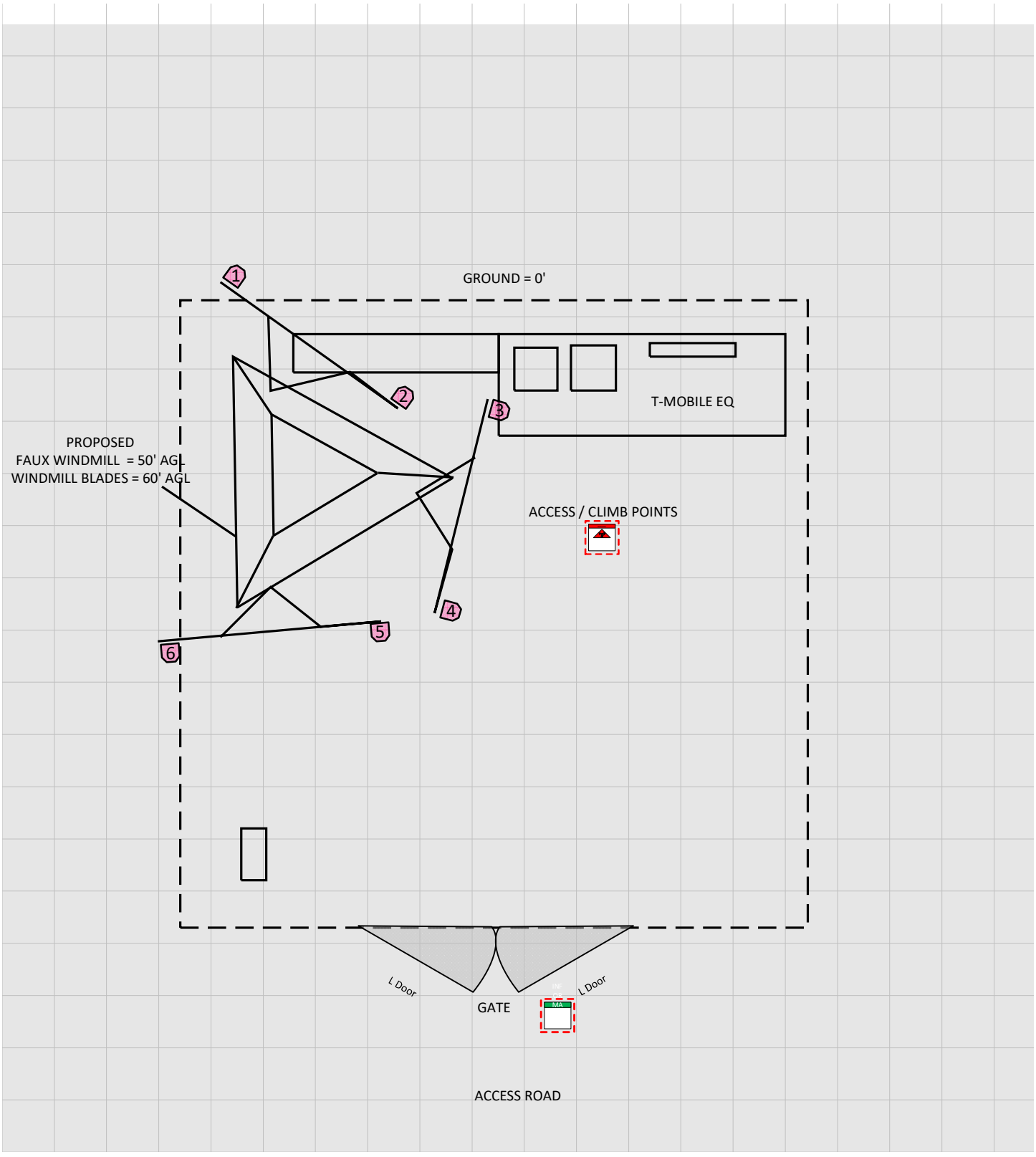
	General Public Levels:	
Exposure Type:	**Maximum**	**Spatial Average**
Reference Level:	**Antenna**	**Ground**
T-Mobile:	34,110.2%	<1%
Composite:	34,110.2%	<1%

Note: On the diagrams shown below, each level is marked with a height. For all diagrams that are marked as *Spatially Averaged*, the modeling program will spatially average the exposure within the area six feet above each set level. This provides an accurate spatial average of the percentage of the FCC's MPE limits within an accessible area.

In the RF exposure simulations below, all heights are reflected with respect to ground level. Each different area, rooftop, or platform level is labeled with its height relative to the main site level. Exposure is calculated appropriately based on the relative height and location of that area to all antennas. The analyzed elevations in the RF exposure simulations are as follows:

- GROUND LEVEL = 0'

RF Exposure Simulation For: SN315 Pyramid Cross
Composite View (Ground Level)



% of FCC Public Exposure Limit

0-5	5-100	100-500	500-5000	5000+

AT&T MOBILITY LLC | VERIZON WIRELESS | T-MOBILE | SPRINT | DISH | UNKNOWN CARRIER

Barrier Signage Legend

No-sign | Notice | Caution | Warning | Notice 2 | Caution 2 | Warning 2

Existing Barrier —— Proposed Barrier/Sign — — — Remove Barrier/Sign - - - /X

(Feet)

0 3.3 6.6

45

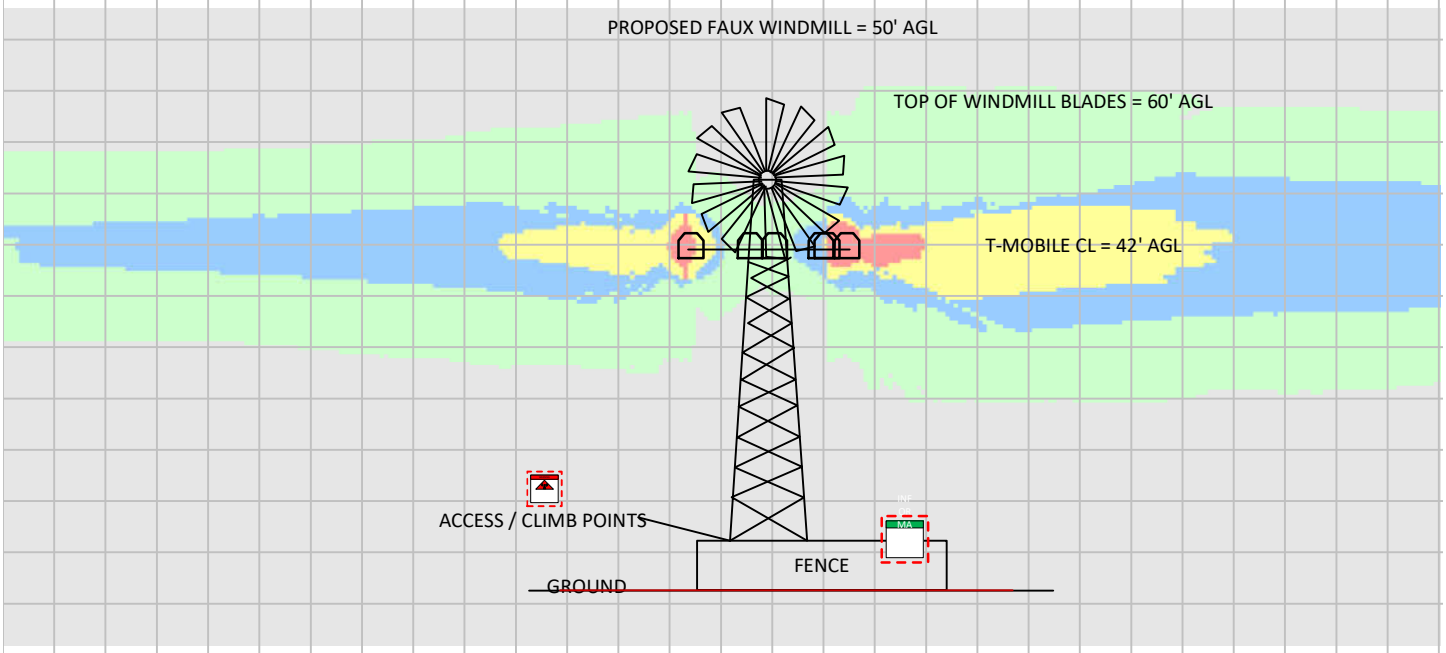
www.sitesafe.com
7/13/2022 4:59:13 PM

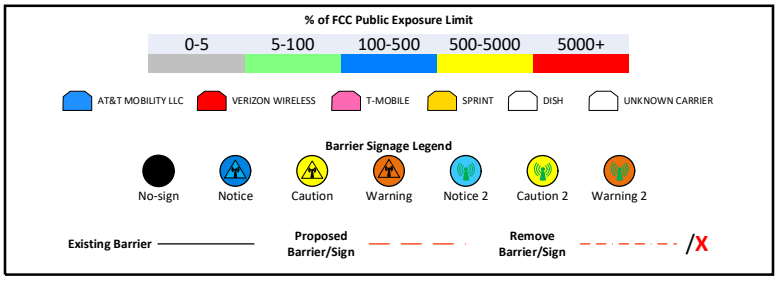
Sitesafe OET-65 Model
1.5 * Aperture
Reflection Factor: 1

Spatially Averaged

WSUP22-0028
EXHIBIT E

RF Exposure Simulation For: SN315 Pyramid Cross
Elevation View





WSUP22-0028
EXHIBIT E

(Feet)
0 11.7 23.4

www.sitesafe.com
7/13/2022 5:15:45 PM

Sitesafe OET-65 Model
Near Field Boundary:
1.5 * Aperture
Reflection Factor: 1
Single Level (0)

4 Antenna Inventory

The Antenna Inventory shows all transmitting antennas at the site. This inventory was provided by the customer and was utilized by Sitesafe to perform theoretical modeling of RF exposure. The inventory coincides with the site diagrams in this report, identifying each antenna's location at 828014 - SN315 Pyramid Cross. The antenna information collected includes the following information:

- Licensee or wireless operator name
- Frequency or frequency band
- Transmitter power – Transmitter Power Output ("TPO"), Effective Radiated Power ("ERP"), or Equivalent Isotropic Radiated Power ("EIRP")
- Antenna manufacturer make, model, and gain

The following antenna inventory was provided by the customer and was utilized to create the site model diagrams:

Ant ID	Operator	Antenna Make and Model	Type	TX Freq (MHz)	Technology	Az (Deg)	Hor BW (Deg)	Ant Len (ft)	Ant Gain (dBd)	Power	Power Type	Power Units	TX Count	Misc Loss	Total ERP (Watts)	Z (ft)	MDT (Deg)	EDT (Deg)
1	T-MOBILE (Proposed)	RFS APXVAALL24_43-U-NA20	Panel	600	LTE	35	62.8	8	13.35	100.00	TPO	Watt	1	0.00	2162.72	42	0	0
1	T-MOBILE (Proposed)	RFS APXVAALL24_43-U-NA20	Panel	600	5G	35	62.8	8	13.35	100.00	TPO	Watt	1	0.00	2162.72	42	0	0
1	T-MOBILE (Proposed)	RFS APXVAALL24_43-U-NA20	Panel	700	LTE	35	63.7	8	13.75	200.00	TPO	Watt	1	0.00	4742.75	42	0	0
1	T-MOBILE (Proposed)	RFS APXVAALL24_43-U-NA20	Panel	1900	LTE	35	64.9	8	15.25	140.00	TPO	Watt	1	0.00	4689.52	42	0	0
1	T-MOBILE (Proposed)	RFS APXVAALL24_43-U-NA20	Panel	1900	UMTS	35	64.9	8	15.25	140.00	TPO	Watt	1	0.00	4689.52	42	0	0
1	T-MOBILE (Proposed)	RFS APXVAALL24_43-U-NA20	Panel	2100	LTE/AWS1	35	59.4	8	16.45	280.00	TPO	Watt	1	0.00	12363.97	42	0	0
2	T-MOBILE (Proposed)	Ericsson AIR6419 (T-Mobile B41)	Panel	2500	LTE	35	12.5	2.8	22.65	150.00	TPO	Watt	1	0.00	27611.58	42	0	0
2	T-MOBILE (Proposed)	Ericsson AIR6419 (T-Mobile B41)	Panel	2500	5G	35	12.5	2.8	22.65	150.00	TPO	Watt	1	0.00	27611.58	42	0	0
3	T-MOBILE (Proposed)	RFS APXVAALL24_43-U-NA20	Panel	700	LTE	105	63.7	8	13.75	200.00	TPO	Watt	1	0.00	4742.75	42	0	0
3	T-MOBILE (Proposed)	RFS APXVAALL24_43-U-NA20	Panel	600	LTE	105	62.8	8	13.35	100.00	TPO	Watt	1	0.00	2162.72	42	0	0
3	T-MOBILE (Proposed)	RFS APXVAALL24_43-U-NA20	Panel	600	5G	105	62.8	8	13.35	100.00	TPO	Watt	1	0.00	2162.72	42	0	0
3	T-MOBILE (Proposed)	RFS APXVAALL24_43-U-NA20	Panel	2100	LTE/AWS1	105	59.4	8	16.45	280.00	TPO	Watt	1	0.00	12363.97	42	0	0
3	T-MOBILE (Proposed)	RFS APXVAALL24_43-U-NA20	Panel	1900	LTE	105	64.9	8	15.25	140.00	TPO	Watt	1	0.00	4689.52	42	0	0
3	T-MOBILE (Proposed)	RFS APXVAALL24_43-U-NA20	Panel	1900	UMTS	105	64.9	8	15.25	140.00	TPO	Watt	1	0.00	4689.52	42	0	0
4	T-MOBILE (Proposed)	Ericsson AIR6419 (T-Mobile B41)	Panel	2500	LTE	105	12.5	2.8	22.65	150.00	TPO	Watt	1	0.00	27611.58	42	0	0
4	T-MOBILE (Proposed)	Ericsson AIR6419 (T-Mobile B41)	Panel	2500	5G	105	12.5	2.8	22.65	150.00	TPO	Watt	1	0.00	27611.58	42	0	0
5	T-MOBILE (Proposed)	RFS APXVAALL24_43-U-NA20	Panel	600	LTE	175	62.8	8	13.35	100.00	TPO	Watt	1	0.00	2162.72	42	0	0
5	T-MOBILE (Proposed)	RFS APXVAALL24_43-U-NA20	Panel	600	5G	175	62.8	8	13.35	100.00	TPO	Watt	1	0.00	2162.72	42	0	0

Ant ID	Operator	Antenna Make and Model	Type	TX Freq (MHz)	Technology	Az (Deg)	Hor BW (Deg)	Ant Len (ft)	Ant Gain (dBd)	Power	Power Type	Power Units	TX Count	Misc Loss	Total ERP (Watts)	Z (ft)	MDT (Deg)	EDT (Deg)
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6	T-MOBILE (Proposed)	Ericsson AIR6419 (T-Mobile B41)	Panel	2500	LTE	175	12.5	2.8	22.65	150.00	TPO	Watt	1	0.00	27611.58	42	0	0
6	T-MOBILE (Proposed)	Ericsson AIR6419 (T-Mobile B41)	Panel	2500	5G	175	12.5	2.8	22.65	150.00	TPO	Watt	1	0.00	27611.58	42	0	0

Note: The Z reference indicates antenna height above ground level (AGL). ERP values provided by the client and used in the modeling may be greater than are currently deployed. For additional modeling information, refer to Appendix B. Proposed equipment is tagged as *(Proposed)* under *Operator* or *Antenna Make and Model*.

Note: The antenna data for model Ericsson AIR 6419 to be deployed at the site has not been released from the manufacturer at the time the analysis was conducted. Sitesafe has used a similar antenna model that was obtained by the manufacturer in this analysis.

5 Engineer Certification

The professional engineer whose seal appears on the cover of this document hereby certifies and affirms:

That I am registered as a Professional Engineer in the jurisdiction indicated in the professional engineering stamp on the cover of this document; and

That I, Michael A. McGuire, P.E., am currently and actively licensed to provide (in this state/jurisdiction as indicated within the professional electrical engineering seal on the cover of this document) professional electrical engineering services, as an employee of Hurricane Hill Development Company, PLLC, a duly authorized/registered engineering firm (in this state, as applicable) on behalf of Site Safe, LLC; and

That I am thoroughly familiar with the Rules and Regulations of the Federal Communications Commission (FCC) as well as the regulations of the Occupational Safety and Health Administration (OSHA), both in general and specifically as they apply to the FCC Guidelines for Human Exposure to Radio Frequency Electromagnetic Fields; and

That I have thoroughly reviewed this Site Compliance Report and believe it to be true and accurate to the best of my knowledge as assembled by and attested to by Scott Broyles.

July 14, 2022

Appendix A – Statement of Limiting Conditions

Sitesafe will not be responsible for matters of a legal nature that affect the site or property.

Due to the complexity of some wireless sites, Sitesafe performed this analysis and created this report utilizing best industry practices and due diligence. Sitesafe cannot be held accountable or responsible for anomalies or discrepancies due to actual site conditions (i.e. mislabeling of antennas or equipment, inaccessible cable runs, inaccessible antennas or equipment, etc.) or information or data supplied by T-Mobile, the site manager, or their affiliates, subcontractors or assigns.

Sitesafe has provided computer generated model(s) in this Site Compliance Report to show approximate dimensions of the site, and the model is included to assist the reader of the compliance report to visualize the site area, and to provide supporting documentation for Sitesafe's recommendations.

Sitesafe may note in the Site Compliance Report any adverse physical conditions, such as needed repairs, observed during the survey of the subject property or that Sitesafe became aware of during the normal research involved in performing this survey. Sitesafe will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because Sitesafe is not an expert in the field of mechanical engineering or building maintenance, the Site Compliance Report must not be considered a structural or physical engineering report.

Sitesafe obtained information used in this Site Compliance Report from sources that Sitesafe considers reliable and believes them to be true and correct. Sitesafe does not assume any responsibility for the accuracy of such items that were furnished by other parties. When conflicts in information occur between data provided by a second party and physical data collected by Sitesafe, the physical data will be used.

Appendix B – Assumptions and Definitions

General Model Assumptions

In this site compliance report, it is assumed that all antennas are operating at **full power at all times**. Software modeling was performed for all transmitting antennas located on the site. Sitesafe has further assumed a 100% duty cycle and maximum radiated power.

The site has been modeled with these assumptions to show the maximum RF energy density. Sitesafe believes this to be a *worst-case* analysis, based on best available data. Areas modeled to predict exposure exposure greater than 100% of the applicable MPE level may not actually occur but are shown as a *worst-case* prediction that could be realized real time. Sitesafe believes these areas to be safe for entry by occupationally trained personnel utilizing appropriate personal protective equipment (in most cases, a personal monitor).

Thus, at any time, if power density measurements were made, we believe the real-time measurements would indicate levels below those depicted in the RF exposure diagram(s) in this report. By modeling in this way, Sitesafe has conservatively shown exclusion areas – areas that should not be entered without the use of a personal monitor, carriers reducing power, or performing real-time measurements to indicate real-time exposure levels.

Definitions

5% Rule – The rules adopted by the FCC specify that, in general, at multiple transmitter sites actions necessary to bring the area into compliance with the guidelines are the shared responsibility of all licensees whose transmitters produce field strengths or power density levels at the area in question in excess of 5% of the exposure limits. In other words, any wireless operator that contributes 5% or greater of the MPE limit in an area that is identified to be greater than 100% of the MPE limit is responsible for taking corrective actions to bring the site into compliance.

Compliance – The determination of whether a site complies with FCC standards with regards to Human Exposure to Radio Frequency Electromagnetic Fields from transmitting antennas.

Decibel (dB) – A unit for measuring power or strength of a signal.

Duty Cycle – The percent of pulse duration to the pulse period of a periodic pulse train. Also, may be a measure of the temporal transmission characteristic of an intermittently transmitting RF source such as a paging antenna by dividing average transmission duration by the average period for transmission. A duty cycle of 100% corresponds to continuous operation.

Effective (or Equivalent) Isotropic Radiated Power (EIRP) – The product of the power supplied to the antenna and the antenna gain in a given direction relative to an isotropic antenna.

Effective Radiated Power (ERP) – The product of the power supplied to the antenna and the antenna gain in a given direction relative to a half-wave dipole antenna.

Gain (of an antenna) – The ratio, usually expressed in decibels, of the power required at the input of a loss-free reference antenna to the power supplied to the input of the given antenna to produce, in a given direction, the same field strength or the same power density at the same distance. When not specified otherwise, the gain refers to the direction of maximum radiation. Gain may be considered for a specified polarization. Gain may be referenced to an isotropic antenna (dBi) or a half-wave dipole (dBd) antenna.

General Population/Uncontrolled Environment – Defined by the FCC as an area where RF exposure may occur to persons who are *unaware* of the potential for exposure and who have no control over their exposure. General Population is also referenced as General Public.

Generic Antenna – For the purposes of this report, the use of "Generic" as an antenna model means the antenna information was not provided and could not be obtained while on site. In the event of unknown information, Sitesafe will use its industry specific knowledge of antenna models to select a worst-case scenario antenna to model the site.

Isotropic Antenna – An antenna that is completely non-directional. In other words, an antenna that radiates energy equally in all directions.

Maximum Measurement – This measurement represents the single largest measurement recorded when performing a spatial average measurement.

Maximum Permissible Exposure (MPE) – The rms and peak electric and magnetic field strength, their squares, or the plane-wave equivalent power densities associated with these fields to which a person may be exposed without harmful effect and with acceptable safety factor.

Occupational/Controlled Environment – Defined by the FCC as an area where RF exposure may occur to persons who are **aware** of the potential for exposure as a condition of employment or specific activity and can exercise control over their exposure.

OET Bulletin 65 – Technical guideline developed by the FCC's Office of Engineering and Technology to determine the impact of RF exposure on humans. The guideline was published in August 1997.

OSHA (Occupational Safety and Health Administration) – Under the Occupational Safety and Health Act of 1970, employers are responsible for providing a safe and healthy workplace for their employees. OSHA's role is to promote the safety and health of America's working men and women by setting and enforcing standards; providing training, outreach and education; establishing partnerships; and encouraging continual process improvement in workplace safety and health. For more information, visit www.osha.gov.

Radio Frequency Exposure or Electromagnetic Fields – Electromagnetic waves that are propagated from antennas through space.

Spatial Average Measurement – A technique used to average a minimum of ten (10) measurements taken in a ten (10) second interval from zero (0) to six (6) feet. This measurement is intended to model the average energy a 6-foot tall human body will absorb while present in an electromagnetic field of energy.

Transmitter Power Output (TPO) – The radio frequency output power of a transmitter's final radio frequency stage as measured at the output terminal while connected to a load.

Appendix C – Rules & Regulations

Explanation of Applicable Rules and Regulations

The FCC has set forth guidelines in OET Bulletin 65 for human exposure to radio frequency electromagnetic fields. Specific regulations regarding this topic are listed in Part 1, Subpart I, of Title 47 in the Code of Federal Regulations. Currently, there are two different levels of MPE - General Public MPE and Occupational MPE. An individual classified as Occupational can be defined as an individual who has received appropriate RF training and meets the conditions outlined below. General Public is defined as anyone who does not meet the conditions of being Occupational. FCC and OSHA Rules and Regulations define compliance in terms of total exposure to total RF energy, regardless of location of or proximity to the sources of energy.

It is the responsibility of all licensees to ensure these guidelines are maintained at all times. It is the ongoing responsibility of all licensees composing the site to maintain ongoing compliance with FCC rules and regulations. Individual licensees that contribute less than 5% MPE to any total area out of compliance are not responsible for corrective actions.

OSHA has adopted and enforces the FCC's exposure guidelines. A building owner or site manager can use this report as part of an overall RF Health and Safety Policy. It is important for building owners/site managers to identify areas in excess of the General Population MPE and ensure that only persons qualified as Occupational are granted access to those areas.

Occupational Environment Explained

The FCC definition of Occupational exposure limits apply to persons who:

- are exposed to RF energy as a consequence of their employment;
- have been made aware of the possibility of exposure; and
- can exercise control over their exposure.

OSHA guidelines go further to state that persons must complete RF Safety Awareness training and must be trained in the use of appropriate personal protective equipment.

In order to consider this site an Occupational Environment, the site must be controlled to prevent access by any individuals classified as the General Public. Compliance is also maintained when any non-occupational individuals (the General Public) are prevented from accessing areas indicated as Red or Yellow in the attached RF exposure diagram. In addition, a person must be aware of the RF environment into which they are entering. This can be accomplished by an RF Safety Awareness class, and by appropriate written documentation such as this Site Compliance Report.

All T-Mobile employees who require access to this site must complete RF Safety Awareness training and must be trained in the use of appropriate personal protective equipment.

Appendix D – General Safety Recommendations

The following are *general recommendations* appropriate for any site with accessible areas in excess of 100% General Public MPE. These recommendations are not specific to this site. These are safety recommendations appropriate for typical site management, building management, and other tenant operations.

1. All individuals needing access to the main site (or the area indicated to be in excess of General Public MPE) should wear a personal protective monitor (PPM), successfully complete proper RF Safety Awareness training, and have and be trained in the use of appropriate personal protective equipment.

2. All individuals needing access to the main site should be instructed to read and obey all posted placards and signs.

3. The site should be routinely inspected and this or similar report updated with the addition of any antennas or upon any changes to the RF environment including:

- adding new antennas that may have been located on the site
- removing of any existing antennas
- changes in the radiating power or number of RF emitters

4. Post the appropriate **NOTICE**, **CAUTION,** or **WARNING** sign at the main site access point(s) and other locations as required. Note: Please refer to RF Exposure Diagrams in Section 3.1 to inform <u>everyone</u> who has access to this site that beyond posted signs there may be levels in excess of the limits prescribed by the FCC. In addition to RF Advisory Signage, a RF Guideline Signage is recommended to be posted at the main site access point(s). The signs below are examples of signs meeting FCC guidelines.

5. Ensure that the site door remains locked (or appropriately controlled) to deny access to the general public if deemed as policy by the building/site owner.

6. For a General Public environment the five color levels identified in this analysis can be interpreted in the following manner:

- Gray represents areas predicted to be at 5% or less of the General Public MPE limits. *The General Public can access these areas with no restrictions.*

- Green represents areas predicted to be between 5% and 100% of the General Public MPE limits. *The General Public can access these areas with no restrictions.*
- Blue represents areas predicted to be between 100% and 500% of the General Public MPE limits. *The General Public should be restricted from accessing these areas.*
- Yellow represents areas predicted to be between 500% and 5000% of the General Public MPE limits. *The General Public should be restricted from accessing these areas.*
- Red represents areas predicted to be greater than 5000% of the General Public MPE limits. *The General Public should be restricted from accessing these areas.*

7. For an Occupational environment the five color levels identified in this analysis can be interpreted in the following manner:

- Gray represents areas predicted to be at 1% or less of the Occupational MPE limits. *Workers can access these areas with no restrictions.*
- Green represents areas predicted to be between 1% and 20% of the Occupational MPE limits. *Workers can access these areas with no restrictions.*
- Blue represents areas predicted to be between 20% and 100% of the Occupational MPE limits. Workers can access these areas assuming they have basic understanding of EME awareness and RF safety procedures and understand how to limit their exposure.
- Yellow represents areas predicted to be between 100% and 1000% of the Occupational MPE limits. Workers can access these areas assuming they have basic understanding of EME awareness and RF safety procedures and understand how to limit their exposure. Transmitter power reduction and/or time-averaging may be required.
- Red represents areas predicted to be greater than 1000% of the Occupational MPE limits. These areas are not safe for workers to be in for prolonged periods of time. Special procedures must be adhered to, such as lockout/tagout or transmitter power reduction, to minimize worker exposure to EME.

8. Use of a Personal Protective Monitor (PPM): When working around antennas, Sitesafe strongly recommends the use of a PPM. Wearing a PPM will properly forewarn the individual prior to entering an RF exposure area.

Keep a copy of this report available for all persons who must access the site. They should read this report and be aware of the potential hazards with regards to RF and MPE limits.

Additional Information

Additional RF information is available at the following sites:
https://www.fcc.gov/general/radio-frequency-safety-0
https://www.fcc.gov/engineering-technology/electromagnetic-compatibility-division/radio-frequency-safety/faq/rf-safety

OSHA has additional information available at:
https://www.osha.gov/SLTC/radiofrequencyradiation/index.html

Appendix E – Regulatory Basis

FCC Rules and Regulations

In 1996, the Federal Communications Commission (FCC) adopted regulations for evaluating the effects of RF exposure in 47 CFR § 1.1307 and 1.1310. The guideline from the FCC Office of Engineering and Technology is Bulletin 65 ("OET Bulletin 65"), *Evaluating Compliance with FCC Guidelines for Human Exposure to Radio Frequency Electromagnetic Fields*, Edition 97-01, published August 1997. Since 1996 the FCC periodically reviews these rules and regulations as per their congressional mandate.

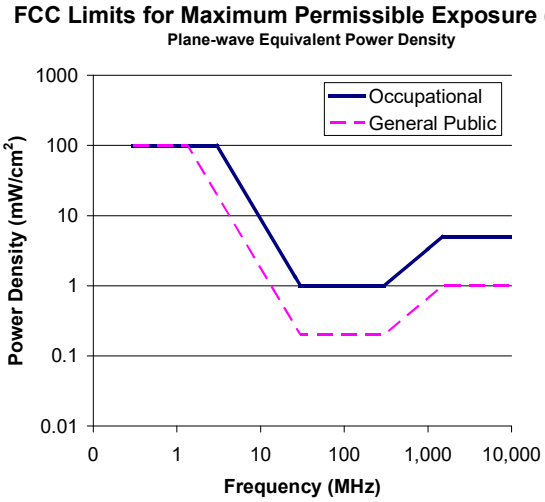
FCC regulations define two separate tiers of exposure limits: Occupational or "Controlled environment" and General Public or "Uncontrolled environment". The General Public limits are generally five times more conservative or restrictive than the Occupational limits. The General Public limits apply to *accessible* areas where workers or the general public may be exposed to Radio Frequency (RF) electromagnetic fields.

Occupational or Controlled limits apply in situations in which persons are exposed as a consequence of their employment and where those persons exposed have been made fully aware of the potential for exposure and can exercise control over their exposure.

An area is considered a Controlled environment when access is limited to these aware personnel. Typical criteria are restricted access (i.e. locked or alarmed doors, barriers, etc.) to the areas where antennas are located coupled with proper RF hazard signage. A site with Controlled environments is evaluated with Occupational limits.

All other areas are considered Uncontrolled environments. If a site has no access controls or no RF hazard signage it is evaluated with General Public limits.

The theoretical modeling of the RF electromagnetic fields has been performed in accordance with OET Bulletin 65. The Maximum Permissible Exposure (MPE) limits utilized in this analysis are outlined in the following diagram:



Limits for Occupational/Controlled Exposure (MPE)

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
300-1500	--	--	f/300	6
1500-100,000	--	--	5	6

Limits for General Population/Uncontrolled Exposure (MPE)

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
300-1500	--	--	f/1500	30
1500-100,000	--	--	1.0	30

f = frequency in MHz *Plane-wave equivalent power density

Appendix F – Safety Plan and Procedures

The following items are general safety recommendations that should be administered on a site by site basis as needed by the carrier.

General Maintenance Work: Any maintenance personnel required to work immediately in front of antennas and / or in areas indicated as above 100% of the Occupational MPE limits should coordinate with the wireless operators to disable transmitters during their work activities.

Training and Qualification Verification: All personnel accessing areas indicated as exceeding the General Population MPE limits should have a basic understanding of EME awareness and RF Safety procedures when working around transmitting antennas. Awareness training increases a worker's understanding to potential RF exposure scenarios. Awareness can be achieved in a number of ways (e.g. videos, formal classroom lecture or internet-based courses).

Physical Access Control: Access restrictions to transmitting antennas locations is the primary element in a site safety plan. Examples of access restrictions are as follows:

- Locked door or gate
- Alarmed door
- Locked ladder access
- Restrictive Barrier at antenna (e.g. Chain link with posted RF Sign)

RF Signage: Everyone should obey all posted signs at all times. RF signs play an important role in properly warning a worker prior to entering into a potential RF Exposure area.

Assume all antennas are active: Due to the nature of telecommunications transmissions, an antenna transmits intermittently. Always assume an antenna is transmitting. Never stop in front of an antenna. If you have to pass by an antenna, move through as quickly and safely as possible thereby reducing any exposure to a minimum.

Site RF Exposure Diagram(s): Section 3 of this report contains RF Diagram(s) that outline various theoretical Maximum Permissible Exposure (MPE) areas at the site. The modeling is a worst-case scenario assuming a duty cycle of 100% for each transmitting antenna at full power. This analysis is based on one of two access control criteria: General Public criteria means the access to the site is uncontrolled and anyone can gain access. Occupational criteria means the access is restricted and only properly trained individuals can gain access to the antenna locations.