



November 1, 2017

Ms. Stacie Huggins  
Wood Rodgers, Inc.  
1361 Corporate Boulevard  
Reno, NV 89502

**Subject:** Noise Analysis for Silver Dollar Estates in Reno, Nevada

The proposed Silver Dollar Estates (project) proposes the development of a 624 unit mixed residential community in Reno, Nevada. The project site plan and site/zoning overlay are provided as Attachments A and B, respectively. As shown on Attachment B, the project area contains land uses that are currently zoned single-family residential (SF6) and community commercial (CC). Due to the adjacent non-compatible zoning designations, the City of Reno has requested a noise assessment for the project.

**Criteria for Acceptable Noise Exposure**

**City of Reno Development Code**

The City of Reno Development Code, Section 18.12.304(g), provides noise level performance standards applicable to any land use that abuts a single-family zoned property. The standards are applied at the receiving residential property line and summarized below in Table 1.

Table 1 Exterior Noise Exposure Criteria City of Reno Development Code		
Noise Level Descriptor	Noise Level Standard (dB)	
	Day (6 AM - 10 PM)	Night (10 PM - 6 AM)
Hourly $L_{eq}$	65	49
$L_{max}$	65	49

Source: Reno Development Code, Section 18.12.304(g)

**Current Zoning and Proposed Land Uses**

The project includes three distinct product types separated into four areas. Areas 1 & 2 (located in the northern area designated SF6) are single family detached, 4,000 square foot lots. Area 3 (located in the southeast portion and split zoned SF6/CC) is a single family, attached (duplex) product. Area 4 (located in the southwest portion and zoned CC) is a single family attached (triplex townhome) product.

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## **Predicted Project Noise Levels**

As mentioned previously, the need for a noise study for this project was due to the development of adjacent non-compatible zoning land uses. This project, however, proposes the development of compatible land uses (i.e. all residential). It is our understanding that the City of Reno residential adjacency standards (Table 1) are intended to protect residential land uses from noise-generating commercial/industrial land uses. Such noise-generating land uses could include car washes, fast food drive-thru's, supermarket loading docks, industrial mechanical equipment, etc. Because the project proposes compatible residential land uses adjacent to other residential land uses, and does not propose significant noise-generating uses, no noise impacts are expected relative to the City of Reno residential adjacency standards.

## **Conclusion**

Noise levels associated with the proposed Silver Dollar Estates project are expected to be in compliance with the City of Reno Development Code noise level criteria.

This concludes our review for the proposed Silver Dollar Estates project in Reno, Nevada. Please contact me at (916) 663-0500 or [jonl@bacnoise.com](mailto:jonl@bacnoise.com) if you have any questions or require additional information.

Sincerely,

Bollard Acoustical Consultants, Inc.



Jonathan Lopez  
Senior Consultant

Attachments