

CITY OF CASTLE ROCK

ENVIRONMENTAL CHECKLIST

WAC 197-11-960 Environmental checklist.

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.

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Environmental Checklist**

| | |
|------------------------------------|------------------------|
| **** OFFICIAL USE ONLY **** | |
| _____ | |
| Project #: | _____ |
| Related Cases: | _____ |
| Date Received: | _____ By: _____ |

1. Applicant: Verizon Wireless
 Address: 5430 NE 122nd Ave, Portland, OR 97230
 Phone: 503-408-3464
 Cell: NA

2. Point of contact: Shanin Prusia / Urban Wireless
 Address: 10376 SE Sunburst Way
Portland, OR 97086
 Phone: 503-720-7295
 Cell: 503-720-7295
 E-mail address: shanin@UrbanWirelessInc.com

3. Owner: NA
 Address: _____
 Phone: _____
 Cell: _____
 E-mail address: _____

4. Property address or location: Industrial Zone

5. Quarter/Quarter Section/Township/Range: _____
 6. Tax parcel number: (show all 12 digits) _____
 7. Total acres/square feet: _____
 8. Permit type: Non-project code text change
 9. Zoning: Industrial
 10. Shoreline environment: _____
 11. Water body: _____

12. Brief description of the project and project name:
 The proposal is to amend certain sections of CRMC Chapter 11.20, COMMUNICATION ANTENNAS AND TOWERS by removing the maximum height limitation of freestanding facilities in the Industrial zoning district; providing additional development standards for freestanding facilities; providing administrative approval of freestanding facilities in the Highway Commercial and Industrial zoning districts upon demonstration that all development standards have been met; and, adding permit processes for the city’s two newest zoning districts, MX – Mixed Use and PROS – Parks, Recreation and Open Space.

13. Did you attend a presubmission conference for this project? Yes **NO**
 If yes, when? _____

14. Estimated project completion date: 2012

15. List of all Permits, Licenses or Government Approvals Required for the Proposal (federal, state and local – including rezones): Text Code Amendment

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

Yes, following the approval of the text code change, Verizon Wireless will submit an application to the City of Castle Rock for a new communications facility in the Industrial zone.

17. Do you know of any plans by others that may affect the property covered by your proposal? If yes, explain:

No

18. Proposed timing or schedule (include phasing, if applicable):

NA

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

NA

20. 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

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

As required by City of Castle Rock land use and building permit processes.

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To be completed by Applicant

B. ENVIRONMENTAL ELEMENTS

1. **Earth**

- a. General description of the site:

Flat: The majority of the parcels that are zoned Industrial are large and flat. They are located on the perimeter of the city limits or near I-5. There is one group of industrial zone parcels on Cowlitz Street E to the east of downtown that has a slope at the rear (north end) of the property. A new wireless facility would need to be located on a flat area. Therefore, any sloped areas would be deemed unbuildable for a tower.

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

N/A – non project action

- 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.

N/A – non project action

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

N/A – non project action

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

N/A – non project action

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

The industrial properties in the City of Castle rock are generally flat and already developed. Changing the allowable height of future wireless towers will not increase erosion.

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

Changing the allowable height of a future wireless tower would not create additional impervious surfaces. The footprint of the site does not fluctuate with the height of the tower.

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

As mentioned above, this proposed code text change does not effect erosion.

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To be completed by applicant

2. 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.

Communication facilities do not emit odors or smells. They are unoccupied facilities. Changing the code text to allow a taller tower would not affect the air quality.

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

No – tower sites are not affected by off-site emissions.

- 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.

N/A – non project action

- 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.

Per the City of Castle Rock zoning map, there is an Industrial zone located at the south end of the city along the Cowlitz River. This non-project action will not affect surface waters. Any future development activity will be reviewed for compliance with the city's development regulations, including critical areas ordinance and shoreline master program.

- 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 – non project action

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

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The placement of a wireless communications tower would not require surface water withdrawals.

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

There are portions of the industrial zone, which are in the 100 year flood plain. However, this SEPA does not include a specific site plan.

- 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, increasing the allowable height of an unmanned communications facility will not involve any waste material or discharge to surface waters.

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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, wireless communications facilities, regardless of height, do not use ground water.

- 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.

Wireless communication towers do not discharge waste material. Batteries or generators may be present on site but will be enclosed in cabinets with secondary spill containment measures. However, this SEPA checklist is for a non- project action.

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.

N/A – non project action

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

Wireless communication facilities do not create waste.

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

N/A – non project action

4. Plants

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a. Check 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 bulrush,
 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?

This varies depending on the project. This is a non project action to amend the zoning code language. Any project action will be submitted and reviewed according to the City of Castle Rock Municipal Code

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

N/A – non project action

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

N/A – non project action

5. Animals

a. Check 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: _____
- 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?

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

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

This is a non-project proposal. Increasing the allowable height of a wireless communication facility would not have an impact on animals in the area or their migration routes. New towers can be equipment with “anti nesting” measures to deter birds from occupying the towers.

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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.

Allowing an increase in a tower's height will not have an impact on energy. Wireless communication sites use power and telco/fiber. HVAC units are used to cool the equipment.

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

No – towers, regardless of height, do not affect adjacent properties and their energy use.

- 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:

N/A – non project action

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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, describe.

Increasing the allowable tower height will not change environmental health hazards that would otherwise be present with a tower of allowable height.

Wireless communication sites in general, may have a diesel generator for emergency back up power in the event of a power outage that lasts longer than three hours. The generators come with secondary spill containment systems and do not present a risk.

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

None

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

None needed. (This is not a specific site proposal).

b. Noise

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

Increasing the allowable tower height will not change the noise that would otherwise be present with a tower of allowable height. Wireless communication facilities are unmanned and do not create noise beyond standard HVAC motor sounds.

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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.

NA – this is a non-project action request.

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

NA – this is a non-project action request.

8. Land and shoreline use

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

NA – this is a non-project action request.

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

NA – this is a non-project action request.

c. Describe any structures on the site.

NA – this is a non-project action request.

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

NA – this is a non-project action request.

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

NA – this is a non-project action request. This request targets the Industrial zone only.

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

NA – this is a non-project action request.

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

NA – this is a non-project action request.

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

NA – this is a non-project action request.

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

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None – wireless communication sites are unoccupied.

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

None

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

NONE

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

9. Housing

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

NA – this is a non project action

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

NA – this is a non project action

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

NA – this is a non project action.

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?

The proposed code text amendment changes the allowable height for a new wireless communication facility from 100’ to unlimited in the Industrial zone which follows the height limitations for other zones.

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

This is not a site-specific proposal. As an example however, increasing the height of a new tower from 100’ to a taller height would cause minimal change to a view. The code change targets the Industrial zone of the City where wireless development is encouraged.

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

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The proposed code amendment places a restriction on the location of lattice/self support towers in the City. Lattice towers are not allowed to the north and west of Buland Drive. Additionally, triangular mounting platforms are prohibited and only davit style mount are allowed if less than 10' long. Free standing wireless communication structures shall be painted to blend with the surrounding areas as determined by the planning director or approval authority.

11. Light and glare

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

Wireless communication facilities can be fabricated of non-glare galvanized steel. Increasing the allowable height of a tower will not change what it is fabricated out of.

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

Wireless communication facilities can be fabricated of non-glare galvanized steel. Increasing the allowable height of a tower will not change what it is fabricated out of.

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

NA – This is a non project proposal.

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

NA – This is a non project proposal.

12. Recreation

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

NA – This is a non project proposal.

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

NA – This is a non project proposal.

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

NA – This is a non project proposal.

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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.

This is a non project proposal, however, all wireless carriers are required to file SHPO and NEPA for any new towers or tower modifications.

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

NA – This is a non project proposal.

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

NA – This is a non project proposal.

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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.

NA – This is a non project proposal.

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

NA – This is a non project proposal.

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

NA – This is a non project proposal.

- 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).

NA – This is a non project proposal.

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

NA – This is a non project proposal.

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

NA – This is a non project proposal.

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

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NA – This is a non project proposal.

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.

No

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

No

16. Utilities

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

NA – This is a non project proposal.

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 that might be needed.

NA – This is a non project proposal.

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: , on behalf of
Verizon Wireless

Date Submitted: 5/28/12

Environmental Checklist submittal Requirements

Fees: \$200.00 Please make checks payable to: City of Castle Rock

Site plan: Submit one copy of site plan on 11" x 17" paper. The plan must be clearly legible and contain pertinent information

Supplemental reports: Include any applicable reports such as wetland report, storm water calculations, or traffic impact analysis

City of Castle Rock - PO Box 370, Castle Rock, WA 98611
Phone: (360) 274-8181

To be completed by applicant

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(Do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

This text amendment would not cause an increase in any of the above.

Proposed measures to avoid or reduce such increases are: NA

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

This text amendment would not cause an affect any of the above. We are asking for a change to the permitted vertical limit of a wireless facility.

Proposed measures to protect or conserve plants, animals, fish, or marine life are: NA

3. How would the proposal be likely to deplete energy or natural resources?

It would not.

Proposed measures to protect or conserve energy and natural resources are: NA

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

The areas mentioned above are not located in the Industrial Zone.

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

There would be no impact.

Proposed measures to avoid or reduce shoreline and land use impacts are:

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6. How would the proposal be likely to increase demands on transportation or public services and utilities?

There would be no impact. Wireless sites are unoccupied facilities.

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

There would be no conflict. The code amendment would bring the existing code into further compliance with the Federal Telecommunications Act of 1996.

