



# DETERMINATION OF NON-SIGNIFICANCE

**Project Name:** AT&T Wireless Communication Tower

**Description of Proposal:** Construct a 100'-tall wireless communication tower camouflaged as a church bell tower

**Proponent:** New Cingular Wireless PCS (AT&T), Redmond WA & Tualatin OR

**Location:** Pilgrim Lutheran Church, 640 E. Elm Street, described as Tax #155 Othello Tracts. Parcel #1529030680155. The specific site is a 30'x30' area west of the existing parking lot and 100' east of the southwest corner of the property, in the R-2 Residential Zone.

**Lead Agency:** City of Othello

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.

**Comment Period:** This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on this DNS.

**Responsible Official:** Anne Henning, Community Development Director  
500 E. Main Street, Othello, WA 99344; 509-488-5686

**Date:** July 10, 2019

**Signature:** 

**Appeals:** Procedural appeals of compliance with WAC 197-11 may be made no later than July 24, 2019 by writing to the Responsible Official at the above address. You should be prepared to make specific factual objections. Contact Anne Henning to read or ask about the procedures for SEPA appeals.



## SEPA Environmental Checklist

Washington Administrative Code (WAC) 197-11-960

### Purpose of checklist:

The State Environmental Policy Act (SEPA), Revised Code of Washington (RCW), Chapter 43.21C, 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 significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and agencies identify impacts from your proposal and to help agencies decide whether or not an EIS is required.

### Instructions for applicants:

This environmental checklist asks you to describe basic information about your proposal. Governmental agencies use this checklist to determine whether or not the environmental impacts of your proposal are significant. Please answer the questions briefly, giving the most precise information or best description known. 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 do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply."

Some questions pertain to governmental regulations such as zoning, shoreline, and landmark designations. If you have problems answering these questions, please contact the City of Othello Permit Center for assistance.

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. You may be asked to explain your answers or provide additional information related to significant adverse impacts.

### Use of checklist for non-project proposals:

Complete this checklist for non-project proposals (e.g., county plans and codes), even if the answer is "does not apply." In addition, complete the supplemental sheet for non-project actions (Part D).

For non-project 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.

Revised 12/31/14



**A. Background**

1. Name of proposed project, if applicable:

AT&T - SP4359 Othello Downtown NSB

2. Name of applicant:

New Cingular Wireless PCS, LLC ("AT&T")  
7277 164th Ave NE  
Redmond, WA 98052

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

Velocitel, Inc.  
4004 Kruse Way Place, Suite 220  
Lake Oswego, OR 97035

Jamison Cavallaro, CFM  
(503) 260-4685  
[jcavallaro@velocitel.com](mailto:jcavallaro@velocitel.com)

4. Date checklist prepared:

January 31, 2019

5. Agency requesting checklist:

City of Othello - Community Development Department / Building and Planning

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

AT&T proposes to start work upon approval of its Wireless Communications Facilities ("WCF") Application and subsequent building permit. AT&T does not propose phasing the work and will endeavor to complete construction as soon as possible.

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

It is contemplated that additional antenna facilities may be placed on the support structure in the future. However, currently there are no specific plans for additions, expansion, or further activity related to or connected with this proposal.

8. List any environmental information that has been or will be prepared related to this proposal.

NEPA & Phase 1 Environmental Assessment

9. Are other applications pending for governmental approvals affecting the property covered by your proposal? If yes, please explain.

No.

10. List any government approvals or permits needed for your proposal:

City of Othello - Conditional Use Permit

City of Othello – SEPA Review

City of Othello – Building Permit

11. Give a brief, complete description of your proposal, including the proposed uses and size of the project and site. There are several questions addressed later in this checklist asking 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 100' wireless telecommunications facility in the field on the backside of the parking lot of the Pilgrim Lutheran Church of Othello. The proposed site will include a new 100', tri-pole, bell tower with six (6) new panel antennas, twelve (12) remote radioheads (RRHs) units, one (1) distribution unit and a 8' x 16' walk-in equipment cabinet (WUC) with generator. The site will be enclosed within a 30' x 30' fenced lease area. The lease area will be surrounded by an 8' wooden fence and include a landscaping buffer consisting of 6' evergreen trees and a continuous 36" hedge at time of planting.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including street address, section, township, and range. If this proposal occurs over a wide area, please provide the range or boundaries of the site. Also, give a legal description, site plan, vicinity map, and topographic map. You are required to submit any plans required by the agency, but not required to submit duplicate maps or plans submitted with permit applications related to this checklist.

**Street Address:** 640 Elm Street, Othello, WA 99344

**Parcel No.** 1529030680155

**Parcel Legal Description:** That portion of the Southeast Quarter of the Northwest Quarter of Section 3, Township 15 North, Range 29 East W.M., described as follows:

Beginning at the intersection of the Southerly line of Elm Street and the North-South centerline of said Section 3; thence Westerly along said Southerly line 372 feet; thence South 00°03'25" West 333 feet more or less to a point on the centerline of Oak Street produced Westerly; thence Easterly along said centerline 360 feet more or less to a point on said North-South centerline of Section 3; thence Northerly along said centerline to the point of beginning.

This parcel is owned by Pilgrim Lutheran Church of Othello and utilized as local community church. The proposed lease area for the WCF will be located on the Western portion of the property, just West of the existing parking lot. Access to the proposed lease area is via an existing church parking lot.

## B. Environmental Elements

### 1. Earth

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

The proposed tower lease area is located on a primarily, flat section of undeveloped, raw land, approximately 100 ft East of the SW corner of the parcel.

- b. What is the steepest slope on the site and the approximate percentage of the slope?

The steepest slope on the proposed site is less than ~5%.

- c. What general types of soils are found on the site (e.g., clay, sand, gravel, peat, muck)? Please specify the classification of agricultural soils and note any prime farmland.

According to the Natural Resource Conservation Service the soils in the area NeA – Neppel very fine sandy loam.

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

No such surface indications or history of unstable soils in the immediate vicinity were identified or are known.

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

The proposed wireless facility will involve the level of the immediate site and the excavation of for the tower foundation.

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

Erosion/sediment control bags and a silt fence will be installed around the area to be disturbed.

- g. What percentage of the site will be covered with impervious surfaces after the project construction (e.g., asphalt or buildings)?

The WIC cabinet and a mat tower foundation will cover approximately 28.8% of the 900 sq ft. lease area.

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

All grading and excavation activities will be performed per City of Othello Municipal regulations.

**2. Air**

- a. What types of emissions to the air would result from this proposal (e.g., dust, automobile, odors, industrial wood smoke) during construction and after completion? Please describe and give approximate quantities.

None other than negligible short term construction vehicle exhaust during the installation of the project. Once completed the facility will be visited once a month by a technician for maintenance purposes.

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

None.

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

None required.

**3. Water**

- a. Surface:

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

None known.

- 2) Will the project require any work within 200 feet of 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.

None.

- 4) Will the proposal require surface water withdrawals or diversions? Please provide description, purpose, and approximate quantities:

No.

- 5) Does the proposal lie within a 100-year floodplain? If so, please note the 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? Please give description, purpose, and approximate quantities.

No.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources; (e.g., domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the size and number of the systems, houses to be served; or, the number of animals or humans the systems are expected to serve.

None.

**c. Water runoff (including stormwater):**

- 1) Describe the source of runoff (including storm water) and method of collection and disposal. Include quantities, if known. Describe where water will flow, and if it will flow into other water.

None.

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

No.

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

None proposed.

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**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
  - Pasture
  - Crop or grain
  - Wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
  - Water plants: water lily, eelgrass, milfoil, other
  - Other types of vegetation

There is no existing vegetation at the proposed site.

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

None.

- c. List threatened or endangered species on or near the site.

The U.S. Fish and Wildlife website identified the following endangered and threatened species that could be on and near the proposed site: Columbia Basin Pygmy Rabbit, Grey Wolf and Yellow-billed Cuckoo Bird.

- WA DNR lists some threatened + endangered species in Adams County; however, this is an existing developed site.  
AH  
6-20-19

Existing developed area. These species unlikely on or near the site.

- d. List proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site:

A proposed landscaping buffer consisting of 6' evergreen trees and a continuous 36" hedge at time of planting will be added around the fenced compound.

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6-20-19

## 5. Animals

- a. Circle any birds and animals which have been observed on or near the site:

- ☒ Birds: hawk, heron, eagle, songbirds, other;
- Mammals: deer, bear, elk, beaver, other; and,
- Fish: bass, salmon, trout, herring, shellfish, other.

No wildlife observed on visits to the subject property.

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

The U.S. Fish and Wildlife website identified the following endangered and threatened species that could be on and near the proposed site: Columbia Basin Pygmy Rabbit, Grey Wolf and Yellow-billed Cuckoo Bird.

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

The proposed site is located within the Pacific Flyway for migratory birds.

- d. List proposed measures to preserve or enhance wildlife:

None proposed.

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## 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.

Electric power provided.

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

No.

- 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:

None proposed.

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## 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, please describe.

No, the antenna array and all future to be located on the proposed tower will meet the FCC public exposure level standards.

- 1) Describe special emergency services that might be required.

None required.

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

Diesel tank is double-walled. Batteries are vented and "double walled"; battery cabinet has elevated lip for containment. The proposed project will present no known environmental health hazards; accordingly, AT&T has not proposed any measures to reduce or control environmental health hazards.

b. Noise

- 1) What types of noise exist in the area which may affect your project (e.g., traffic, equipment, operation, other)?

None.

- 2) What types and levels of noise are associated with the project on a short-term or a long-term basis (e.g., traffic, construction, operation, other)? Indicate what hours the noise would come from the site.

There would be negligible short-term construction related noise during the construction process. The proposed diesel powered generator will run once a month for 15 minutes and would only operate for an extended period of time in the event of a commercial power outage.

- 3) Proposed measures to reduce or control noise impacts:

None proposed.

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**8. Land and shoreline use**

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

The subject parcel is currently used as a local, community church and the adjacent parcels are residential with dwellings.

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

The project site has not been used for agriculture.

- c. Describe any structures on the site.

There are church and annex buildings located to the East and North of the proposed lease area vicinity.

- d. Will any structures be demolished? If so, please describe.

No.

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

The site is zoned Residential R2.

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

The comprehensive plan designation of the site is Residential.

- g. What is the current shoreline master program designation of the site?

Shorelines of Statewide Significance do not exist within the current limits of the City of Othello as the City does not have a Shoreline Management Master Program.

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

No part of the proposed project area has been classified as a critical area by the county.

- i. How many people would reside or work in the completed project?

0, as the proposed wireless facility is not staffed.

- j. How many people would the completed project displace?

None.

- k. Please list proposed measures to avoid or reduce displacement impacts:

N/A.

- l. List proposed measures to ensure the proposal is compatible with existing and projected land uses and plans:

AT&T is seeking approval of the City of Othello for a WCF Land Use Application for the proposed wireless communications facility. The proposed WCF has been designed to fit within the architectural character of the Church property. Additional mitigation measures include a proposed bell tower design, landscape plan, paint and fencing to screen and reduce visual impacts in the surrounding residential community.

## 9. Housing

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

None.

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

None.

- c. List proposed measures to reduce or control housing impacts:

N/A.

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**10. Aesthetics**

- a. What is the tallest height of any proposed structure(s), not including antennas? What is proposed as the principal exterior building materials?

The lightning rod atop the proposed tower will not exceed 104'.

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

New bell tower will be visible in the immediate vicinity. It is designed to blend in with the church and nearby residential properties.

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

The proposed facility is designed to blend in with the church and nearby residential properties. Best Management Practices for concealment will be applied as required by City of Othello Municipal Code - Chapters 16.68.100 and 16.68.130.

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**11. Light and glare**

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

None.

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

No.

- 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:

AT&T will use a non-glare finish and conceal antennas, RRHs, and accessory equipment concealed inside the proposed, bell tower and include a landscaping buffer to mitigate the visual impact of the facility.

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**12. Recreation**

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

There are baseball and football fields, basketball courts nearby at the surrounding public schools and walking trails at Kiwanis Park.

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

No. The proposed facility will not displace any existing recreational uses.

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

Not applicable. There is no anticipated impact on recreation; accordingly, AT&T has not proposed any measures to reduce or control impacts on recreation.

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### 13. Historic and cultural preservation

- a. Are there any places or objects on or near the site which are listed or proposed for national, state, or local preservation registers. If so, please describe.

AT&T researched Washington State, Adams County, City of Othello and Federal Preservation Registers and found no places or objects on or near the site which are listed or proposed for national, state, or local preservation registers.

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

AT&T researched the National Register of Historic Places, historical data from state and federal departments, and available GIS data and found no landmarks or evidence of historic, archaeological, scientific, or cultural importance in proximity to the proposed site.

- c. Proposed measures to reduce or control impacts:

Not applicable. No cultural or historic resources have been identified at the proposed project site; accordingly, AT&T has not proposed any measures to reduce or control impacts. AT&T will comply with all applicable laws regarding notification, etc., during construction.

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### 14. Transportation

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

The site is served by 7<sup>th</sup> Street and Elm Street and proposed access is via an existing church

parking lot.

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

No public transportation was identified within the City of Othello.

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

No parking is proposed or eliminated for the proposed project.

- d. Will the proposal require new roads or streets, or improvements to existing roads or streets, not including driveways? If so, please describe and indicate whether it's public or private.

The proposed project will not require any new roads, streets, or other transportation facilities.

- e. Will the project use water, rail, or air transportation? If so, please describe.

No, the proposed project will not use water, rail, or air transportation.

- f. How many vehicular trips per day would be generated by the completed project? Indicate when peak traffic volumes would occur.

Typically, there will be one (1) maintenance check per month or as needed for any outages. This will be an unmanned wireless telecommunications facility.

- g. Proposed measures to reduce or control transportation impacts:

The proposed support tower is an unmanned facility. No transportation impacts will be created by the proposed facility; accordingly, AT&T has not proposed any measures to reduce or control transportation impacts.

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**15. Public services**

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

No. The proposed facility will not result in an increased need for public services.

- b. Proposed measures to reduce or control direct impacts on public services:

Not applicable. The proposed project will not impact public services.

**16. Utilities**

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

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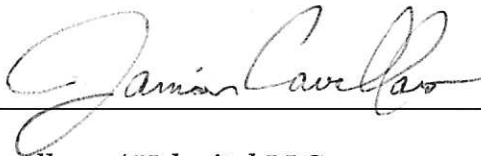
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on or near the site:

AT&T proposes to utilize power and fiber at the proposed site, both routed underground from the nearest source on the subject parcel.

**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: \_\_\_\_\_



Date Submitted: \_\_\_\_\_

5/17/19

*Jamison Cavallaro / Velocitel LLC  
on behalf of New Cingular Wireless PCS, LLC ("AT&T")*

## Anne Henning

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**From:** Anne Henning  
**Sent:** Wednesday, July 10, 2019 10:47 AM  
**To:** SEPA Register (SEPARegister@ecy.wa.gov); Downs, Lindsay  
**Subject:** AT&T cell tower DNS  
**Attachments:** AT&T tower DNS.pdf

Attached is the DNS issued by the City of Othello for a 100' cellular tower.  
This DNS was issued under WAC 197-11-355, Optional DNS; therefore the Environmental Checklist is not being circulated again. The Environmental Checklist was emailed June 24 with the Notice of Application on this project.  
Let me know if you have any questions.

*Anne Henning*

Community Development Director  
City of Othello  
[ahenning@othellowa.gov](mailto:ahenning@othellowa.gov)  
509-331-2710





# The City of Othello

500 East Main Street OTHELLO, WASHINGTON 99344 Telephone (509) 488-5686  
Fax (509) 488-0102

July 10, 2019

Jamison Cavallaro  
Vetocitel LLC  
4004 Kruse Way Place, Suite 220  
Lake Oswego, OR 97035

Re: Cingular Wireless Tower Conditional Use Permit – DNS

Dear Jamie:

Pursuant to WAC 197-11 (State Environmental Policy Act), the City of Othello has issued a Determination of Non-Significance (DNS) on this project. Please see enclosed DNS.

If you have any questions, feel free to contact me at [ahenning@othellowa.gov](mailto:ahenning@othellowa.gov) or 509-331-2710.

Cordially,

Anne Henning  
Community Development Director

Enc: DNS