

STATE ENVIRONMENTAL POLICY ACT (SEPA) DETERMINATION OF NON-SIGNIFICANCE

CASE NO: AT&T OL0796 Downtown Napavine Wireless facility

APPLICANT: New Cingular Wireless PCS, LLC (AT&T)

Proposal: AT&T is proposing to build a new 150-foot self-supported monopole within a 50'x 50' (2,500 SF) fenced (6'-0" high slatted chain-link fence with barbed wire) lease area on city-owned property that is commercially-zoned. The tower will contain AT&T LTE panel antennas and associated RRH and other equipment. The pole will be designed to allow collocation by other wireless carriers. The associated ground equipment includes a 10'x10' pre-fabricated walk-in shelter and a diesel generator on a concrete pad (13'x19'). This will be an unmanned telecommunications facility.

Location: 235 W Washington St, Napavine, WA 98532

Parcels: 008372002005

Legal Description: A Portion of the NW1/4 of the NE Quarter and the East ½ of the NE ¼ of Section 34, Township 13 N, Range 2 W, W.M.

SEPA Determination: Determination of Non-significance (DNS)

Comment Deadline: **March 21st, 2023** (comments should be delivered to the city hall office at 407 SW Birch Ave, Napavine, WA 98565)

As lead agency under the State Environmental Policy Act (SEPA) Rules [Chapter 197-11, Washington Administrative Code (WAC)], the City of Napavine must determine if there are possible significant adverse environmental impacts associated with this proposal. The options include the following:

- **DS = Determination of Significance** (The impacts cannot be mitigated through conditions of approval and, therefore, requiring the preparation of an Environmental Impact Statement (EIS);
- **MDNS = Mitigated Determination of Non-Significance** (The impacts can be addressed through conditions of approval), or;
- **DNS = Determination of Non-Significance** (The impacts can be addressed by applying the City Code).

Determination:

Determination of Non-Significance (DNS). The City of Napavine, as lead agency for review of this proposal, has determined that this proposal does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(e). This decision was made after review of a completed environmental checklist and land use application documents as they apply to the City's Municipal Code and adopted standards.

Date of Publication and Comment Period:

Publication date of this DNS is **March 7th, 2023**, and is issued under WAC 197-11- 960. The lead agency will not act on this proposal until the close of the 14-day comment period, which ends on **March 21st, 2023**.

SEPA Appeal Process:

A final decision on this proposal will not be made until after the comment period described above. An **appeal** of any aspect of this decision, including the SEPA determination and any required mitigation, must be filed with the City of Napavine within fourteen (14) calendar days from the date of the final decision as provided in the NMC 17.88.100.

Mail or deliver appeals to the following address:

City of Napavine
407 SW Birch Ave.
Napavine, WA 98565

Staff Contact Person:

Rachelle Denham
Clerk
(360) 262-3547

Responsible Official:

Bryan Morris
City of Napavine
407 SW Birch Ave
Napavine, WA 98565

**CONDITIONAL USE PERMIT (CUP)
Wireless Communications Facility
(AT&T: OL0796 Downtown Napavine)**

Submitted to City of Napavine, Washington
Office of Community Development

November 30, 2022

J5 Infrastructure Partners on behalf of New Cingular Wireless PCS, LLC ("AT&T") 19801 SW 72nd Ave.
Suite 200, Tualatin, OR 97062.

Representative: J5 Infrastructure Partners
23035 SE 263rd Street (Remote)
Maple Valley, WA 98038
Contact: Phillip Kitzes 206.227.7445
pkitzes@j5ip.com

Property-Owner: City of Napavine
PO Box 810 / 407 Birch Avenue SW
Napavine, WA 98606

Project Address: 235 West Washington Street
Napavine, WA 98606

Description & Tax Lot: GPS Coordinates: 46.57350, -122.91343
Parcel No. 8372002005

Zoning Classification: Commercial

J5 Infrastructure is submitting this application on behalf of New Cingular Wireless PCS, LLC ("AT&T").

1. PROJECT OVERVIEW

AT&T is proposing to locate a wireless facility ("WCF" or "facility"), OL0796 Downtown Napavine, at the abovementioned address. The proposal allows AT&T to meet their coverage objectives (providing outdoor, in vehicle, and in-building coverage) within a geographic area in high demand. The new pole will stand 150 feet tall and allows for collocation for other carriers. The site is within a city park area and will have access from Birch Avenue. The pole will be located within a 50'x50' leased area. There will be an emergency backup generator.

AT&T intends for its application for the proposed WCF to include the following documents (collectively, "AT&T's Application"):

- Attachment 1 - Project Narrative (this document)
- Attachment 2 – ASCE Report (Existing Conditions)
- Attachment 3 – Structural Analysis
- Attachment 4 – Full Title Report
- Attachment 5 – 1A Letter (Survey)
- Attachment 6 – RF Safety Compliance Statement
- Attachment 7 – RF Justification Report
- Attachment 8 – SEPA Checklist (signed)
- Attachment 9 – Photosims
- Attachment 10 – Zoning Plan Set
- Attachment 11 – FCC License
- Attachment 12 – Pass through Agreement (review)
- Attachment 13 – NIER Report

As shown in AT&T's Application, AT&T's proposal meets the city's criteria for siting new wireless communications facilities and complies with all other applicable county, state, and federal regulations. AT&T's proposal is also the least intrusive means of meeting AT&T's service objective. Accordingly, AT&T respectfully requests that the city approve this project as proposed and modify the approved conditional use permit to allow collocation.

Please Note: The responses and information included in **this document** are intended to support and supplement this application request. All references to "Attachments" in this Project Narrative and the Statement of Code Compliance are in reference to the attachments included as part of AT&T's Application.

2. PROPOSED PROJECT DETAILS

2.1. Subject Property. Detailed information regarding the subject property and proposed lease area is included in **Attachment10, Zoning Drawings.**

2.1.1. Proposed Location; Use; Zoning.

- Again, the Property is zoned as Commercial. The property is adjacent to a public park with ballfields and picnic benches. The new pole will be in a cleared area within a 50'x50' leased space. It will stand 150 feet tall and will be designed to allow collocation. The site will be un-manned and may require 1-2 vehicular trips a year for maintenance.
- The site has been mapped as having an NWI Wetland; however, the location is in a cleared gravel parking area. It is also noted that there are hydric soils.
- The project complies with the following setbacks of the Commercial Zone:
 - Front: 30 Feet
 - Side: None (15' if adjacent to residential)
 - Rear: None (25' if adjacent to residential)

2.1.2. Lease Area.

- The leased area onsite will be a 2,500 S compound (the “Lease Area”).

2.1.3. Access and Parking.

- Access is from Birch Road and will require an easement and/or permission from the city.

2.1.4. Utilities.

- **Power.** Power will be provided by Lewis County PUD. AT&T’s GC will install a new meter base and will run conduit from the new meter base to the new equipment. A bridge will be provided from the equipment to the antennas.
- **Fiber.** Fiber to the Facility will be provided via the local fiber purveyor. Given this is an unmanned wireless communications facility, no water, sewer, or other utilities are required.

2.2. Wireless Facilities and Equipment. Specifications of the facilities outlined below, including a site plan, can be found in **Attachment 10, Zoning Drawings.****2.2.1. Antennas and accessory equipment.**

- The tower will contain the following AT&T equipment:
 - Twelve (12) panel antennas
 - Nine (9) remote radio head units (RRHs)
 - Six (6) remote RRH mounts
 - Two (2) new surge protectors
 - Three (3) V-frame antenna mounts
 - All associated and accessory equipment

2.2.2. Ground equipment.

- Ground equipment includes:
 - Two (2) Equipment cabinets (one walk-in)
 - Generator w/ concrete pad
 - One (1) GPS
 - All associated and accessory equipment

3. NETWORK COVERAGE AND SERVICES.**3.1. Overview—AT&T 4G LTE.** AT&T is upgrading and expanding its wireless communications network throughout the Pacific Northwest, including the installation of the latest 4G technology at this proposed facility. LTE stands for “Long Term Evolution.” This acronym refers to the ongoing process of improving wireless technology standards with speeds up to ten times faster than 3G. LTE technology is the next step in increasing broadband speeds to meet the demands of users and the variety of content accessed over mobile networks.

Upon completion of this update, AT&T will operate a state-of-the-art digital network of wireless communications facilities throughout the proposed coverage area as part of its nationwide wireless communications network.

The new Facility will allow for uninterrupted wireless service in the targeted service area with fewer dropped calls, improved call quality, and improved access to additional wireless services that the public now demands. This includes emergency 911 calls within the area.

4. APPLICABLE LAW

4.1. Local Codes. Per staff direction, this requires a Type 1 Review for Wireless Communications.

4.2. Federal Law. Federal law, primarily found in the Telecommunications Act of 1996 (“Telecom Act”) acknowledges a local jurisdiction’s zoning authority over proposed wireless facilities but limits the exercise of that authority in several important ways.

4.2.1. Local jurisdictions may not materially limit or inhibit. The Telecom Act prohibit a local jurisdiction from taking any action on a wireless siting permit that “prohibit[s] or [has] the effect of prohibiting the provision of personal wireless services.” 47 U.S.C. §332(c)(7)(B)(i)(II). According to the Federal Communications Commission (“FCC”) Order adopted in September 2018, a local jurisdiction’s action has the effect of prohibiting the proviso of wireless service when it “materially limits or inhibits the ability of any competitor or potential competitor to compete in a fair and balanced legal and regulatory environment.”² Under the FCC Order, an applicant need not prove it has a significant gap in coverage; it may demonstrate the need for a new wireless facility terms of adding capacity, updating to new technologies, and/or maintaining high quality service.³

While an applicant is no longer required to show a significant gap in service coverage, in the Ninth Circuit, local jurisdiction clearly violates section 332(c)(7)(B)(i)(II) when it prevents a wireless carrier from using the least intrusive means to fill a significant gap in service coverage. *T-Mobile U.S.A., Inc. v. City of Anacortes*, 572 F.3d 987, 988 (9th Cir. 2009).

¹ *Accelerating Wireless and Wireline Broadband Deployment by Removing Barriers to Infrastructure Investment*, Declaratory Ruling and Third Report and Order, WT Docket No. 17-79, WC Docket No. 17-84 (rel. Sept. 27, 2018); 83 Fed. Reg. 51867 (Oct. 15, 2018) (“FCC Order”). ² *Id.* at ¶ 35. ³ *Id.* at ¶¶ 34-42.

- **Significant Gap.** Reliable in-building coverage is now a necessity and every community’s expectation. Consistent with the abandonment of land line telephones and reliance on only wireless communications, federal courts now recognize that a “significant gap” can exist based on inadequate in-building coverage. See, e.g., *T-Mobile Central, LLC v. Unified Government of Wyandotte County/Kansas City*, 528 F. Supp. 2d 1128, 1168-69 (D.Kan. 2007), *affirmed in part*, 546 F.3d 1299 (10th Cir. 2008); *MetroPCS, Inc. v. City and County of San Francisco*, 2006 WL 1699580, *10-11 (N.D. Cal. 2006).

- **Least Intrusive Means.** The least intrusive means standard “requires that the provider ‘show that the manner in which it proposes to fill the significant gap in service is the least intrusive on the values that the denial sought to serve.’” 572 F.3d at 995, *quoting MetroPCS, Inc. v. City of San Francisco*, 400 F.3d 715, 734 (9th Cir. 2005). These values are reflected by the local code’s preferences and siting requirements.

4.2.2. Environmental and health effects prohibited from consideration. Also under the Telecom Act, a jurisdiction is prohibited from considering the environmental effects of RF emissions (including health effects) of the proposed site if the site will operate in compliance with federal regulations. 47 U.S.C. § 332(c)(7)(B)(iv). AT&T has included with this application a statement from its radio frequency engineers demonstrating that the proposed facility will operate in accordance with the Federal Communications Commission’s RF emissions regulations. (See Attachment 7 – RF Justification Report.) Accordingly, this issue is preempted under federal law and any testimony or documents introduced relating to the environmental or health effects of the proposed site should be disregarded in this proceeding.

4.2.3. No discrimination amongst providers. Local jurisdiction also may not discriminate amongst providers of functionally equivalent services. 47 U.S.C. § 332(c)(7)(B)(i)(I). A jurisdiction must be able to provide plausible reasons for disparate treatment of different providers’ applications for similarly situated facilities.

4.2.4. Shot Clock. Finally, the Telecom Act requires local jurisdictions to act upon applications for wireless communications sites within a “reasonable” period of time. 47 U.S.C. § 332(c)(7)(B)(ii).

The FCC has issued a “Shot Clock” rule to establish a deadline for the issuance of land use permits for wireless facilities. 47 C.F.R. § 1.6001, *et seq.* According to the Shot Clock rule, a reasonable period for local government to act on wireless applications is 90 days for a collocation application, with “collocation” defined to include an attachment to any existing structure regardless of whether it already supports wireless, and 150 days for all other applications.

The Shot Clock applies to all authorizations required for siting a wireless facility, including the building permit, and all application notice and administrative appeal periods. Pursuant to federal law, the reasonable time period for review of this application is 150 days.

- 5. Section 17.80.030 – Conditional Uses.** As part of the review process for a new pole, the applicant must address the criteria outlined in the Conditional Use section of the Code. The following are the approval criteria outlined in Section 17.80.030 followed by a response (*italics*):

1. **The use proposed in the application is listed on the chart as a permitted conditional use in the zone in which the proposed use would be located; and**

***Response:** The property is zoned Commercial and is identified in the Code as a Special Land Use Zone. There are no uses listed under this zone; thus, a wireless facility is not listed as either permitted or conditionally permitted. The direction we have received from the city is that this is a suitable site for such use and that the process will be a Conditional Use Permit (CUP).*

2. **The procedures set forth in the preceding section have been followed; and**

***Response:** The application request will follow the application requirements and procedures outlined in Section 17.80.020.*

3. **The board has found that the proposed use is consistent with the objectives and purposes of this title as declared in Chapter 17.04 and with the comprehensive plan and reports related thereto; and.**

***Response:** This portion of Code addresses the purpose of the land use regulations with respect to the comprehensive plan. Generally, the purpose is to promote and protect the public health, safety, and welfare through zone designation to ensure compatibility of height, size, and uses. This request is located away from residential properties (approximately 800' southeast to the closest residence) while providing coverage to the network users. The new pole will allow other providers to collocate; thus, minimizing the need for future poles/towers in the community. In the event of an emergency, the network is another option for the residents of the community.*

4. **The board has found that the proposed use is compatible with surrounding land uses and with general character of the district in which it would be located; and**

***Response:** It is a compatible use given the location—away from the majority of the residential development and more towards commercial and/or industrial uses.*

5. **The board has set forth such conditions and modifications to the application as it deems necessary to meet these conditions.**

***Response:** The proponent will abide by the conditions and modifications of this request by the Board.*

Thank you for your time and consideration in the review of this request. Please feel free to contact me by phone (206.227.7445) or email (pkitzes@j5ip.com) if there are any questions or comments.

J5 INFRASTRUCTURE PARTNERS

Phil Kitzes

PHILLIP KITZES
Project Manager I

City of Napavine

P. O. Box 810
Napavine, WA 98565
(360) 262-9344 FAX (360) 262-9199

**CONDITIONAL USE – HOME OCCUPATION
PERMIT APPLICATION**

City Use Only:
Date Received _____ Reviewed By _____
 Permit Approved
 Permit Denied Comments _____

Fee: \$ _____ Date Paid: _____ Receipt Number: _____

J51P, ON BEHALF OF NEW CINGULAR WIRELESS PCS, LLC (ATTN)
Name of Applicant
23035 SE 263RD ST., MAPLE VALLEY, WA 98038 / 206.227.7445
Mailing Address Phone
CITY OF NAPA VINE, 407 BIRCH AVE SW, NAPA VINE, WA 98565
Owner Name / Mailing Address
235 WEST WASHINGTON STREET
Location of Worksite
A PORTION OF NW 1/4 OF THE NE 1/4 AND EAST 1/2
Legal Description (May be attached)
OF THE NE 1/4 OF SECTION 34, TOWNSHIP 13N, RANGE
2 W, W.M., LEWIS COUNTY, WA.
Parcel No. 008372002005

PROPERTY ZONING: COMMERCIAL

1. Please state the home occupation in which you propose to engage.
NEW WIRELESS FACILITY
2. Will the home occupation utilize more than twenty five percent (25%) of the actual total floor area on one floor

Yes *No*
*** NOTE: THIS FORM IS FOR HOME OCCUPATION ONLY; THUS, NOT APPLICABLE. HOWEVER, IT IS ONLY CUP FORM AVAILABLE. (PLEASE SEE ENCLOSED NARRATIVE & SBPA CHECKLIST)**

- | | | |
|---|--------------------------|--------------------------|
| within the dwelling? | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. Will the home occupation be a secondary use of the home? | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. Will structural alterations of the dwelling be required to accommodate the home occupation? | <input type="checkbox"/> | <input type="checkbox"/> |
| 5. Do you propose to construct a separate exterior entrance to the space devoted to the home occupation? | <input type="checkbox"/> | <input type="checkbox"/> |
| 6. Will others not in the immediate family be engaged in the home occupation? | <input type="checkbox"/> | <input type="checkbox"/> |
| | <u>YES</u> | <u>NO</u> |
| 7. Will more than two (2) family members be engaged in the home occupation? | <input type="checkbox"/> | <input type="checkbox"/> |
| 8. Do you intend to use commercial advertising for your home occupation? | <input type="checkbox"/> | <input type="checkbox"/> |
| 9. If your answer to question # 8 was yes, please state type of advertising. _____ | | |
| 10. Do you propose to use window displays or display sample commodities outside of the dwelling? | <input type="checkbox"/> | <input type="checkbox"/> |
| 11. Do you propose to store stock in trade or commodities for sale that are not produced on the premises? | <input type="checkbox"/> | <input type="checkbox"/> |
| 12. Would materials or equipment used in the home occupation create loud noises, dust, smoke, odors, radio and television interference, or other detriments to the residential setting? | <input type="checkbox"/> | <input type="checkbox"/> |
| 13. Please describe how materials or commodities will be delivered to and from your home. _____

_____ | | |
| 14. Would the home occupation generate more traffic on streets adjacent to your home? | <input type="checkbox"/> | <input type="checkbox"/> |
| 15. If the answer to question 14 is yes, state how many more and where they will be parked. _____

_____ | | |
| 16. Would your home occupation require a significant increase in electrical power, water and sewer use? | <input type="checkbox"/> | <input type="checkbox"/> |
| 17. Would your home occupation increase the danger of fire in your neighborhood? | <input type="checkbox"/> | <input type="checkbox"/> |

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background

1. Name of proposed project, if applicable:

AT&T OL0796 Downtown Napavine Wireless facility

2. Name of applicant:

New Cingular Wireless PCS, LLC ("AT&T")

3. Address and phone number of applicant and contact person:

APPLICANT:

*New Cingular Wireless PCS, LLC (AT&T)
19801 SW 72nd Avenue, Suite 200
Tualatin, OR 97062
(503)*

PROJECT CONTACT PERSON:

*Phillip Kitzes
J5IP
23035 SE 263rd Street (remote)
Maple Valley, WA 98038
206.227.7445
pkitzes@j5ip.com*

4. Date checklist prepared: *November 30, 2022*

5. Agency requesting checklist: *City of Napavine, WA*

6. Proposed timing or schedule (including phasing, if applicable):

Upon complete review and approval of all required applications and their associated appeal periods..

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

*RF Compliancy Report (NIER)
RF Safety Compliancy Letter
RF Safety Justification Report
ASCE Hazard Report
Topographical Survey*

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No such pending applications are known.

10. List any government approvals or permits that will be needed for your proposal, if known.

Conditional Use Permit
Building Permit
Right-of-Way Permit (utilities as needed)

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

AT&T is proposing to build a new 150-foot self-supported monopole within a 50'x 50' (2,500 SF) fenced (6'-0" high slatted chain-link fence with barbed wire) lease area on city-owned property that is commercially-zoned. The tower will contain AT&T LTE panel antennas and associated RRH and other equipment. The pole will be designed to allow collocation by other wireless carriers. The associated ground equipment includes a 10'x10' pre-fabricated walk-in shelter and a diesel generator on a concrete pad (13'x19'). This will be an unmanned telecommunications facility. (Please see enclosed Plan Set.)

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

Street Address: 235 West Washington Street

Parcel No.: 008372002005

Parcel Legal Description (abbreviated): A Portion of the NW1/4 of the NE Quarter and the East 1/2 of the NE 1/4 of Section 34, Township 13 N, Range 2 W, W.M., Lewis County, WA.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

b. What is the steepest slope on the site (approximate percent slope)?

1-2%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

The city's Zoning an Critical Areas Map notes hydric soils on the property.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.**

No.

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.**

There will be some grading for the concrete pad that supports the ground equipment and generator (250 SF, or less than 10 cubic yards). In addition, there is associated excavation work for the foundation of the pole itself (10-15 cubic yards). Materials will be balanced onsite within the compound and/or across the property..

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.**

There is a minimal possibility of erosion that may occur as a result of the clearing and construction of the proposed lease area and excavation to underground utilities.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?**

As proposed, there will be no net new impervious surface created by this project.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:**

As required and implemented by the City, appropriate erosion control measures will be included in the final engineering plans to reduce and control potential erosion or other impacts from the project development.

2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.**

Temporary emissions from equipment and dust will occur during the construction phase. Construction equipment will comply with applicable local, county, and state air quality regulations.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.**

AT&T is not aware of any off-site emissions that may impact the proposed project.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:**

No measures to reduce or control emissions or other impacts to air are proposed, as AT&T's proposed facility will not generate air emissions during construction, operation, or maintenance, except for RF emissions—which will be compliant with all regulations.

3. Water

a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

There is surface water (stream) along the southerly portion of the site—more than 300 feet from the proposed location of the facility. There also appears to be associated wetlands; however, the new facility will be outside this area (within the usable park area). (Note: The city zoning map notes NWI Wetland across the property; however, it is a cleared gravelled parking area.)

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

No.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

Not applicable. No work will be performed over, in, or adjacent to any surface water or wetlands.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.**

No.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.**

No. Per Lewis County and FEMA GIS maps, the proposed lease site is not within a 100-year floodplain.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

No. The proposed project is for a new, unstaffed wireless communication facility that will not generate any waste materials.

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No. The proposal is for an unmanned communications facility which does not require ground water or water service.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . .; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Not applicable. The proposal is for an unmanned communications facility that will not generate waste material.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Any possible storm water runoff from within the lease area will flow as it currently does (existing gravel) and will naturally infiltrate into the surrounding land.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

No waste material will be discharged into the ground, as the proposed project is for a new, unstaffed wireless communication facility.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No existing drainage patterns will be altered or affected from this project.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

To the best of the applicant's knowledge, no additional control measures will be needed; and there will be minimal impact on surface, ground, or runoff water as a result of this proposal. BMPs will be utilized during construction to further limit impacts to water.

4. Plants

a. Check the types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
 evergreen tree: fir, cedar, pine, other

- shrubs
- grass
- pasture
- crop or grain
- Orchards, vineyards or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

None. Again, the location of the proposed facility will be on an existing gravelled area.

c. List threatened and endangered species known to be on or near the site.

AT&T is not aware of any threatened or endangered species on or near the site.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

None are proposed at this time. The proponent will adhere to city requirements for any landscaping required as part of the approval.

e. List all noxious weeds and invasive species known to be on or near the site.

AT&T is not aware of any noxious weeds or invasive species on or near the site.

5. Animals

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

Unknown, but it is reasonable that this parcel may have songbirds or small mammals that are common to this area.

b. List any threatened and endangered species known to be on or near the site.

AT&T is not aware of any threatened or endangered species on or near the site.

c. Is the site part of a migration route? If so, explain.

Not to our knowledge.

d. Proposed measures to preserve or enhance wildlife, if any:

None are proposed at this time.

e. List any invasive animal species known to be on or near the site.

None are known.

6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

The equipment for AT&T's proposed new facility will be powered by electric energy and fiber transmitted through underground utility lines. A backup generator will also be included on the site.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No. The proposed project will not affect the potential use of solar energy by adjacent properties.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

AT&T has not included any energy conservation features in the planned proposal.

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

No. The communications facility and equipment will not cause exposure to toxic chemicals or hazardous waste. A standby generator is being proposed, but it will only operate during emergencies. Additionally, it will meet all applicable safety regulations to reduce any potential hazards to the surrounding community.

1) Describe any known or possible contamination at the site from present or past uses.

None are known.

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None are known.

- 3) **Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.**

There are no known toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

- 4) **Describe special emergency services that might be required.**

There are no known special emergency services required.

- 5) **Proposed measures to reduce or control environmental health hazards, if any:**

None are proposed at this time.

b. Noise

- 1) **What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?**

None are known.

- 2) **What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.**

During the construction period, noise commonly associated with this type of construction will be created. Such noise will occur during normal construction hours as set forth by staff. Once constructed, the ground-mounted accessory equipment, which will be placed within an enclosed shelter, will have A/C cooling fans that will operate on a regular basis. In the event of an emergency (power outage), the generator will be activated and will increase noise volumes at the site (short-term).

- 3) **Proposed measures to reduce or control noise impacts, if any:**

AT&T proposes to place the A/C units within an enclosed shelter and to use baffling technology to help mitigate any noise impact.

8. Land and Shoreline Use

- a. **What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.**

The current use of the property is park—Napavine Community Park. The adjacent land uses are as follows:

- North Residential
- South Open Space
- East Residential, Water Tank, Government Facility
- West Open Space, Residential

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

Not to our knowledge.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No.

c. Describe any structures on the site.

Ballfields, picnic areas, and parking.

d. Will any structures be demolished? If so, what?

No.

e. What is the current zoning classification of the site?

Commercial

f. What is the current comprehensive plan designation of the site?

Commercial

g. If applicable, what is the current shoreline master program designation of the site?

Not applicable.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

Again, the City's Zoning & Critical Areas Map shows NWI Wetland across the existing ballfields and hydric soils. Towards the southerly portion of the site is an existing stream channel (approximately 300' away from the proposed site).

i. Approximately how many people would reside or work in the completed project?

None. There may be 1-2 maintenance vehicular trips only.

j. Approximately how many people would the completed project displace?

None.

k. Proposed measures to avoid or reduce displacement impacts, if any:

None are proposed at this time.

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The wireless facility will be away from residences while providing necessary coverage for its network users. Furthermore, there will be space on the pole for additional carriers; thus, reducing the need for another pole.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

Not applicable.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

Not applicable.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

Not applicable.

c. Proposed measures to reduce or control housing impacts, if any:

Not applicable.

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

AT&T is proposing to construct a 150-foot monopole to place wireless antenna and related equipment. Specifications on the tower and proposed materials are included in Attachment 10, Final Zoning Drawings. AT&T has also provided photo simulations of the proposed new tower as Attachment 9 to its Wireless Communications Facilities Application.

b. What views in the immediate vicinity would be altered or obstructed?

No views in the immediate vicinity will be obstructed by this proposal. The residences are at least 800 feet northwest of the proposed facility.

c. Proposed measures to reduce or control aesthetic impacts, if any:

The proposed facility will comply with the city's requirements to reduce any visual impacts.

11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

The proposed facility will not produce any light or glare.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

No lighting is proposed at this time.

c. What existing off-site sources of light or glare may affect your proposal?

Not applicable.

d. Proposed measures to reduce or control light and glare impacts, if any:

As previously noted, the proposed facility will comply with the city's requirements to reduce visual impacts.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

This is a park site.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

None are proposed.

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

Not to our knowledge.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

Not to our knowledge.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

AT&T researched the National Register of Historic Places, historical data from state and federal departments, and available GIS data.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

None are proposed.

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

Proposed access will come from Birch Avenue. (Please see Zoning Plan Set.)

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Not to our knowledge.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

The proposed project does not specifically create any additional parking spaces, however there will be room for maintenance vehicles to park at the proposed site.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

No.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

No additional vehicle trips per day will be generated by the completed facility. Approximately one additional vehicle trip per month will be generated for routine service.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No.

- h. Proposed measures to reduce or control transportation impacts, if any:

None are proposed.

15. Public Services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

No.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

None are proposed at this time.

16. Utilities

- a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other: (Unknown about whether fiber is available)

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

AT&T proposes to utilize power and telco at the proposed site. Power (Lewis County PUD) is at the site and may need to be upgraded. Telco (CenturyLink) and fiber will need to be extended to the site from the street(s). These connections will be negotiated with the individual purveyor during the building permit and construction phases of the project—may require ROW permits.

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: *Phil Kitzes*

Authorized Agent: J5IP, Phillip Kitzes


Date Submitted: November 20, 2022

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND 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 WITH LOCAL AMENDMENTS
 2018 INTERNATIONAL FIRE CODE (IFC)
 2018 INTERNATIONAL ENERGY CONSERVATION CODE

PROPERTY LEGAL DESCRIPTION:
 SEE SCHEDULE "C" OF TITLE REPORT



NEW BUILD LTE ONLY 1C: MRWOR060484
 USID: 317184
 FA CODE: 15725075

SITE NUMBER: OL0796
 SITE NAME: DOWNTOWN NAPAVINE
 SITE TYPE: MONOPOLE / WIC
 ADDRESS: 235 WEST WASHINGTON ST
 NAPAVINE, WA 98532
 PARCEL ID: 8372002005

PREPARED FOR



NEW CINGULAR WIRELESS PCS, LLC ("AT&T")
 19801 SW 72ND AVE., STE. 200
 TUALATIN, OR 97062

Vendor:



23 MAUCHLY #110
 IRVINE, CA 92618
 J5 PROJECT ID: P-044524

Issued For:

OL0796
 DOWNTOWN NAPAVINE
 235 WEST WASHINGTON ST
 NAPAVINE, WA 98532
 PARCEL ID: 8372002005

PROJECT TEAM

APPLICANT / LESSEE:
 NEW CINGULAR WIRELESS PCS, LLC ("AT&T")
 19801 SW 72ND AVE., STE. 200
 TUALATIN, OR 97062

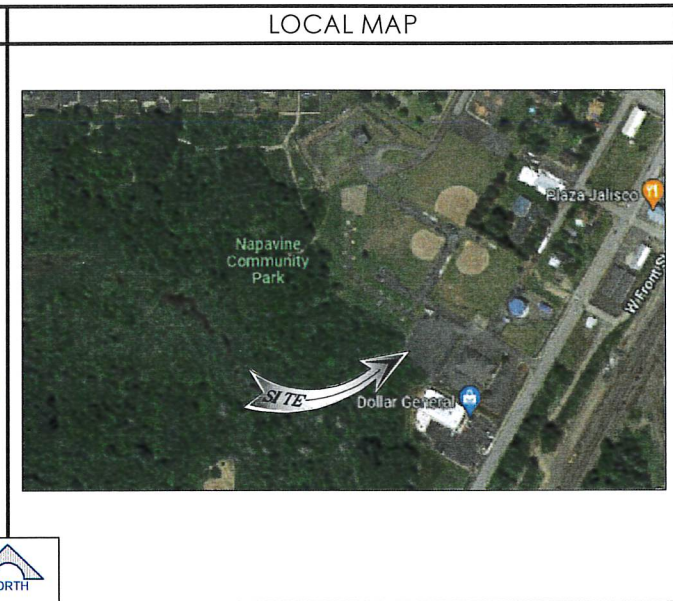
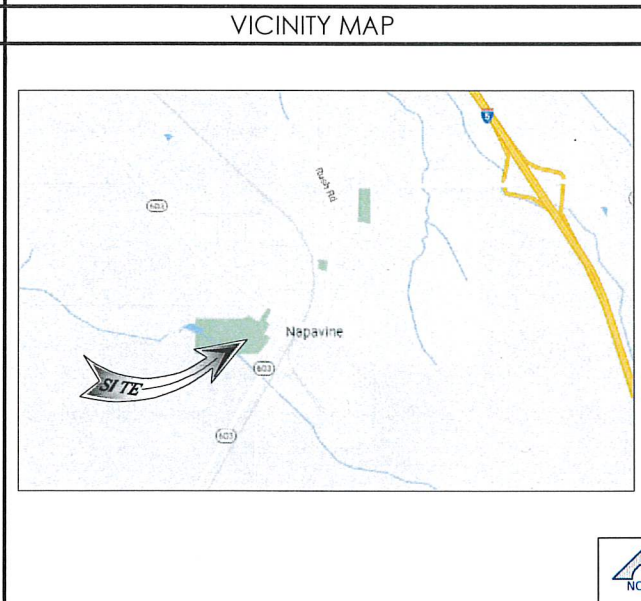
PROJECT MANAGER:
 J5 INFRASTRUCTURE PARTNERS
 CONTACT: SARA MITCHELL
 EMAIL: samitchell@j5ip.com
 PH: (971) 281-1422

CONSTRUCTION MANAGER:
 CONTACT: TOM LOGAN
 EMAIL: H804w@a1t.com
 PH: (253) 709-0317

SITE ACQUISITION:
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A&E MANAGER:
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ZONING:
 J5 INFRASTRUCTURE PARTNERS
 CONTACT: PHILLIP KITZES
 EMAIL: pkitzes@j5ip.com
 PH: (206) 227-7445



PROJECT DESCRIPTION

PROPOSED SITE BUILD OF AN UNMANNED TELECOMMUNICATIONS FACILITY, CONSISTING OF THE FOLLOWING:

TOWER/ANTENNA SOW:

- INSTALLATION OF (1) AT&T 150'-0" HIGH MONOPOLE
- INSTALLATION OF (1) AT&T 5'-0" LIGHTNING ROD
- INSTALLATION OF (12) AT&T PANEL ANTENNAS
- INSTALLATION OF (12) AT&T REMOTE RADIO UNITS (RRU'S)
- INSTALLATION OF (4) AT&T RRH MOUNTS
- INSTALLATION OF (2) AT&T DC-9 SURGE SUPPRESSORS
- INSTALLATION OF (3) AT&T V-FRAME ANTENNA MOUNTS

EQUIPMENT SOW:

- INSTALLATION OF AN AT&T 50'-0" X 50'-0" (900 SQ. FT.) TELECOMMUNICATION COMPOUND LEASE AREA
- INSTALLATION OF AN AT&T 49'-0" X 49'-0", 6'-0" HIGH CHAIN LINK FENCING W/ PRIVACY SLATS AND 1'-0" HIGH BARBED WIRE STRANDS (7'-0" HIGH TOTAL)
- INSTALLATION OF (1) AT&T WALK-UP CABINET (WUC) ON CONCRETE PAD
- INSTALLATION OF (1) AT&T 30KW AC DIESEL BACK-UP GENERATOR ON CONCRETE PAD
- INSTALLATION OF (1) AT&T 200A AC POWER PANEL
- INSTALLATION OF (8) BATTERIES
- INSTALLATION OF (1) AT&T FLX 12 CABINET
- INSTALLATION OF (1) AT&T H-FRAME W/ UTILITY EQUIPMENT
- INSTALLATION OF (1) AT&T ±16'-6" CABLE BRIDGE
- INSTALLATION OF (1) AT&T CABLE SLACK BOX
- INSTALLATION OF (4) AT&T DC POWER & (2) 24 PAIR FIBER CABLE TRUNKS
- INSTALLATION OF (1) AT&T DC12 SURGE SUPPRESSOR BOX
- INSTALLATION OF (8) AT&T RECTIFIERS
- INSTALLATION OF (1) AT&T BASEBAND UNIT
- INSTALLATION OF (1) AT&T GPS ANTENNA
- INSTALLATION OF (1) 12'-0" DOUBLE SWING GATE

PROJECT AREA:

- 50'-0" X 50'-0" (900 SQ. FT.) LEASE AREA

DRAWN BY: RWB
 CHECKED BY:

A	DATE	PERCENTAGE
0	4/22/22	90% ZD
0	11/30/22	100% ZD

SITE INFORMATION

PROPERTY OWNER: CITY OF NAPAVINE
 CITY OF NAPAVINE
 MILL RD
 NAPAVINE, WA 98532

JURISDICTION: CITY OF NAPAVINE
 WIND LOADS: 105 MPH (3-SECOND GUST)
 EXPOSURE CATEGORY: C
 SEISMIC ZONE: 1
 FLOOD ZONE: ---
 PARCEL ID #: 8372002005
 ZONING: COMMERCIAL
 LATITUDE (NAD 83): 46.57394°
 LONGITUDE (NAD 83): -122.91419°
 IMPERVIOUS SURFACE: ±2,500 SQ. FT.
 BASE OF PROPOSED STRUCTURE: ±0' (±432.05' AMSL)
 TOP OF PROPOSED STRUCTURE: ±150' (±582.05' AMSL)
 TOP OF PROPOSED STRUCTURE W/ HIGHEST APPURTENANCE: ±155' (±587.05' AMSL)

ACCESSIBILITY REQUIREMENTS: FACILITY IS AN UNMANNED EQUIPMENT SPACE NOT INTENDED FOR HUMAN HABITATION AND ONLY FREQUENTLY VISITED BY MAINTENANCE PERSONAL. ACCESSIBILITY IS NOT REQUIRED PER IBC 2018, SECTION 1103.2.9 (EQUIPMENT SPACES)

TOWER OWNER: AT&T
 POWER AGENCY: LEWIS COUNTY PUD
 TELEPHONE AGENCY: TBD
 RFDS VERSION: FINAL/1.0
 DATE UPDATED: 4/18/2022

GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWINGS

THESE PLANS ARE FORMATTED TO BE FULL SIZE AT 24" X 36". CONTRACTORS SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR MATERIAL ORDERS OR BE RESPONSIBLE FOR THE SAME.

GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

STATEMENTS

STRUCTURAL ANALYSIS IS NOT WITHIN THE SCOPE OF WORK CONTAINED IN THIS DRAWINGS SET. FOR ANALYSIS OF EXISTING AND/OR PROPOSED COMPONENTS, REFER TO STRUCTURAL ANALYSIS PROVIDED UNDER SEPARATE COVER.

ANTENNA MOUNT ANALYSIS IS NOT WITHIN THE SCOPE OF WORK CONTAINED IN THIS DRAWING SET. FOR ANALYSIS OF MOUNT TO SUPPORT EXISTING AND/OR PROPOSED COMPONENTS, REFER TO ANTENNA MOUNT STRUCTURAL ANALYSIS PROVIDED UNDER SEPARATE COVER.

DRIVING DIRECTIONS

DIRECTIONS FROM AT&T OFFICE LOCATED AT 19801 SW 72ND AVE, TUALATIN, OR 97062:

1. HEAD EAST TOWARD SW 72ND AVE (10 FT)
2. TURN RIGHT TOWARD SW 72ND AVE (128 FT)
3. TURN RIGHT ONTO SW 72ND AVE (489 FT)
4. TURN LEFT AT THE 1ST CROSS STREET ONTO SW SAGERI ST (0.4 MI)
5. TURN LEFT ONTO SW 65TH AVE (0.5 MI)
6. CONTINUE ONTO SW NYBERG ST (0.2 MI)
7. USE THE RIGHT LANE TO MERGE ONTO I-5 N VIA THE RAMP TO PORTLAND (0.3 MI)
8. MERGE ONTO I-5 N (9.9 MI)
9. KEEP RIGHT TO STAY ON I-5 N (76.9 MI)
10. TAKE EXIT 68 FOR US-12 E TOWARD MORTON/YAKIMA (0.3 MI)
11. TURN LEFT ONTO US-12 W (0.1 MI)
12. CONTINUE ONTO W AVERY RD (0.4 MI)
13. TURN RIGHT ONTO N MILITARY RD (1.0 MI)
14. TURN LEFT ONTO KOONTZ RD (1.4 MI)
15. CONTINUE ONTO E WASHINGTON ST (0.1 MI)
16. TURN LEFT ONTO SW BIRCH AVE AND SEE WILL BE ON THE RIGHT (0.1 MI)



800-227-2600
 Call 2 Full Working Days In Advance


SHEET INDEX

REV.	DESCRIPTION
T-1	TITLE SHEET
GN-1	GENERAL NOTES
GN-2	GENERAL NOTES
GN-3	SITE SIGNAGE
1A	1A CERTIFICATION
A-1	SITE PLAN
A-2	ENLARGED SITE PLAN
A-2.1	COMPOUND PLAN
A-3	ANTENNA PLAN & SCHEDULE & EQUIPMENT PLAN
A-4	ELEVATIONS

Licensee:

Sheet Title:
TITLE SHEET

Sheet Number:
T-1



This Site Operated by:
AT&T MOBILITY
 AT&T MOBILITY 19801 SW 72ND AVE., TUALATIN, OR 97062
 IN CASE OF FIRE AND THE NEED FOR SHUTDOWN
 TO DEACTIVATE ANTENNAS CALL THE
 FOLLOWING NUMBER:
 For 24 Hour Emergency Contact and Access Please Call:
 (800) 638-2822

Reference Site#: OL0796
 Site Address: 235 WEST WASHINGTON ST NAPAVINE, WA 98532

10 FENCED COMPOUND SIGNAGE
N.T.S.



DANGER
NO TRESPASSING

9 FENCED COMPOUND SIGNAGE
N.T.S.



NOTICE
AUTHORIZED PERSONNEL ONLY

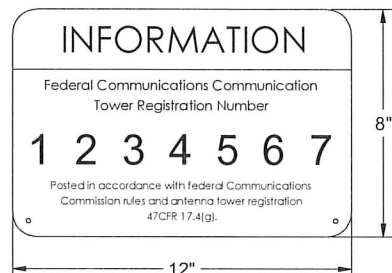
8 DOOR / EQUIPMENT SIGN
N.T.S.



DANGER
DIESEL FUEL
NO SMOKING
NO OPEN FLAMES

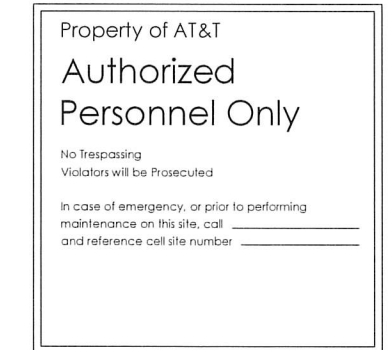
DANGER
LEAD ACID BATTERIES
CORROSIVE LIQUIDS (ELECTROLYTE)
ENERGIZED ELECTRICAL CIRCUITS
NO SMOKING

7 NFPA HAZARD SIGN - TYPICAL
N.T.S.



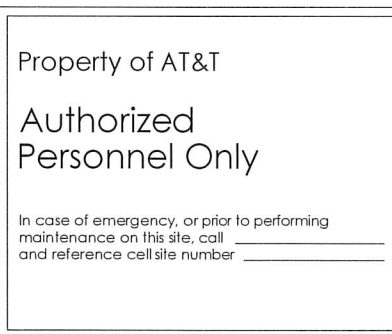
INFORMATION
 Federal Communications Commission
 Tower Registration Number
 1 2 3 4 5 6 7
 Posted in accordance with Federal Communications
 Commission rules and antenna tower registration
 47CFR 17.4(g).

6 FCC ASR SIGNAGE
N.T.S.



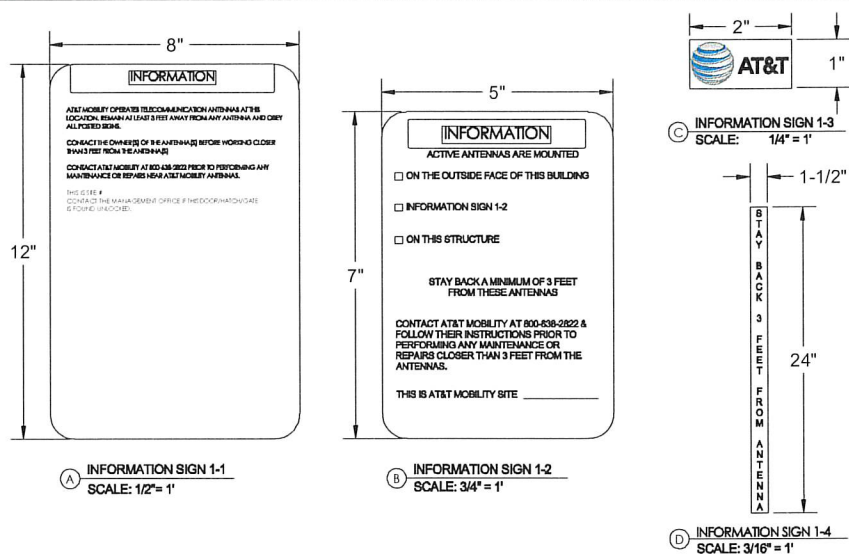
Property of AT&T
Authorized Personnel Only
 No Trespassing
 Violators will be Prosecuted
 In case of emergency, or prior to performing
 maintenance on this site, call _____
 and reference cell site number _____

5 GATE SIGNAGE
N.T.S.



Property of AT&T
Authorized Personnel Only
 In case of emergency, or prior to performing
 maintenance on this site, call _____
 and reference cell site number _____

4 SHELTER / CABINET DOORS SIGNAGE
N.T.S.



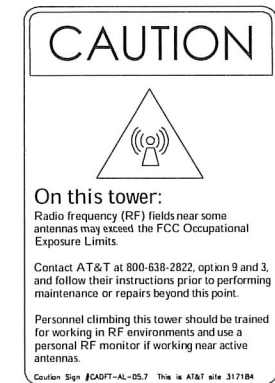
1. CONTRACTOR SHALL INSTALL ALL INFORMATION SIGNAGE IN ACCORDANCE w/ AT&T WIRELESS DOCUMENT #03-0074, RF EXPOSURE POLICY AND RF SAFETY COMPLIANCE PROGRAM, LATEST EDITION.

2. FABRICATION:
 *SIGN 1-1: ENTRANCE DOOR, SEE DETAIL 1A, THIS SHEET
 SIGN 1 IS TO BE MADE ON THE 50 MIL ALUMINUM SHEETING (SIZE 8 INCHES BY 12 INCHES) w/ FOUR (4) 1/4 INCH MOUNTING HOLES, ONE EACH CORNER OF THE SIGN FOR MOUNTING w/ HARDWARE w/ TIE WRAPS. THE MAIN BACKGROUND COLOR IS TO BE WHITE FRONT & BACK w/ BLACK LETTERING.
 THE INFORMATION BAND SHALL BE 1.2 INCH SOLID GREEN BAND w/ 0.5 INCH HIGH BLACK LETTERING. THE BODY TEXT SHALL BE IN BLACK LETTERING w/ 0.2 INCH HIGH LETTERS. THE REF LINE SHALL BE IN 1/4 INCH LETTERS.
 THE PLACEMENT OF TEXT SHALL BE DONE IN A MANNER THAT WILL PERMIT EASY READING FROM A DISTANCE OF APPROXIMATELY 6 FEET IN FRONT OF THE SIGN.

ALL PAINT WILL BE BAKED w/ ENAMEL w/ UV PROTECTIVE COATING OVER THE FACE OF THE SIGN.
 *SIGN 1-2: POLE, SEE DETAIL 1B, THIS SHEET
 SIGN 2 MUST BE A NON METALLIC LABEL w/ AN ADHESIVE BACKING. THE LABEL SHALL BE MADE USING VINYL OR SIMILAR WEATHER-PROOF MATERIAL. THE LABEL SHALL BE APPROXIMATELY 5X7 INCHES w/ A WHITE BACKGROUND AND BLACK LETTERING. THE GREEN BAND SHALL BE 1.375 INCH IN HEIGHT & THE LETTERING SHALL BE BLACK w/ 0.75 INCH HIGH LETTERS. THE TEXT LETTERING SHALL BE BLACK w/ 1/4 INCH HIGH LETTERS. UV PROTECTION SHALL BE PLACED OVER THE FRONT OF THE LABEL.
 *SIGN 1-3: BACK OF ANTENNAS, SEE DETAIL 1C & 3, THIS SHEET
 *SIGN 3 IS A 1 INCH X 2 INCH PANEL THAT CAN BE APPLIED TO THE BACK OR SIDE OF AN ANTENNA TO IDENTIFY IT AS AN AT&T ANTENNA.
 *SIGN 1-4: SIDE OF ANTENNAS, SEE DETAIL 1D & 3, THIS SHEET
 SIGN 4 IS MADE FROM TRANSPARENT MATERIAL 1-1/2 INCHES WIDE & 24 INCHES LONG. THE LETTERING IS TO BE BLACK w/ 1/4 INCH LETTERING IN A VERTICAL COLUMN. THE SPACING BETWEEN WORDS MUST BE SUCH THAT IT IS EASILY READ & FILLS THE LENGTH OF THE SIGN.

3 INFORMATION SIGNAGE
N.T.S.

NOTE:
 1. CONTRACTOR SHALL INSTALL ALL INFORMATION SIGNAGE IN ACCORDANCE w/ AT&T WIRELESS DOCUMENT #03-0074, RF EXPOSURE POLICY AND RF SAFETY COMPLIANCE PROGRAM, LATEST EDITION.
 2. CONTRACTOR SHALL CONTACT AT&T R-RFSC FOR INFORMATION ON MPE LEVELS AND INSTRUCTIONS ON LEVEL AND LOCATION OF SIGNAGE



CAUTION

On this tower:
 Radio frequency (RF) fields near some antennas may exceed the FCC Occupational Exposure Limits.
 Contact AT&T at 800-638-2822, option 9 and 3, and follow their instructions prior to performing maintenance or repairs beyond this point.
 Personnel climbing this tower should be trained for working in RF environments and use a personal RF monitor if working near active antennas.
 Caution Sign #CADT-AL-05.7 This is AT&T site 317184


2 CAUTION SIGN
N.T.S.

SIGNAGE AND STRIPING INFORMATION

- THE FOLLOWING INFORMATION IS A GUIDELINE w/ RESPECT TO PREVAILING STANDARDS LIMITING HUMAN EXPOSURE TO RADIO FREQUENCY ENERGY AND SHOULD BE USED AS SUCH. IF THE SITE'S EMF REPORT OR ANY LOCAL, STATE OR FEDERAL GUIDELINES OR REGULATIONS SHOULD BE IN CONFLICT w/ ANY PART OF THESE NOTES OR PLANS, THE MORE RESTRICTIVE GUIDELINE OR REGULATION SHALL BE FOLLOWED AND OVERRIDE THE LESSER.
- THE PUBLIC LIMIT OF RF EXPOSURE ALLOWED BY AT&T IS 1mW/cm² AND THE OCCUPATIONAL LIMIT OF RF EXPOSURE ALLOWED BY AT&T IS 5mW/cm²
- IF THE BOTTOM OF THE ANTENNA IS MOUNTED (B) EIGHT FEET ABOVE THE GROUND OR WORKING PLATFORM LINE OF THE PERSONAL COMMUNICATION SYSTEM (PCS) AND DOES NOT EXCEED THE PUBLIC LIMIT OF RF EXPOSURE LIMIT THEN NO STRIPING OR BARRICADES SHOULD BE NEEDED.
- IF THE PUBLIC LIMIT OF RF EXPOSURE ON THE SITE IS EXCEEDED AND THE AREA IS PUBLICLY ACCESSIBLE (e.g. ROOF ACCESS DOOR THAT CANNOT BE LOCKED, OR FIRE EGRESS) THEN BOTH BARRICADES AND STRIPING SHALL BE PLACED AROUND THE ANTENNAS. THE EXACT EXTENT OF THE BARRICADES AND STRIPING SHALL BE DETERMINED BY THE EMF REPORT FOR THE SITE DONE BEFORE OR SHORTLY AFTER COMPLETION OF SITE CONSTRUCTION. USE THE PLANS AS A GUIDELINE FOR PLACEMENT OF SUCH BARRICADES AND STRIPING.
- IF THE PUBLIC LIMIT OF RF EXPOSURE ON THE SITE IS EXCEEDED AND THE AREA IS PUBLICLY ACCESSIBLE (e.g. ROOF ACCESS DOOR THAT CANNOT BE LOCKED, OR FIRE EGRESS) THEN BOTH BARRICADES AND STRIPING SHALL BE PLACED AROUND THE ANTENNAS. THE EXACT EXTENT OF THE BARRICADES AND STRIPING SHALL BE DETERMINED BY THE EMF REPORT FOR THE SITE DONE BEFORE OR SHORTLY AFTER COMPLETION OF SITE CONSTRUCTION. USE THE PLANS AS A GUIDELINE FOR PLACEMENT OF SUCH BARRICADES AND STRIPING.
- ALL TRANSMIT ANTENNAS REQUIRE A THREE LANGUAGE WARNING SIGN WRITTEN IN ENGLISH, SPANISH, AND CHINESE. THIS SIGN SHALL BE PROVIDED TO THE CONTRACTOR Y THE AT&T CONSTRUCTION PROJECT MANAGER AT THE TIME OF CONSTRUCTION. THE LARGER SIGN SHALL BE PLACED IN PLAIN SIGHT AT ALL ROOF ACCESS LOCATIONS AND ON ALL BARRICADES. THE SMALLER SIGN SHALL BE PLACED ON THE ANTENNA ENCLOSURES IN A MANNER THAT IS EASILY SEEN BY ANY PERSON ON THE ROOF. WARNING SIGNS SHALL COMPLY w/ ANSI C95.2 COLOR, SYMBOL, AND CONTENT CONVENTIONS. ALL SIGNS SHALL HAVE AT&T'S NAME AND THE COMPANY CONTACT INFORMATION (e.g. TELEPHONE NUMBER) TO ARRANGE FOR ACCESS TO THE RESTRICTED AREAS. THIS TELEPHONE NUMBER SHALL BE PROVIDED TO THE CONTRACTOR BY THE AT&T CONSTRUCTION PROJECT MANAGER AT THE TIME OF CONSTRUCTION.
- PHOTOS OF ALL STRIPING, BARRICADES & SIGNAGE SHALL BE PART OF THE CONTRACTORS CLOSE OUT PACKAGE & SHALL BE TURNED INTO THE AT&T CONSTRUCTION PACKAGE & SHALL BE TURNED INTO THE AT&T CONSTRUCTION PROJECT MANAGER AT THE END OF CONSTRUCTION. STRIPING SHALL BE DONE w/ FADE RESISTANT YELLOW SAFETY PAINT IN A CROSS-HATCH PATTERN AS DETAILED BY THE CONSTRUCTION DRAWINGS. ALL BARRICADES SHALL BE MADE OF AN RF FRIENDLY MATERIAL SO AS NOT TO BLOCK OR INTERFERE w/ THE OPERATION OF THE ANTENNAS. BARRICADES SHALL BE PAINTED w/ FADE RESTRAINT YELLOW SAFETY PAINT. THE CONTRACTOR SHALL PROVIDE ALL RF FRIENDLY BARRICADES NEEDED, & SHALL PROVIDE THE AT&T CONSTRUCTION PROJECT MANAGER w/ A DETAILED SHOP DRAWING OF EACH BARRICADE. UPON CONSTRUCTION COMPLETION.


1 GENERAL NOTES
N.T.S.

PREPARED FOR



NEW CINGULAR WIRELESS PCS, LLC (AT&T)
 19801 SW 72ND AVE., STE. 200
 TUALATIN, OR 97062

Vendor:



23 MAUCHLY #110
 IRVINE, CA 92618

IS PROJECT ID: P04524

Issued For:

OL0796
DOWNTOWN NAPAVINE
 235 WEST WASHINGTON ST
 NAPAVINE, WA 98532
 PARCEL ID: 8372002005

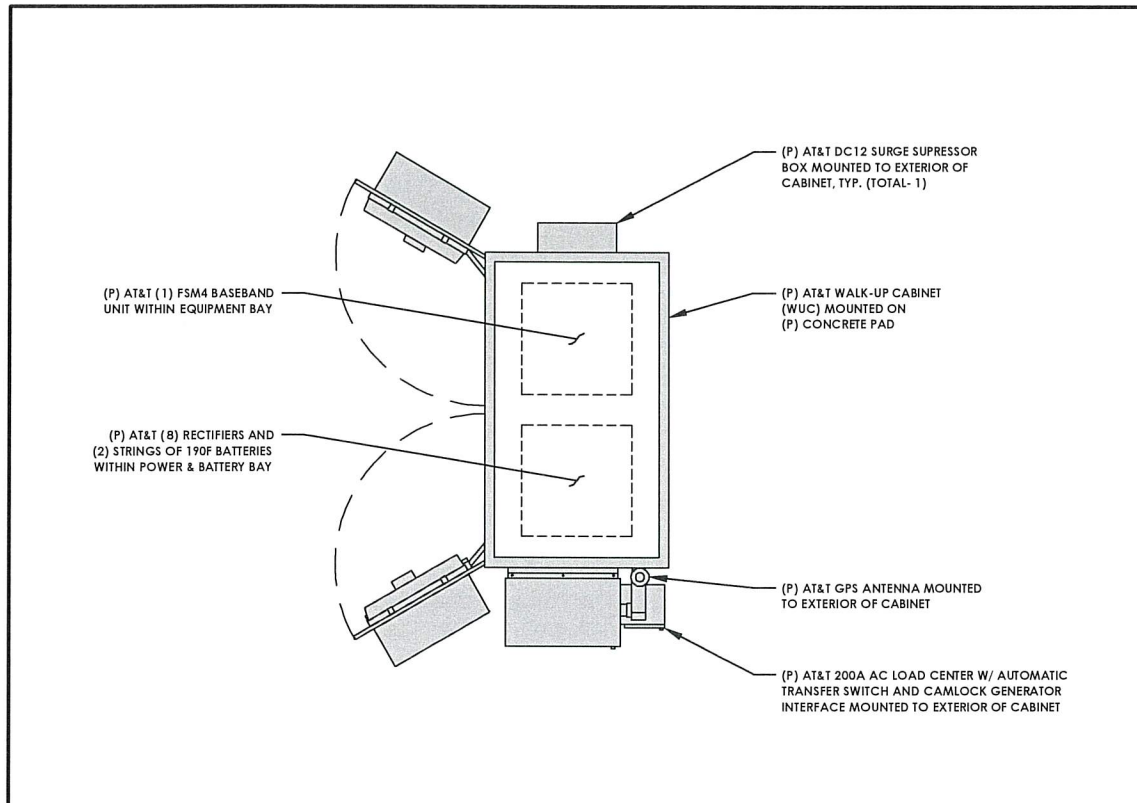
DRAWN BY: RWB
 CHECKED BY:

REV	DATE	DESCRIPTION
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0	11/30/22	100% ZD

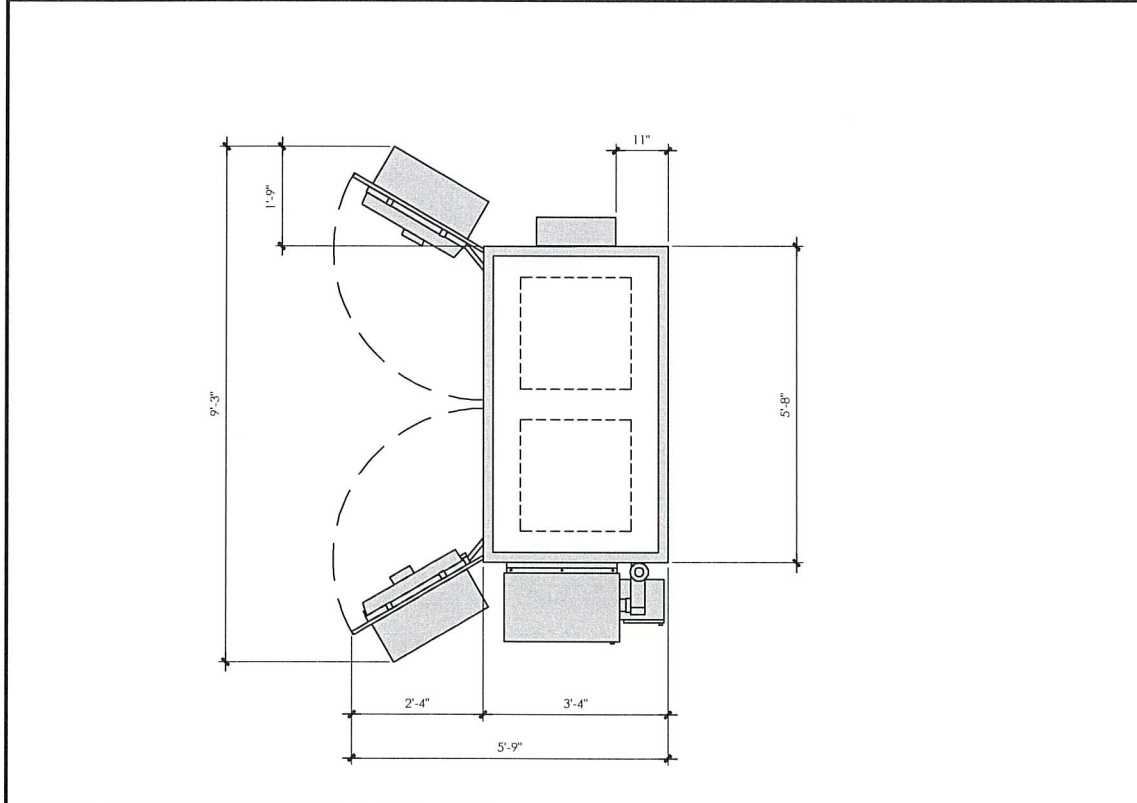
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Sheet Title:
SITE SIGNAGE

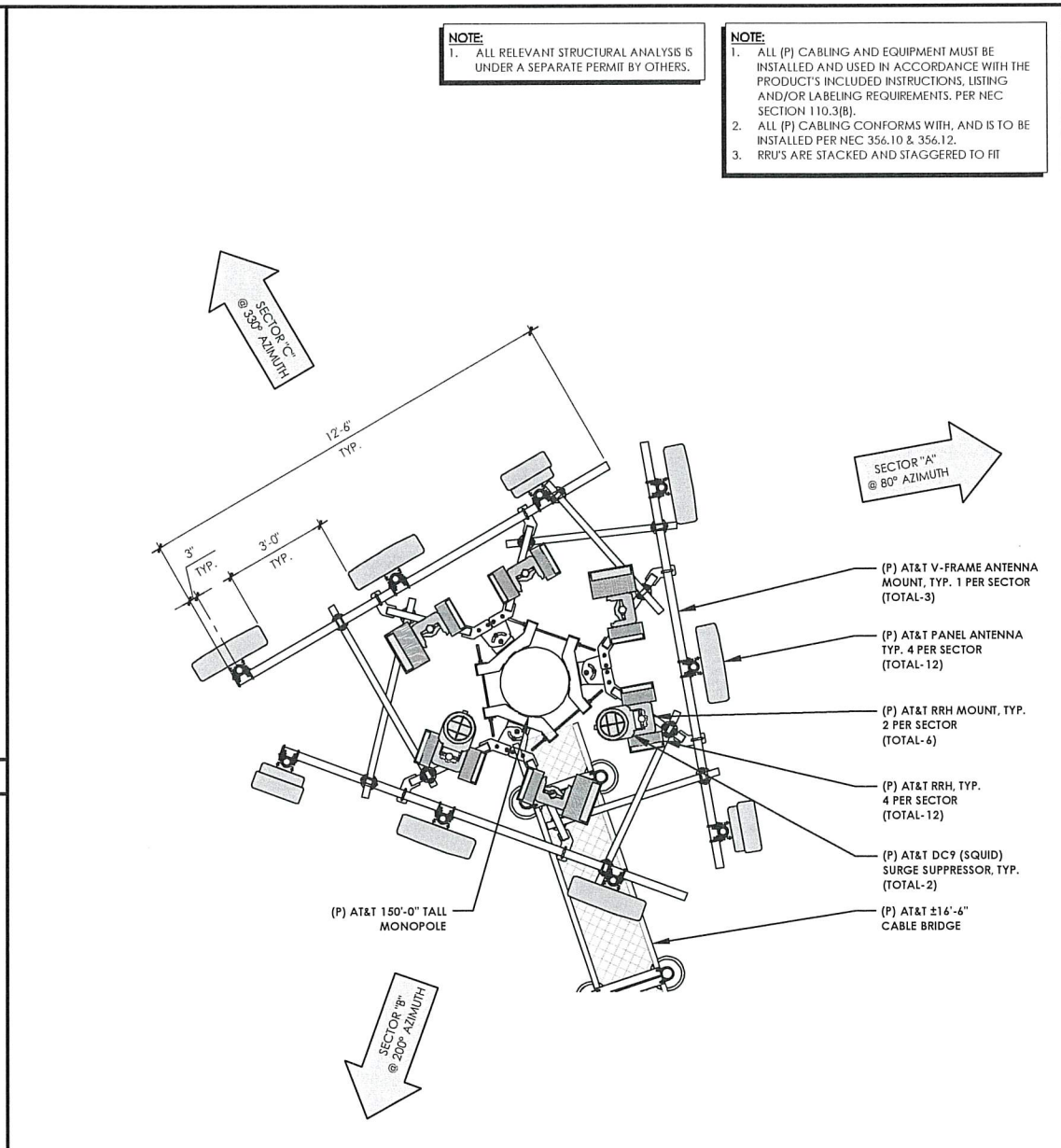
Sheet Number:
GN-3



EQUIPMENT PLAN (WALK-UP CABINET - WUC) 24"x36" SCALE: 3/4" = 1'-0" 2



DIMENSION PLAN (WALK-UP CABINET - WUC) 24"x36" SCALE: 3/4" = 1'-0" 3



RFOS VERSION: FINAL 0
DATE UPDATED: 4/18/2022

(P) ANTENNA SCHEDULE

POS	AZIMUTH	RAD CENTER	MECHANICAL DOWN/TILT	ANTENNA MAKE	ANTENNA MODEL	RRH MODEL	SURGE SUPPRESSOR	FEEDER TYPE	FEEDER LENGTH
SECTOR 'A'	A1	80°	146'-0"	0	CELMAX CMA - UBTULBUBHH-6517-1.7-21-21	(1) TRI RRH 4T4R B12/1 4/29 370W AHLBBA (1) DUAL RRH 4T4R B25/66 480W AHFII			
	A2	80°	146'-0"	0	CELMAX CMA - UBTULBUBHH-6517-1.7-21-21	(1) RRH 4T4R B5 160W AHCA (1) RRH 4T4R B30 100W AHNA			
	A3	80°	143'-3"	0	(F) NOKIA (F) AEGU + AEGK (STACKED)				
	A4								
SECTOR 'B'	B1	200°	146'-0"	0	CELMAX CMA - UBTULBUBHH-6517-1.7-21-21	(1) TRI RRH 4T4R B12/1 4/29 370W AHLBBA (1) DUAL RRH 4T4R B25/66 480W AHFII			
	B2	200°	146'-0"	0	CELMAX CMA - UBTULBUBHH-6517-1.7-21-21	(1) RRH 4T4R B5 160W AHCA (1) RRH 4T4R B30 100W AHNA	(2)	(6) DC POWER & (2) 24 PAIR FIBER TRUNK CABLES	±195'
	B3	200°	143'-3"	0	(F) NOKIA (F) AEGU + AEGK (STACKED)		DC9-48-60-24-8C-EV		
	B4								
SECTOR 'C'	C1	330°	146'-0"	0	CELMAX CMA - UBTULBUBHH-6517-1.7-21-21	(1) TRI RRH 4T4R B12/1 4/29 370W AHLBBA (1) DUAL RRH 4T4R B25/66 480W AHFII			
	C2	330°	146'-0"	0	CELMAX CMA - UBTULBUBHH-6517-1.7-21-21	(1) RRH 4T4R B5 160W AHCA (1) RRH 4T4R B30 100W AHNA			
	C3	330°	143'-3"	0	(F) NOKIA (F) AEGU + AEGK (STACKED)				
	C4								

ANTENNA PLAN & SCHEDULE 24"x36" SCALE: 1/2" = 1'-0" 1

NOTE:
1. ALL RELEVANT STRUCTURAL ANALYSIS IS UNDER A SEPARATE PERMIT BY OTHERS.

NOTE:
1. ALL (P) CABLING AND EQUIPMENT MUST BE INSTALLED AND USED IN ACCORDANCE WITH THE PRODUCT'S INCLUDED INSTRUCTIONS, LISTING AND/OR LABELING REQUIREMENTS, PER NEC SECTION 110.3(B).
2. ALL (P) CABLING CONFORMS WITH, AND IS TO BE INSTALLED PER NEC 356.10 & 356.12.
3. RRU'S ARE STACKED AND STAGGERED TO FIT

PREPARED FOR
AT&T
NEW CINGULAR WIRELESS PCS, LLC ("AT&T")
19801 SW 72ND AVE., STE. 200
TUALATIN, OR 97062

Vendor:
J5 INFRASTRUCTURE
23 MAUCHLY #110
IRVINE, CA 92618
J5 PROJECT ID: P-044524

Issued For:
OL0796
DOWNTOWN NAPAVINE
235 WEST WASHINGTON ST
NAPAVINE, WA 98532
PARCEL ID: 8372002005

DRAWN BY: RWB
CHECKED BY:

REV	DATE	DESCRIPTION
A	4/22/22	90% ZD
0	11/30/22	100% ZD

REV DATE DESCRIPTION

Licensee:

Sheet Title:
ANTENNA PLAN & SCHEDULE & EQUIPMENT PLAN

Sheet Number:
A-3



Community Development

407 Birch Ave SW, P. O. Box 810 Napavine, WA 98565

Phone: (360) 262-9344 Fax: (360) 262-9199

www.napavine.wa.gov

Wireless Communications Facility - Staff Report

Project Name: AT&T OL0796 Downtown Napavine Wireless facility

Meeting Date: January 9, 2023

Proposal: AT&T is proposing to locate a wireless facility (“WCF” or “facility”), OL0796 in Napavine, at the above-mentioned address. The proposal allows AT&T to meet their coverage objectives (providing outdoor, in vehicle, and in-building coverage) within a geographic area in high demand. The new pole will stand 150 feet tall and allows for collocation for other carriers. The site is within a city park area and proposes access from Birch Avenue. The pole will be located within a 50’x50’ leased area. There will be an emergency backup generator.

Location: 235 West Washington Street

Owner: City of Napavine

Applicant: New Cingular Wireless PCS, LLC (“AT&T”)

Applicant’s Rep: J5 Infrastructure Partners

Staff: Brian Morris - City of Napavine Public Works Director
Katie Williams - City of Napavine Administrative Assistant
Devin Jackson, City Engineer (*Consultant, Jackson Civil*)
Jim Buzzard, City Attorney (*Consultant, Buzzard O’Rourke*)
Marissa Jay, City Attorney (*Consultant, Buzzard O’Rourke*)

Recommendation: Approved subject to Conditions

City of Napavine Public Works Director’s initials: _____

Date issued: _____

Table of Contents

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 - 17.12 - ZONING MAP AND ZONING CHART
 - 17.40 - C-S DISTRICT
 - 17.80 - SPECIAL ZONING PERMITS
 - Title 18 – ENVIRONMENT
 - 18.04 - ENVIRONMENTAL PROTECTION ACT PROCEDURES AND POLICIES
- IV. Recommendations

I. BACKGROUND

A. General Site Information

Size of Site: 2,500 ft²
Existing Vegetation: None
Existing Structures: None
Adjacent Land Uses: Surrounded by public facilities.
Adjacent Zoning: Public and semi-public uses (C-S)
Topography: The site is generally flat
Wetlands: None
Flood Plain: None
Access Roads: Birch Ave.

B. Land Use Processing

Application Submitted:	28 Day Counter Complete Determination
Decision:	90 Day for Review

Figure 1. Location



II. PROCEDURAL REQUIREMENTS

The authority for this review is described in the Napavine Municipal Code (NMC) 17.28 C-S Districts; NMC 17.88 Administration and Enforcement; NMC Title 18 Environment; and the 2017 City of Napavine Comprehensive Growth Management Plan 2003-2023 (as updated). The public hearing will be conducted in accordance with rules of procedure adopted by NMC 17.88.070 and NMC 17.88.100. The final decision on the Applications will be made by the Napavine City Council.

III. APPLICABLE REGULATIONS/ANALYSIS

A. Federal Regulations

The Federal Communications Commission (FCC) is the governmental agency that oversees communications by radio, television, wire, satellite and cable throughout the US. The FCC also regulates cell tower zoning through the Communications Act of 1934 and the Telecommunications Act of 1996 (Act). When reviewing cellular applications, the city must comply with its own zoning laws as well as these other federal regulations.

Per the 1996 Telecommunications Act Section 704, local regulations must not be unreasonable, and must stop short of having the effect of prohibiting wireless service based on exercising “unreasonable discrimination”. Furthermore, a local jurisdiction must act within a reasonable amount of time. Any denial of an application for a permit must be in writing and must be supported by substantial evidence. In addition, per Section 704, the jurisdiction cannot deny an application based on the perceived environmental effects of radio frequency (RF) emissions, provided that the carrier proves its proposed facility is FCC-compliant.

B. Napavine Municipal Code

Title 17 – ZONING

17.12 - ZONING MAP AND ZONING CHART

17.12.020 - General land use zones

- A. The city is divided into general land use zoning districts, referred to in this title as "zones." Such zones shall be shown on the map and the intent of each zone and limitations and requirements of use of land therein shall be shown on the chart. No structure or land shall hereafter be used or occupied and no building shall be reconstructed, moved or structurally altered except in conformity with all the regulations set forth in the chart and other sections of this title.*
- B. For the purposes of this title, the city is divided and classified into the following regular zones:*
 - 1. R-1 Single-family residential;*
 - 2. R-2 Multiple residential, low density;*
 - 3. R-3 Multiple residential, high density;*
 - 4. C-1 Commercial;*
 - 5. H-C Highway commercial;*
 - 6. I-1 Industrial, light.*

17.12.030 - Special land use zones

Each parcel of land in the city shall be covered by one of the preceding regular zones. In addition, where consistent with the intent of zones as expressed in the chart, land may be classified as a special zone. Such special zone must overlay a regular zone and all uses and structures in a special zone shall conform to the regulations of both the special and regular zones, except where regulations of the regular zone are specifically modified in the chart. Special zones are:

- A. CS Community Service;*
- B. PUD Planned unit development;*
- C. FP Flood plain;*
- D. AS Aerospace.*

17.40 - C-S DISTRICT

17.40.020 - Permitted uses and structures

Permitted uses and structures in the C-S zone are as follows: museums, public and private; churches, schools, public and parochial; burial facilities; parks, playgrounds, public golf courses; government buildings or uses, hospitals; philanthropic or nonprofit institutions; public utilities; nonprofit campgrounds.

17.40.030 - Permitted accessory uses and structures

Permitted accessory uses and structures in the C-S zone are as follows:

- A. Any use or structure customarily accessory to a permitted use shall be permitted.*
- B. On-site hazardous waste treatment and storage facilities that are directly associated with principal uses provided that such facilities comply with the state siting criteria contained in RCW 70.105.210 and WAC 173-303-282, or their successors.*

17.40.040 - Conditional uses

Conditional uses in the C-S zone are as follows: uses determined by the board of adjustment to be of a similar and compatible nature.

17.40.050 - Permitted dimensions

Permitted dimensions in the C-S zone are as follows:

- A. Minimum lot size shall be the same as underlying district;*
- B. Minimum lot front shall be the same as underlying district;*
- C. Maximum lot coverage shall be the same as underlying district;*
- D. Minimum front yard depth shall be the same as underlying district;*
- E. Minimum side yard depth shall be the same as underlying district;*
- F. Minimum rear yard depth shall be the same as underlying district;*
- G. Maximum building height, fifty feet.*

FINDING: According to the narrative and engineered plan, the new pole will be in a cleared area within a 50'x50' leased space. It will stand 150 feet tall and will be designed to allow collocation. The site will be un-manned and may require 1-2 vehicular trips a year for maintenance. The project complies with the setbacks of the Commercial Zone. The standard is met.

17.80 - SPECIAL ZONING PERMITS

17.80.020 - Procedure for special permits—Application and hearing

Any person desiring a conditional use, variance or temporary use permit shall file an application with the city clerk-treasurer's office or its authorized representative on a form provided by the city. Accuracy

and completeness of the application shall be the responsibility of the applicant. Such filing shall be accompanied by the filing fee specified in this section. The inspector shall review the application and make his report thereon, transmit the application and report to the board, and set the date for a public hearing by the board on the application. Such public hearing must be held, with notice as provided in this section, within forty days following the filing of application. The board shall approve or deny the application within thirty days after conclusion of the public hearing, and shall state its findings of fact, conclusions and decisions in writing. In the case of conditional uses and variances, these findings and conclusions shall refer specifically to the conditions listed in Sections 17.80.030 and 17.80.040. Board approval of the application shall constitute authorization and direction to the inspector to issue a permit for the conditional use, variance, or temporary use.

17.80.030 - Conditional uses

- A. Basis for Approval. A permit to allow a conditional use may be approved by the board after consideration of all or as many of the following conditions as may apply.
 - 1. The use proposed in the application is listed on the chart as a permitted conditional use in the zone in which the proposed use would be located; and*
 - 2. The procedures set forth in the preceding section have been followed; and*
 - 3. The board has found that the proposed use is consistent with the objectives and purposes of this title as declared in Chapter 17.04 and with the comprehensive plan and reports related thereto; and*
 - 4. The board has found that the proposed use is compatible with surrounding land uses and with general character of the district in which it would be located; and*
 - 5. The board has set forth such conditions and modifications to the application as it deems necessary to meet these conditions.*
 - 6. In the case of a conditional use permit allowing the rebuilding of a damaged nonconforming use, the board shall deny the conditional use permit unless the board finds that:
 - a. The damaged nonconforming use possessed substantial value and potential remaining life at the time of damage; and*
 - b. The owner can prove substantial hardship if the conditional use is denied; and*
 - c. The overall community will not be materially damaged by grant of the permit.***
- B. Imposition of Conditions. In considering an application for a conditional use, the board may consider and may impose modifications or conditions on the application necessary to include consideration of the criteria of the basis for approval, as set forth in the preceding subsection
 - A. Such modifications or conditions may relate to the following or other pertinent factors:
 - 1. Size and location of site;*
 - 2. Street and road capacities in the area;*
 - 3. Ingress and egress to adjoining public streets;*
 - 4. Location and amount of off-street parking;*
 - 5. Internal traffic circulation system;*
 - 6. Fencing, screening and landscaped buffer areas;*
 - 7. Building bulk and location;*
 - 8. Usable open space;*
 - 9. Signs and lighting;*
 - 10. Drainage of storm water; and*
 - 11. Noise, vibration, air pollution and other environmental influences.***
- C. Official Recording. All approved site plans for conditional uses including modifications and conditions, shall be reviewed by the board and made a permanent part of the application.*

- D. *Modification of Approved Conditional Use. No approved conditional use may be modified, structurally enlarged, or expanded in ground area unless the site plan is amended and approved in accordance with the procedures applicable to initial approval of a conditional use.*

FINDING: This project is being processed as a Conditional Use Permit (CUP). The location is away from residential development (approximately 800' southeast to the closest residence) and more towards government, commercial, and/or industrial uses. According to the narrative, this new pole will allow other providers to collocate; thus, minimizing the need for future poles/towers in the community. The applicant acknowledges this standard.

Title 18 – ENVIRONMENT

18.04 - ENVIRONMENTAL PROTECTION ACT PROCEDURES AND POLICIES

18.04.040 - Categorical exemptions and threshold determinations.

- A. *(WAC 173-806-065). Purpose of this Part and Adoption by Reference. This part contains the rules for deciding whether a proposal has a “probable significant, adverse environmental impact” requiring an environmental impact statement to be prepared. This part also contains rules for evaluating the impacts of proposals not requiring an EIS. The city adopts the following sections by reference, as supplemented in this part:*
- 1. 197-11-300 Purpose of this part.*
 - 2. 197-11-305 Categorical exemptions.*
 - 3. 197-11-310 Threshold determination required.*
 - 4. 197-11-315 Environmental checklist.*
 - 5. 197-11-330 Threshold determination process.*
 - 6. 197-11-335 Additional information.*
 - 7. 197-11-340 Determination of nonsignificance (DNS).*
 - 8. 197-11-350 Mitigated DNS.*
 - 9. 197-11-360 Determination of significance (DS)/Initiation of scoping.*
 - 10. 197-11-390 Effect of threshold determination.*
- B. *(WAC 173-806-070). Flexible Thresholds for Categorical Exemptions.*
- 1. The city establishes the following exempt levels for minor new construction under WAC 197-11-800(1)(b) based on local conditions:*
 - a. For residential dwelling units in WAC 197-11-800(1)(b)(i), up to twenty dwelling units;*
 - b. For agricultural structures in WAC 197-11-800(1)(b)(ii), up to thirty thousand square feet;*
 - c. For office, school, commercial, recreational, service or storage buildings in WAC 197-11-800(1)(b)(iii), up to twelve thousand square feet and up to forty parking spaces;*
 - d. For parking lots in WAC 197-11-800(1)(b)(iv), up to forty parking spaces;*
 - e. For landfills and excavations in WAC 197-11-800(1)(b)(v), up to five hundred cubic yards.*
 - 2. Whenever the city establishes new exempt levels under this section, it shall send them to the Department of Ecology, Headquarters Office, Olympia, Washington, 98504 under WAC 197-11-800(1)(c).*
- C. *(WAC 173-806-090). Environmental Checklist.*
- 1. A completed environmental checklist, or a copy, in the form provided in WAC 197-11-960, shall be filed at the same time as an application for a permit, license certificate or other*

approval not specifically exempted in this chapter; except, a checklist is not needed if the city and applicant agree an EIS is required, SEPA compliance has been completed, or SEPA compliance has been initiated by another agency. The city shall use the environmental checklist to determine the lead agency and, if the city is the lead agency, for determining the responsible official and for making the threshold determination.

2. *For private proposals, the city will require the applicant to complete the environmental checklist, providing assistance as necessary. For city proposals, the department initiating the proposal shall complete the environmental checklist for the proposal.*

18.04.070 - SEPA and agency decisions

A. *(WAC 173-806-155). Purpose of this Part and Adoption by Reference. This part contains rules and policies for SEPA's substantive authority, such as decisions to mitigate or reject proposals as a result of SEPA. This part also contains procedures for appealing SEPA determinations to agencies or the courts. The city adopts the following sections by reference:*

1. *197-11-650 Purpose of this part.*
2. *197-11-655 Implementation.*
3. *197-11-660 Substantive authority and mitigation.*
4. *197-11-680 Appeals.*

B. *(WAC 173-806-160). Substantive Authority.*

1. *The policies and goals set forth in this chapter are supplementary to those in the existing authorization of the city.*
2. *The city may attach conditions to a permit or approval for a proposal so long as:*
 - a. *Such conditions are necessary to mitigate specific probable adverse environmental impacts identified in environmental documents prepared pursuant to this chapter, and*
 - b. *Such conditions are in writing, and*
 - c. *The mitigation measures included in such conditions are reasonable and capable of being accomplished, and*
 - d. *The city has considered whether other local, state or federal mitigation measures applied to the proposal are sufficient to mitigate the identified impacts, and*
 - e. *Such conditions are based on one or more policies in subdivision (4) of this subsection and cited in the license or other decision document.*
3. *The city may deny a permit or approval for a proposal on the basis of SEPA so long as:*
 - a. *A finding is made that approving the proposal would result in probable significant adverse environmental impacts that are identified in a FEIS or final SEIS prepared pursuant to this chapter; and*
 - b. *A finding is made that there are no reasonable mitigation measures capable of being accomplished that are sufficient to mitigate the identified impact; and*
 - c. *The denial is based on one or more policies identified in subdivision (4) of this subsection and identified in writing in the decision document.*
4. *The city designates and adopts by reference the following policies as the basis for the city's exercise of authority pursuant to this section:*
 - a. *The city shall use all practical means, consistent with other essential considerations of state policy, to improve and coordinate plans, functions, programs, and resources to the end that the state and its citizens may:*
 - i. *Fulfill the responsibilities of each generation as trustee of the environment for succeeding generations;*

- ii. *Assure for all people of the state safe, healthful, productive and aesthetically and culturally pleasing surroundings;*
 - iii. *Attain the widest range of beneficial uses of the environment without degradation, risk to health or safety, or other undesirable and unintended consequences;*
 - iv. *Preserve important historic, cultural and natural aspects of our national heritage;*
 - v. *Maintain, wherever possible, an environment which supports diversity and variety of individual choice;*
 - vi. *Achieve a high balance between population and resource use which will permit high standards of living and a wide sharing of life's amenities; and*
 - vii. *Enhance the quality of renewable resources and approach the maximum attainable recycling of depletable resources.*
- b. The city recognizes that each person has a fundamental and inalienable right to a healthful environment and that each person has a responsibility to contribute to the preservation and enhancement of the environment.*
5. *When any proposal or action not requiring a decision of the city council is conditioned or denied on the basis of SEPA by a nonelected official, the decision shall be appealable to the city council. Such appeal may be perfected by the proponent or any aggrieved party by giving notice to the responsible official within ten days of the decision being appealed. Review by the city council shall be on a de novo basis.*
- C. (WAC 173-806-173). *Notice<197>Statute of Limitations.*
- 1. *The city, applicant for, or proponent of an action may publish a notice of action pursuant to RCW 43.21C.080 for any action.*
 - 2. *The form of the notice shall be substantially in the form provided in WAC 197-11-990. The notice shall be published by the city clerk-treasurer or county auditor, applicant or proponent pursuant to RCW 43.21C.080.*

FINDING: According to WAC 197-11-800(25)(a)(ii), if the project involves constructing a wireless service tower of less than sixty feet in height and is located in a commercial, industrial, manufacturing, forest, or agricultural zone the project will be exempt from SEPA. However, the proposed project constructs a service tower that will stand 150 feet tall; therefore, a SEPA review is required. The application package included a SEPA environmental checklist. The standard is met.

IV. Recommendations

Based upon the proposed plan, findings, and conclusion stated above and within the attached reports. The City of Napavine's Planning Commission hereby recommends the Napavine City Council **Approves Subject to Conditions.**