



Lincoln County Land Services **Planning - Building - GIS**

27234 SR 25 N Davenport, WA 99122 ~ 509-725-7911~ Fax 509-725-4467 www.co.lincoln.wa.us/landservices

DATE: July 11, 2016

TO: WA State Department of Ecology, Environmental Review
Lincoln County Public Works
Lincoln County Health Department

RE: Subject File – CUP – 02 - 16

This is to advise you that pursuant to WAC 197-11-900 Lincoln County Planning Services has determined that it is the lead agency for the following:

DESCRIPTION OF PROPOSAL: Construction of a wireless communications facility including a 125' monopole and ground equipment in a fenced 70' x 70' leased area.

PROPONENT: PI Tower Development LLC
PO Box 8436
Spokane, WA 99203

LOCATION OF PROPOSAL: Township 26 Ranch 33 Section 18 Lincoln County, WA. 288 SE County Rd, Wilbur WA 99185.

LEAD AGENCY: Lincoln County Land Services

Please notify this office immediately if you do not concur with this lead agency determination.

Enclosed are the following: Notice of Application/DNS, SEPA checklist and applicable application materials. Planning Services will consider comments until **3:30 PM, July 25th 2016** unless we advise you of a change after reviewing responses.

LINCOLN COUNTY
NOTICE OF APPLICATION
AND
DETERMINATION OF NON-SIGNIFICANCE (DNS)
STATE ENVIRONMENTAL POLICY ACT (SEPA) (RCW 43.21C)
SEPA RULES (WAC 197-11)

FILE NO. CUP – 02 - 16

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LOCATION OF PROPOSAL: Township 26 Ranch 33 Section 18 Lincoln County, WA. 288 SE County Rd, Wilbur WA 99185.

LEAD AGENCY: Lincoln County Land Services

DETERMINATION: The lead agency for this proposal has determined that it 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)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. This DNS is issued under 197-11- 340(2) and the lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted by 3:30 PM, July 25th 2016.

This Determination of Non-Significance is issued pursuant to the applicant's compliance with all County/State/Federal requirements.

APPEALS: You may appeal the SEPA determination for 10 days after the Lead Agency has made their final determination.

Address: Lincoln County Land Services, 27234 SR 25 N, Davenport, WA, 99122.

Phone (509) 725-7911

Date: July 11, 2016

Responsible Official: Courtney Thompson, Planner



Fee Paid 950
 Date Received 7/6/2016
 Receipt No. 7/6/2016 14.24

Lincoln County Land Services "Conditional Use Application"

27234 SR 25N Davenport, WA 99122 509.725.7911 Fax 509.725.4467 www.co.lincoln.wa.us

1. GENERAL INFORMATION:

- A. Fee: \$750.00 plus advertising expenses.
- B. State Environmental Policy Act (SEPA) Chapter 43.21C and WAC 197-11 compliance is required. Please submit a completed SEPA checklist.
- C. After SEPA is completed a Public Hearing will be scheduled with the Board of Adjustment (BOA).

Applicant/Property Owner PI Tower Development LLC / Lyle and Reva Perry
 Mailing Address PO Box 8436
 City Spokane State WA Zip Code 99203
 Phone(s) 509-953-1144 E-mail rmichaelis@prolandllc.com
 Physical Address of Proposal 288 SE County Road, Wilbur, WA 99185
 Representative Rod Michaelis Phone 509-953-1144

2. LEGAL DESCRIPTION:

Parcel No.(s) 2633901000020
 Section(s) 18 Township 26 Range 33

3. PROPERTY USE:

Residential Commercial Agricultural Other (Please Specify) The property has a house, barn and pasture land for livestock
 What is the property currently zoned? Agriculture
 Is the property taxed as open space, timber or agricultural? _____
 If so, please check with the County treasurer (509.725.5061) for more information.

4. DESCRIPTION OF THE PROPOSAL:

Wireless Communications Facility including a 125' monopole and ground equipment in a fenced 70' by 70' leased area. PI Tower Development will build the facility and T-Mobile will place its antennas on the pole and its ground equipment within the fenced area.

The facility is non-staffed and will not require water or a sewage system.

5. WATER SUPPLY:

Community Water System
 Drilled Well
 Water Right (please include details)

*Non-staffed Facility -
 Water & Sewer SUS are not required.*

6. ROAD ACCESS:

County Road SE County Road, Wilbur, WA Does an approach exist? Yes
If so, when was it installed? _____
State Highway _____ Does an approach exist? _____
If so, when was it installed? _____
Private drive, lane, etc. _____

7. CRITICAL AREAS:

Are there any critical areas on the site (shorelines, creeks, lakes, wetlands and/or slopes over 40%)? no

The above information is correct to the best of my knowledge.

Signature(s) Rodney Michaelis Date 6-30-2016

Note: Please draw below or attach a map to the site.



Narrative by Applicant for the PI Tower Development located near Wilbur, WA - July 1, 2016

Proposal: PI Tower Development is proposing to build a 125' communications facility near the south edge of the Town of Wilbur, in Lincoln County, WA. The tenant on the tower will be T-Mobile and its *coverage objective* is for the Town of Wilbur and surrounding areas including parts of Highway 2 and Highway 21.

Location: 288 Southeast County Road, Wilbur WA.

Parcel: 26339010000200

Landowner: Lyle and Reva Perry

Description of project: The projects consists of a 125' monopole with antennas and microwave dish for its tenant T-Mobile. T-Mobile's ground equipment and backup emergency generator will be located in a 70' by 70' fenced area that is leased from the Lyle and Reva Perry. It will be located adjacent to their barn in a horse pasture as noted in the attached maps.

Location: This location was selected because it has good line of sight coverage for the Town of Wilbur, the immediate surrounding area, and portions of Highways 2 and 21. The best wireless facility locations are those that are near the people who will use its service and also has minimal visual impact on the local population. The farther the wireless facility is away from its service objective the greater the loss in signal strength for its customers. This proposed location will provide great service and is also located just outside of the residential portions of Wilbur. The nearest single family home is located approximately 470' to the east of the project.

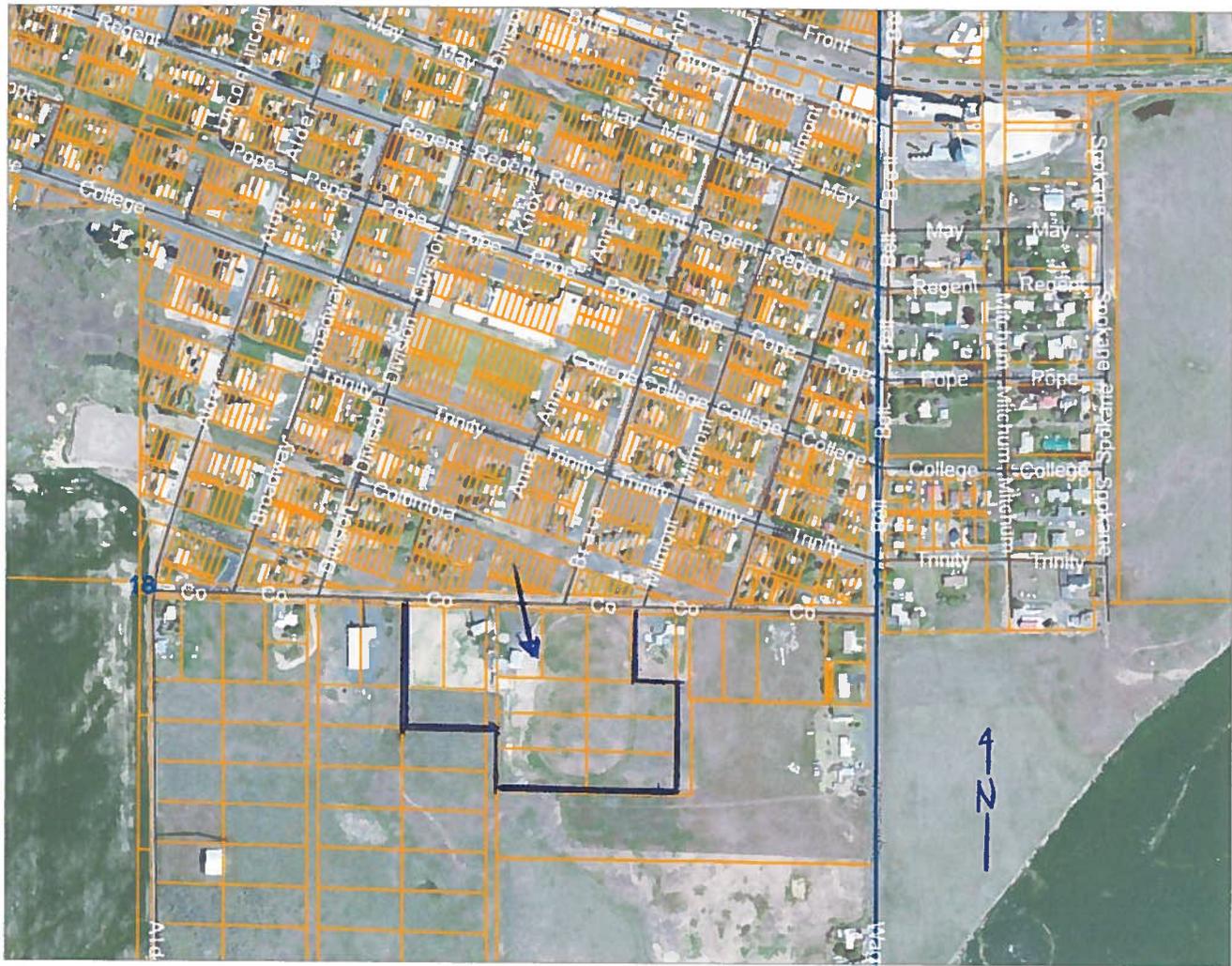
Noise: the only noise that will be produced by the project comes from cooling fans on the equipment and a backup emergency generator that will operate during power outages and once a week for about 20 minutes.

Traffic: Once the project is constructed a technician will visit the site once every 6-8 weeks.

911: The FCC website states - The number of 911 calls placed by people using wireless phones has significantly increased in recent years. It is estimated that about 70 percent of 911 calls are placed from wireless phones, and that percentage is growing. For many Americans, the ability to call 911 for help in an emergency is one of the main reasons they own a wireless phone.

Construction Time: A wireless facility typically takes 8-10 weeks to build including placement of the monopole, ground equipment and fencing. Some additional time may be required to connect the facility to the T-Mobile network and fine tune it.

Submitted by Rod Michaelis – 509-953-1144
rmichaelis@prolandllc.com



This view of the Lincoln County parcel map shows the property owned by Lyle and Reva Perry where the communications facility is proposed to be located.

Wilbur



Google earth

This Google Earth photo shows the proposed location of the PI Tower project in relation to the City of Wilbur and surrounding structures.

Wireless facilities provide the fastest communication speeds and are most effective when they are located near the people who use the service. This location was selected because it will provide good line of sight wireless coverage for Wilbur and surrounding areas including portions of Highway 2, and also has a minimal visual impact on the people it serves. The nearest residence is located approximately 470' easterly of the proposed project.



70' by 70' lease area set 10' off of the structure located westerly of the lease area and situated approximately as shown herein.



Picture of a typical monopole such as the one proposed on SE County Road, Wilbur, WA

LINCOLN COUNTY PLANNING SERVICES
SEPA ENVIRONMENTAL CHECKLIST
WAC 197-11-960

Purpose of checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

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.

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND

1. Name of proposed project, if applicable: PI Tower - WA- Wilbur

2. Name of applicant: PI Tower Development LLC

3. Address and phone number of applicant and contact person: PO Box 8436, Spokane, WA 99203

509-953-1144, Contact Person - Rod Michaelis, email- rmichaelis@prolandllc.com

4. Date checklist prepared: 6/30/2016

5. Agency requesting checklist: **LINCOLN COUNTY PLANNING SERVICES**

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

Construction phasing is proposed for the last week in August and the start of construction around 9/03/2016.

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

T-Mobile will place its antennas on the pole and its ground equipment inside of the leased 70' by 70' compound.

In the future, it is possible that other wireless providers will also place their antennas on the same pole.

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

A phase 1 environment assessment has been ordered for this project by PI Tower Development, LLC

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 other proposals are known of by the Applicant

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

Lincoln County zoning approval and building permit, and FAA approval of the 125' height.

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.)

PI Tower Development LLC is proposing to build a wireless communications facility including a 125' monopole that T-Mobile will use as a platform for its antennas. T-Mobile will place its ground equipment inside of the fenced 70' by 70' compound. In the future, other wireless providers may also lease tower and ground space on the same facility.

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.

The location is 288 SE County Road, Wilbur, WA - Sec 18 T26 R33 - Maps are attached.

TO BE COMPLETED BY APPLICANT

EVALUATION FOR AGENCY USE ONLY

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, Flat other

b. What is the steepest slope on the site (approximate percent slope)? 4%

- 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 prime farmland.

Sand - the land is used as horse pasture and is not prime farmland

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

no

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

A tower foundation will be excavated and later backfilled after the foundation is in place. Excavation is estimated to be 65 cubic yards and fill of about 50 cubic yards.

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

It is possible there could be a small amount of wind blown dust during construction

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

about 5% of the site will be covered with impervious surfaces after construction.

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

Water will be used to reduce wind blown dust during construction.

- a. **Air**

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Some dust will be created during the 6-8 weeks of construction

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

no

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

none.

3. Water

a. Surface:

- 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.

none noted

- 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.

n/a

- 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

- 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

b. Ground:

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

no

- 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.

no waste materials will be discharged into the ground from this project.

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.

Storm water will percolate into the ground at the site.

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

There are no waste materials generated or stored on site.

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

none

4. Plants

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

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass Grass and Pasture
- pasture
- crop or grain
- 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?

4,900 square feet of horse pasture will be removed .

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

none known of

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

none proposed

5. Animals

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

- birds: hawk, heron, eagle, songbirds, other: Birds have been observed near the site.
- mammals: deer, bear, elk, beaver, other:
- fish: bass, salmon, trout, herring, shellfish, other:

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

None known of.

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

Some migratory water fowl probably use this general route, but specifics are unknown by the Applicant

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

none

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 project will use electricity to meet its energy needs. Most of the electricity will be used to power the electronic equipment.

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

No - the pole is thin and because of its location it will not cast a shadow on other 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:

none

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

1) Describe special emergency services that might be required.

Just usual emergency services might be required

2) Proposed measures to reduce or control environmental health hazards, if any:

none

b. Noise

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

None

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.

Some noise will be created during construction (8-10 weeks). After construction the facility is quiet except for a backup emergency generator and cooling fans on the equipment.

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

The emergency generator will have a muffler and will only run during power outages and once per week for about 20 mins. during daylight hours.

8. Land and shoreline use

a. What is the current use of the site and adjacent properties?

This land and adjacent properties are single family residences on acreage or storage facilities on acreage.

b. Has the site been used for agriculture? If so, describe.

Horse pasture

c. Describe any structures on the site.

House, barn and a few outbuildings.

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

no

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

Agriculture

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

Agriculture

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

n/a

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

no

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

none

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

none

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

none

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: **The project is setback from the county road approximately 148', and 470' to the closest neighboring residence. These measures are to reduce the visual impact of the project.**

9. Housing

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

none

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

none

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

none

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?

Steel structure 125' tall

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

The pole will be seen in the immediate vicinity but will not obstruct any views.

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

The project is set back from the county road 148' and the base is partially obscured by a barn.

11. Light and glare

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

no lights unless required by the FAA.

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

The only lighting would be if required for safety by the FAA.

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

none

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

only FAA required lighting (if any) will be installed.

12. Recreation

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

walking and horse riding are recreational opportunities in the area.

- 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

13. Historic and cultural preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

none

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

none known of

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

none

14. Transportation

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

SE County Road, Wilbur, WA serves the site.

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

N/A

- c. How many parking spaces would the completed project have? How many would the project eliminate?

There will be 1-2 parking spaces inside of the lease area. No spaces will be eliminated.

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

no improvements are required to existing roads for this project.

e. Will the project 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? If known, indicate when peak volumes would occur.

After construction one vehicular trip every 6-8 weeks.

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

none

15. Public services

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

This is a non-staffed facility and it will not have need for increased public services.

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

none

16. Utilities

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

Electricity, telephone, refuse service and water are available at the site.

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.

Electricity, provided by Avista Utilities, will be needed for this project.

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: Bob Michaelis

Date Submitted: 7-1-2016



70' by 70' lease area set 10' off of the structure located westerly of the lease area and situated approximately as shown herein.



Picture of a typical monopole such as the one proposed on SE County Road, Wilbur, WA