

# 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:*** [\[help\]](#)

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** [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)

PSTC\_GRNDWA01

2. Name of applicant: [\[help\]](#)

Public Safety Tower Company

3. Address and phone number of applicant and contact person: [\[help\]](#)

Neil Geisler  
1614 SE 10<sup>th</sup> Ave  
Portland, OR 97214  
509-710-3515  
[ngeisler@modusllc.com](mailto:ngeisler@modusllc.com)



4. Date checklist prepared: [\[help\]](#)  
12/4/2023

5. Agency Requesting Checklist  
City of Grandview, Washington

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)  
Construction planned for August 2024

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)  
**This facility is designed to host multiple future carriers; however after initial construction minimal future construction is required to install the additional equipment. No change in tower height or design required. Some electrical and civil work will be required, to be permitted separately.**

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)  
**None.**

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. [\[help\]](#)  
**No.**

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)  
**Conditional Use Permit required by city of Grandview**

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.) [\[help\]](#)  
**Public Safety Tower Company proposes to install a 100" Monopine at 108 N Birch Avenue Grandview, WA in a 30' by 80' square foot lease area. The monopine will support a wireless communications facility for AT&T's FirstNet network that will consist of 12 panel antennas mounted on the pole, and an equipment area with the necessary cabinets, GPS units, and 30kw generator with a 190 gallon diesel fuel tank. The pole and facility are designed for additional carriers to collocate on the tower in the future.**

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. [\[help\]](#)

**The proposed site is at the southeast corner of 108 N Birch Avenue Grandview, WA. For additional details, please see the site plan.**

## B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

### 1. Earth [\[help\]](#)

a. General description of the site: [\[help\]](#)

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

b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)  
0%

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. [\[help\]](#)

Gravel

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

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. [\[help\]](#)

Excavation and grading will be needed under the 10' x 6' and 9' x 5' concrete pads, and under the monopine structure. Fill will be sourced locally.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

No

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

Approximately 6%

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

None are proposed at this time

### 2. Air [\[help\]](#)

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. [\[help\]](#)

The tower will emit electro-magnetic frequency emissions after it is complete. The generator will emit exhaust when it is running, which will only be during emergencies.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

No

c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

None



3. **Water** [\[help\]](#)

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. [\[help\]](#)

**None**

- 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. [\[help\]](#)

**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. [\[help\]](#)

**None**

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

**No**

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

**It does not**

- 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. [\[help\]](#)

**It does not**

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. [\[help\]](#)

**No groundwater will be withdrawn**

- 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. [\[help\]](#)

**No waste materials will be discharged from septic tanks or other sources**

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. [\[help\]](#)

**The only source of runoff is rain, and no provisions have been made for its collection. The water will flow off the equipment and into the surrounding ground.**



2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)  
**No, the equipment emits no waste material.**

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)  
**No significant change to drainage. Site will continue to be a gravel surface with the exception of less than 200 sqft of concrete pad added.**

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)  
**None**

#### 4. Plants [\[help\]](#)

a. Check the types of vegetation found on the site: [\[help\]](#)

- 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

**No vegetation currently on site**

b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)  
**None, the site is not vegetated.**

c. List threatened and endangered species known to be on or near the site. [\[help\]](#)  
**None.**

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)  
**None.**

e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)  
**None.**

#### 5. Animals [\[help\]](#)

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. [\[help\]](#)

Examples include:

- birds: hawk, heron, eagle, songbirds, other:
- mammals: deer, bear, elk, beaver, other:
- fish: bass, salmon, trout, herring, shellfish, other \_\_\_\_\_

**None.**



b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

**None.**

c. Is the site part of a migration route? If so, explain. [\[help\]](#)

**None.**

d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

**None.**

e. List any invasive animal species known to be on or near the site. [\[help\]](#)

**None.**

## 6. Energy and Natural Resources [\[help\]](#)

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. [\[help\]](#)

**Electrical energy will be used to power the antennas, with a back up generator to support the site during emergencies.**

b. Would your project affect the potential use of solar energy by adjacent properties?

If so, generally describe. [\[help\]](#)

**The project will, as it will rise to 100ft, and may shade solar panels depending on their location.**

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: [\[help\]](#)

**No energy conservation features are proposed.**

## 7. Environmental Health [\[help\]](#)

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. [\[help\]](#)

**The proposal includes a 190 gallon tank of diesel, and that comes with a risk of a diesel fire or spill if the tank were punctured by some accident. The site also contains electrical equipment, and there is a risk of an electrical fire.**

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

[\[help\]](#)

**None 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. [\[help\]](#)

**None 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. [\[help\]](#)

**None known.**



4) Describe special emergency services that might be required. [\[help\]](#)

**This may require fire services in cases of industrial accident (e.g. worker fall or damage to emergency generator diesel tank)**

5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)

**None.**

b. Noise [\[help\]](#)

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

**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. [\[help\]](#)

**Construction of the towers will create a short term noise during business hours. The antennas will create noise, but this noise should not be audible from ground level. Minor fan noise from the ground equipment may be audible within 50' of the site.**

3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

**None.**

8. Land and Shoreline Use [\[help\]](#)

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. [\[help\]](#)

**The site current use is for fruit storage and processing. The proposal will not effect the current use of the current, nearby or adjacent properties.**

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? [\[help\]](#)

**The site has not been used as farmland or forest lands.**

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: [\[help\]](#)

**It will not.**

c. Describe any structures on the site. [\[help\]](#)

**The site contains two buildings, a office building and a warehouse.**

d. Will any structures be demolished? If so, what? [\[help\]](#)

**No structures will be demolished.**

e. What is the current zoning classification of the site? [\[help\]](#)

**M-1, light industrial.**



f. What is the current comprehensive plan designation of the site? [\[help\]](#)  
**M-1, light industrial.**

g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)  
**N/A**

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.  
[\[help\]](#)  
**No.**

i. Approximately how many people would reside or work in the completed project? [\[help\]](#)  
**None, this is an unmanned facility.**

j. Approximately how many people would the completed project displace? [\[help\]](#)  
**Zero.**

k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)  
**N/A**

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)  
**The installation of a wireless communications facility in the light industrial zone is compatible with existing and proposed land use and plans.**

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)  
**N/A**

#### 9. Housing [\[help\]](#)

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)  
**N/A**

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)  
**N/A**

c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)  
**N/A**

#### 10. Aesthetics [\[help\]](#)

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)  
**The monopine will come to a height of 100 ft. The structure will be made of metal.**

b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)  
**None.**



- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

**A monopine is a pole with attachments that mimic the shape of a pine tree, and will be colored to contribute to this disguise.**

**11. Light and Glare** [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

**The proposal will not produce light.**

- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)  
**N/A**

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)  
**None.**

- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)  
**None.**

**12. Recreation** [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)  
**Brewed Awakening Deli and Treats at the corner of N Birch Ave and E Wine Country Road.**

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)  
**No.**

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)  
**The proposal will be disguised as a pine tree.**

**13. Historic and cultural preservation** [\[help\]](#)

- 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. [\[help\]](#)

**There are no historic buildings, structures, or sites located on or near the site.**

- 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. [\[help\]](#)

**There are no professional studies conducted at the site. This area is under the wider WA AFFF EIS, and Multiple Property Nomination Rock Image Sites in Southeastern Washington projects.**

- 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. [\[help\]](#)

**Potential impacts were assessed through the Washington Department of Archaeology and Historic Preservation WISAARD 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. [\[help\]](#)  
**No measures are proposed.**

#### 14. Transportation [\[help\]](#)

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. [\[help\]](#)  
**The site is served by the street N Division St and N Birch Ave, one block north of E Wine Country Rd. Please see the accompanying site plans.**

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? [\[help\]](#)  
**The site is not currently served by public transit.**

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)  
**The site will have no additional parking spaces and will eliminate no parking spaces.**

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). [\[help\]](#)  
**It will not.**

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)  
**It will not.**

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 non-passenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)  
**This is an unmanned site and will generate no daily trips. The site will need to be visited for occasional maintenance, approx. 1-2 per month by standard pickup trucks or similar work vehicles.**

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. [\[help\]](#)  
**It will not.**

h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)  
**There are no proposed measures to reduce or control transportation impacts as these impacts will be negligible.**

#### 15. Public Services [\[help\]](#)

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. [\[help\]](#)  
**It will not.**

b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)  
**None.**



16. Utilities [\[help\]](#)

a. Circle utilities currently available at the site: [\[help\]](#)

electricity natural gas, water, refuse service, telephone, sanitary sewer, septic system,  
other \_\_\_\_\_

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. [\[help\]](#)

Electrical power will be provided by Pacific Power via underground path from nearby power pole in the ROW. Fiber connection will similarly be provided via underground route.

C. Signature [\[help\]](#)

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: Neil Geisler

Name of signee Neil Geisler

Position and Agency/Organization Program Manager, Modus LLC / PSTC

Date Submitted: March 1, 2024

D. supplemental sheet for non-project actions [\[help\]](#)

(IT IS NOT NECESSARY to 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?

Proposed measures to avoid or reduce such increases are:

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

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

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

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

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?

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?

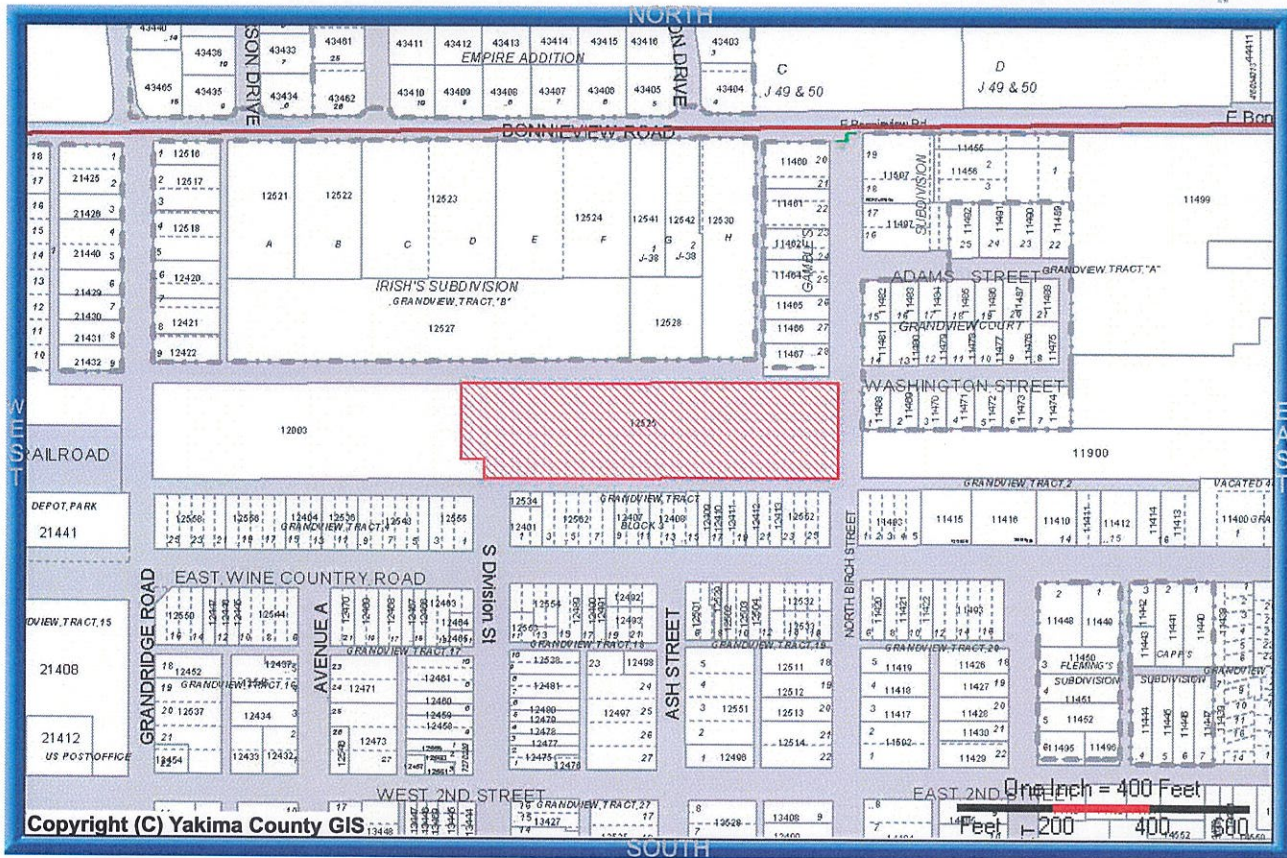
Proposed measures to avoid or reduce shoreline and land use impacts are:

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

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.





PROPERTY PHOTO	PROPERTY INFORMATION	
	Parcel Address: 108 N BIRCH AVE, GRANDVIEW, WA 98930	
	Parcel Owner(s): CONRAD & ADAMS PROPERTIES LLC	
	Parcel Number: <a href="#">23092312525</a>	Parcel Size: 3.57 Acre(s)
	Property Use: 39 Manf - Other	
<b>TAX AND ASSESSMENT INFORMATION</b>		
	Tax Code Area (TCA): <a href="#">440</a>	Tax Year: 2024
	Improvement Value: \$53300	Land Value: \$155500
	Current Use Value: \$0	Current Use Improvement: \$0
	New Construction: \$0	Total Assessed Value: \$208800
<b>OVERLAY INFORMATION</b>		
Zoning:	Jurisdiction: Grandview	
Urban Growth Area: Grandview	Future Landuse Designation: (Yakima County Plan 2015)	
FEMA:	FIRM Panel Number: 53077C1925D	
FEMA Map		
<b>LOCATION INFORMATION</b>		
+ Latitude: 46° 15' 24.650"	+ Longitude: -119° 54' 02.335"	Range: 23 Township: 09 Section: 23
Narrative Description: Section 23 Township 09 Range 23 Quarter NE: TH PTN N1/2 OF NE1/4 DESC AS FOL: BEG AT INTERS OF E WINE CO. RD AND N BIRCH STR., TH N 00° 14' 40" W 175.10 FT TO S'LY R/W LN OF UPREXT OF N'LY R/W LN OF 20 FT WIDE ALLEY L'Y N'LY OF BLK 3 PLAT OF GRANDVIEW (B-6) AND TPOB; TH CONT N 00° 14' 40" W 200 FT, TH S 89° 51' 40" W 788 FT, TH S 00° 14' 40" E 200 FT, TH NFT TO TPOB EX S 40 FT OF W 50 FT THEREOF		
<b>DISCLAIMER</b>		
MAP AND PARCEL DATA ARE BELIEVED TO BE ACCURATE, BUT ACCURACY IS NOT GUARANTEED; THIS IS NOT A LEGAL DOCUMENT AND SHOULD NOT BE SUBSTITUTED FOR A TITLE SEARCH, APPRAISAL, SURVEY, FLOODPLAIN OR ZONING VERIFICATION		



# GRNDWA01 108 N BIRCH AVENUE, GRANDVIEW, WASHINGTON 98930

VIEW 1



LOCATION



INSTALLATION OF NEW PSTC 80' X 30' TELECOMMUNICATION SITE WITH 100'-0" MONOPINE TOWER



EXISTING



**GRNDWA01 108 N BIRCH AVENUE, GRANDVIEW, WASHINGTON 98930**

**VIEW 2**



**LOCATION**



**INSTALLATION OF NEW PSTC 80' X 30' TELECOMMUNICATION SITE WITH 100'-0" MONOPINE TOWER**



**EXISTING**



**GRNDWA01 108 N BIRCH AVENUE, GRANDVIEW, WASHINGTON 98930**

**VIEW 3**



**LOCATION**



**INSTALLATION OF NEW PSTC 80' X 30' TELECOMMUNICATION SITE WITH 100'-0" MONOPINE TOWER**



**EXISTING**









1903 WRIGHT PLACE, SUITE 140  
CARLSBAD, CALIFORNIA 92008



**FIRSTNET.**  
Built with AT&T  
501 EXECUTIVE PARKWAY  
SAN RAMON, CALIFORNIA 94583

PROJECT INFORMATION:  
FIRSTNET BY AT&T SITE  
ID: YA5446  
PSTC #: GRNDWA01  
108 N BIRCH AVENUE  
GRANDVIEW, WASHINGTON 98030

CURRENT ISSUE DATE:  
03/01/24

ISSUED FOR:  
ZONING

REV.	DATE	DESCRIPTION	BY
1	03/01/24	10% ZONING	R.C.
2	12/11/23	5% ZONING	D.C.



MODUS, LLC  
1000 N. PORTLAND, OR 97214

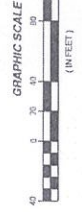
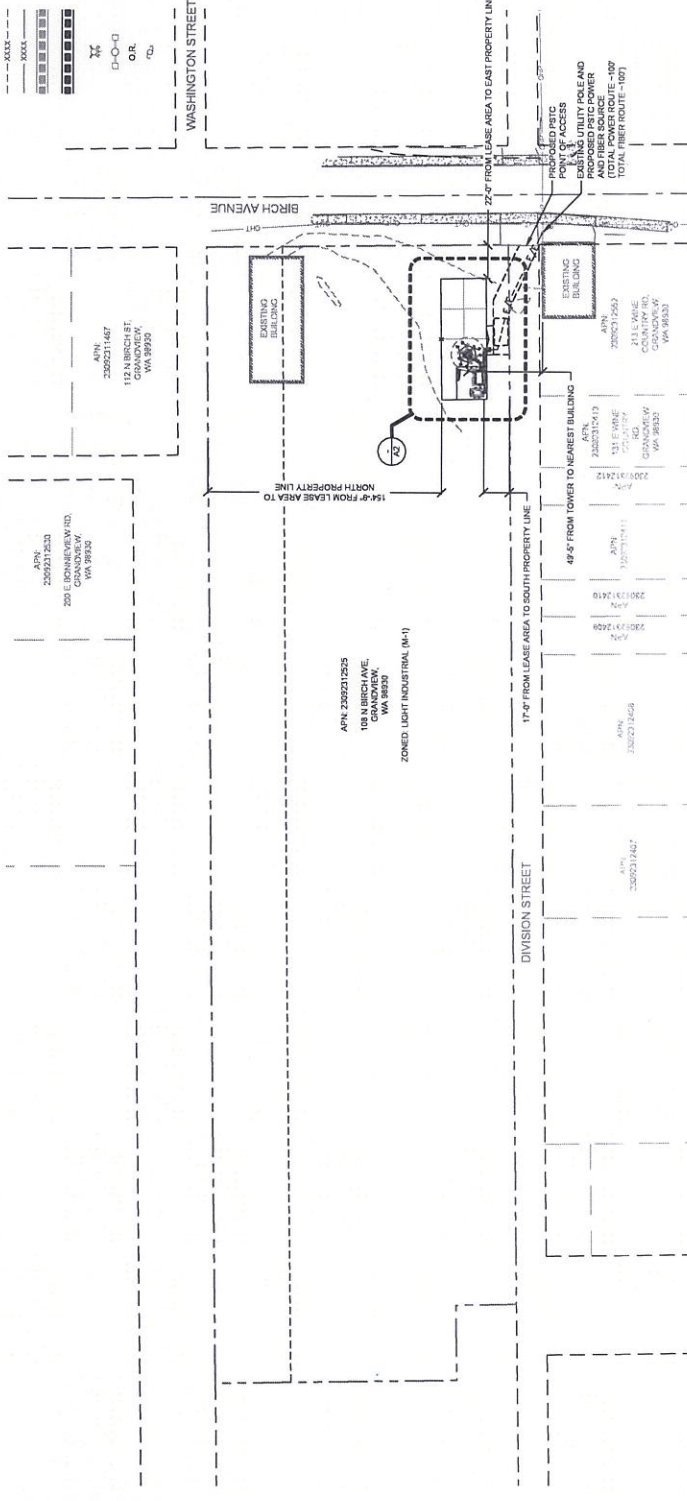
PLANS PREPARED BY:  
LICENSURE

SHEET TITLE:  
SITE PLAN

SHEET NUMBER:  
A1

REVISION:  
0

- LEGEND**
- LEASE AREA
  - CONTIGUOUS
  - BASEMENT
  - RIGHT-OF-WAY
  - SECTION LINE
  - PROPERTY LINE
  - OVERHEAD POWER
  - EXISTING CHAIN LINK FENCE
  - PROPOSED CHAIN LINK FENCE
  - PROPOSED WROUGHT IRON FENCE
  - EXISTING 1' CONTOUR
  - EXISTING 5' CONTOUR
  - EXISTING BLOCK WALL
  - PROPOSED BLOCK WALL
  - FIRE HYDRANT
  - PARKING LOT AREA LIGHT
  - OFFICIAL RECORD
  - POWER POLE



1" = 10' SCALE  
1" = 20' SCALE  
1" = 40' SCALE

SITE PLAN





1803 WRIGHT PLACE, SUITE 140  
CARLSBAD, CALIFORNIA 92008



**FIRSTNET.**  
Built with AT&T

501 EXECUTIVE PARKWAY  
SAN RAMON, CALIFORNIA 94583

PROJECT INFORMATION:  
FIRSTNET BY AT&T SITE  
ID: YA5446  
PSTC # GRNDWA01  
108 N BIRCH AVE  
GRANDVIEW, WASHINGTON 98050

CURRENT ISSUE DATE:  
03/01/24

ISSUED FOR:  
ZONING

REV.	DATE	DESCRIPTION	BY
1	03/01/24	10% ZONING	R.C.
2	12/11/23	8% ZONING	D.C.



MODUS, LLC  
1000 SW 15TH AVE  
PORTLAND, OR 97214

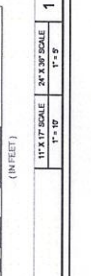
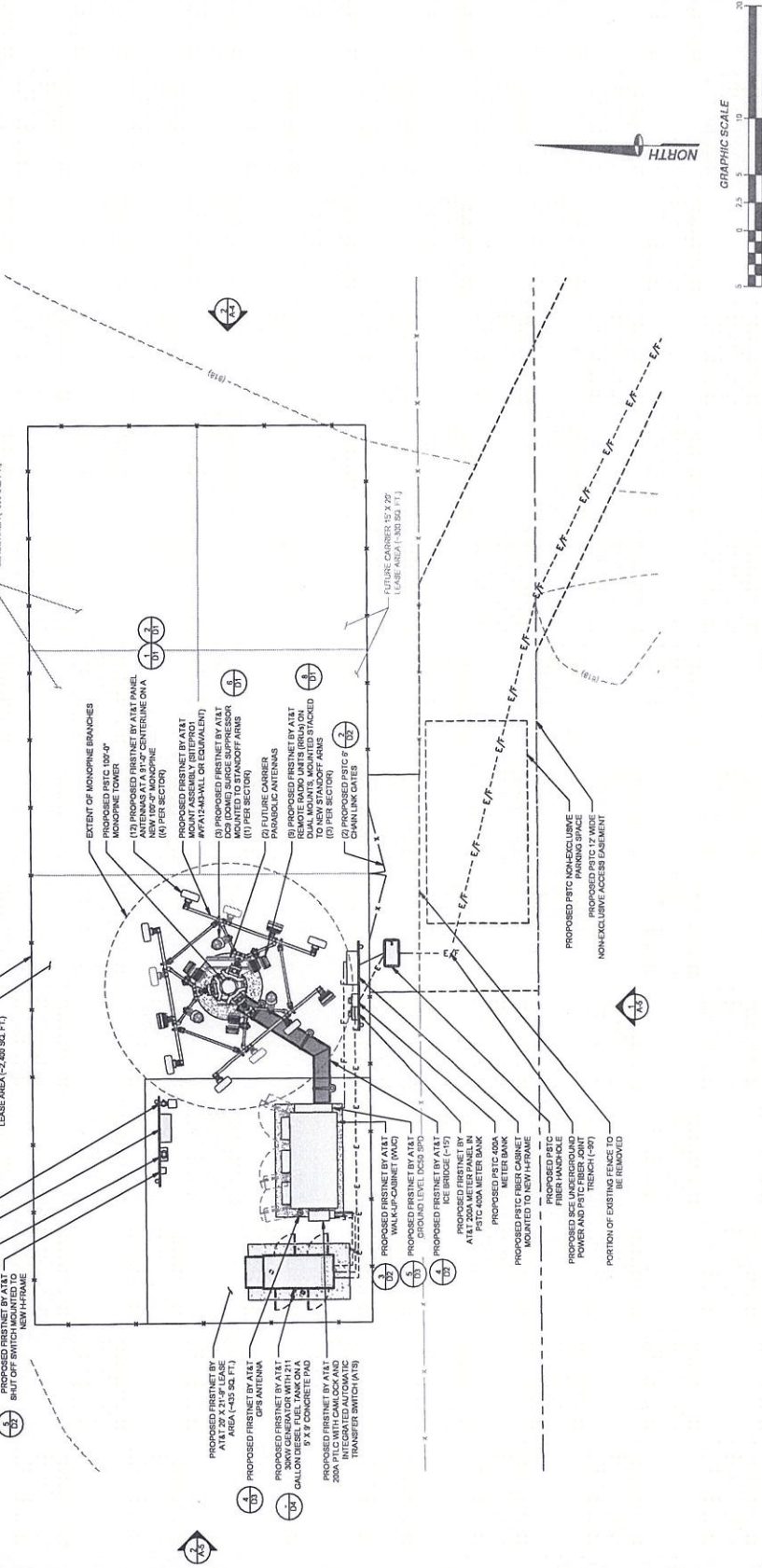
LICENSE:

SHEET TITLE:  
SITE DETAIL

SHEET NUMBER:  
A2

REVISION:  
0

- LEGEND**
- LEASE AREA
  - CENTERLINE
  - EASEMENT
  - RIGHT-OF-WAY
  - SECTIONLINE
  - PROPERTY LINE
  - OVERHEAD POWER
  - EXISTING CHAINLINK FENCE
  - PROPOSED CHAINLINK FENCE
  - PROPOSED WROUGHT IRON FENCE
  - EXISTING 5' CONTOUR
  - EXISTING 5' CONTOUR
  - EXISTING BLOCK WALL
  - PROPOSED BLOCK WALL
  - FIRE HYDRANT
  - PARKING LOT AREA LIGHT
  - OFFICIAL RECORD
  - POWER POLE
- CHAINLINK FENCE
- WROUGHT IRON FENCE
- 5' CONTOUR
- 5' CONTOUR
- BLOCK WALL
- FIRE HYDRANT
- LIGHT
- OFFICIAL RECORD
- POWER POLE



1  
1" = 20' SCALE  
1" = 10' SCALE

**SITE DETAIL**



**FIRSTNET.**  
Built with AT&T  
5001 EXECUTIVE PARKWAY  
SAN RAMON, CALIFORNIA 94583

PROJECT INFORMATION:  
FIRSTNET BY AT&T SITE  
ID: YA5446  
PSTC #: GRNDWA01  
101 N. BIRCH AVENUE  
GRANDVIEW, WASHINGTON 98930  
CURRENT ISSUE DATE:  
03/01/24

ISSUED FOR:  
**ZONING**

REV.: DATE DESCRIPTION BY:

1	03/01/24	10% ZONING	R.L.C.
2	12/11/23	90% ZONING	D.C.



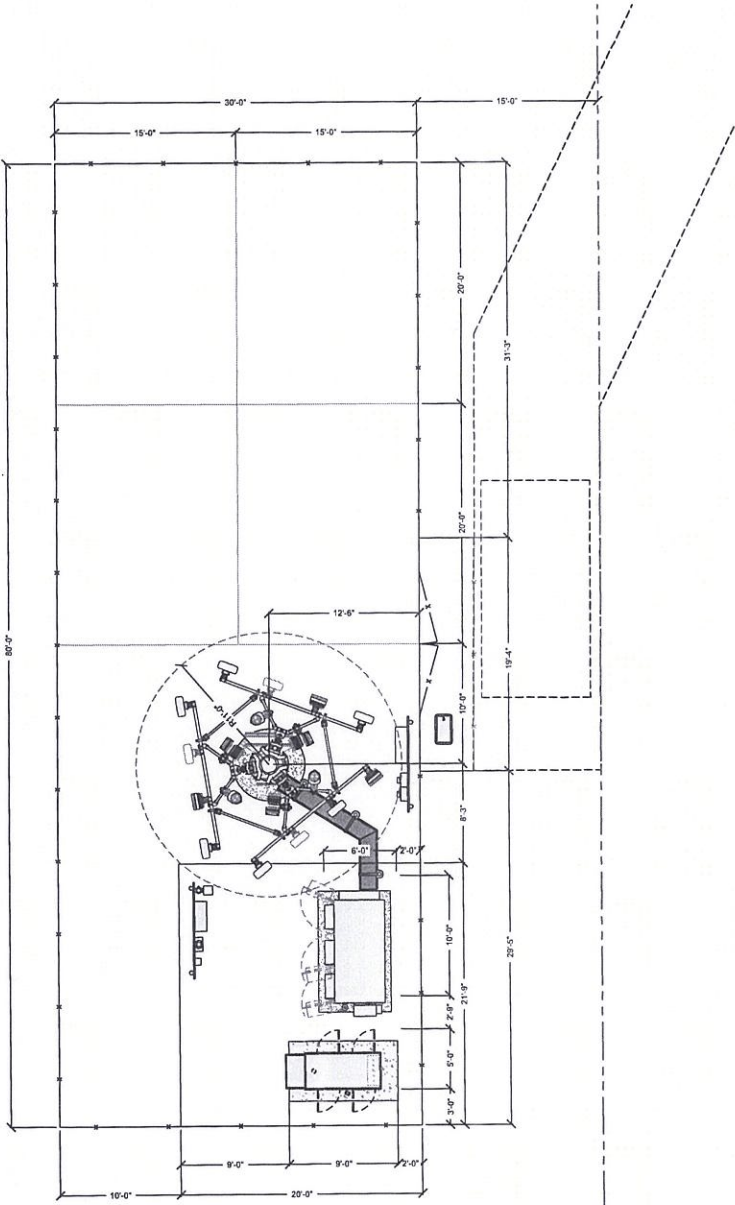
PLANS PREPARED BY:  
LICENSE: \_\_\_\_\_

SHEET TITLE  
**SITE DETAIL WITH DIMENSIONS**

SHEET NUMBER: \_\_\_\_\_ REVISION:  
**A2.1**

**LEGEND**

- LEASE AREA
- CENTERLINE
- EASEMENT
- RIGHT-OF-WAY
- SECTION LINE
- PROPERTY LINE
- OVERHEAD POWER
- EXISTING CHAIN LINK FENCE
- PROPOSED CHAIN LINK FENCE
- PROPOSED WROUGHT IRON FENCE
- EXISTING 5' CONTOUR
- EXISTING BLOCK WALL
- PROPOSED BLOCK WALL
- FIRE HYDRANT
- PARKING LOT AREA LIGHT
- OFFICIAL RECORD
- POWER POLE







1903 WRIGHT PLACE, SUITE 140  
CARLSBAD, CALIFORNIA 92008



5001 EXECUTIVE PARKWAY  
SAN RAMON, CALIFORNIA 94583

PROJECT INFORMATION:  
FIRSTNET BY AT&T SITE  
ID: YA5446  
PSTC #: GRNDWA01  
148 N. BIRCH AVENUE  
GRANDVIEW, WASHINGTON 98030

CURRENT ISSUE DATE:  
03/01/24

ISSUED FOR:  
ZONING

REV. DATE DESCRIPTION BY

1	03/01/24	10% ZONING	H.C.
2	12/11/23	50% ZONING	D.C.



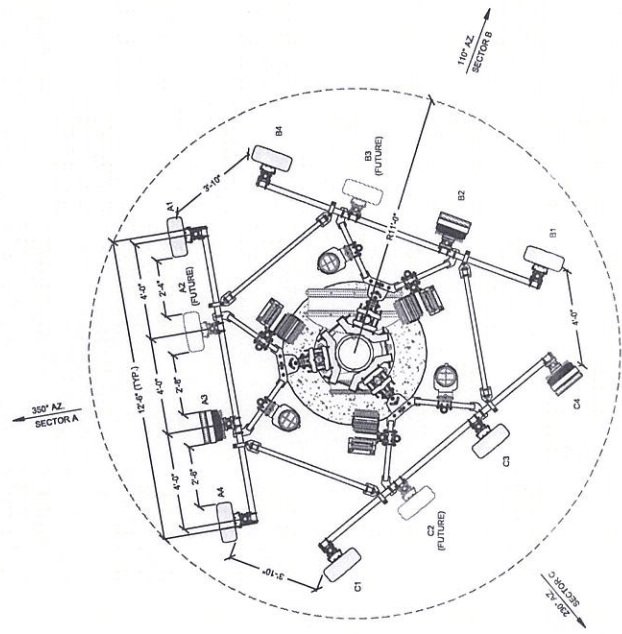
MODUS, LLC  
184 SHEPHERD AVE  
POSTLAND, OR 97124

PLANS PREPARED BY:  
LICENSEURE:

SHEET TITLE:  
ANTENNA LAYOUT AND  
ANTENNA & EQUIPMENT  
SCHEDULE

SHEET NUMBER:  
REVISION

A3 0



ANT POS	ANTENNA MODEL	ANTENNA DIMENSIONS	ACTIVE TECH	ANTENNA AZIMUTH	ANTENNA CENTERLINE	RRH	CABLE LENGTH
A1	COMMSCOPE N1H4-65C-RB-V3	89" X 18.8" X 7.75"	LTE TDD / 5G B52 / LTE FDD / 5G B1 / LTE AWS / 5G AWS	350°	91'-0"	(1) RADIO 4448 B50B12 (1) RADIO 843 B2086A	-162'
A2	FUTURE ANTENNA	-	-				
A3	ERICSSON ARR448 B77D ERICSSON ARR419 B77G	30.33" X 15.87" X 10.55" 27.86" X 15.35" X 6.7"	5G CDM4D 5G DDD				
A4	COMMSCOPE N1H4-65C-RB-V3	89" X 18.8" X 7.75"	LTE TDD				
B1	COMMSCOPE N1H4-65C-RB-V3	89" X 18.8" X 7.75"	LTE TDD	110°	91'-0"	(1) RADIO 4448 B50B12 (1) RADIO 843 B2086A	-162'
B2	ERICSSON ARR448 B77D ERICSSON ARR419 B77G	30.33" X 15.87" X 10.55" 27.86" X 15.35" X 6.7"	5G CDM4D 5G DDD				
B3	FUTURE ANTENNA	-	-				
B4	COMMSCOPE N1H4-65C-RB-V3	89" X 18.8" X 7.75"	LTE TDD / 5G B52 / LTE FDD / 5G B1 / LTE AWS / 5G AWS	230°	91'-0"	(1) RADIO 4448 B50B12 (1) RADIO 843 B2086A	-162'
C1	COMMSCOPE N1H4-65C-RB-V3	89" X 18.8" X 7.75"	LTE TDD				
C2	FUTURE ANTENNA	-	-				
C3	COMMSCOPE N1H4-65C-RB-V3	89" X 18.8" X 7.75"	LTE TDD / 5G B52 / LTE FDD / 5G B1 / LTE AWS / 5G AWS				
C4	ERICSSON ARR448 B77D ERICSSON ARR419 B77G	30.33" X 15.87" X 10.55" 27.86" X 15.35" X 6.7"	5G CDM4D 5G DDD				





1903 WRIGHT PLACE, SUITE 140  
CARLSBAD, CALIFORNIA 92008



**FIRSTNET.**  
Built with AT&T  
5001 SECURITE PARKWAY  
SAN RAMON, CALIFORNIA 94583

PROJECT INFORMATION:  
FIRSTNET BY AT&T SITE  
ID: YA5446  
PSTC # GRNDJWA01  
101 N. BIRCH AVENUE  
GRANDVIEW, WASHINGTON 98030  
CURRENT ISSUE DATE:  
03/01/24

ISSUED FOR:  
ZONING

REV.	DATE	DESCRIPTION	BY
1	03/01/24	10% ZONING	R.G.
2	12/11/23	50% ZONING	J.C.

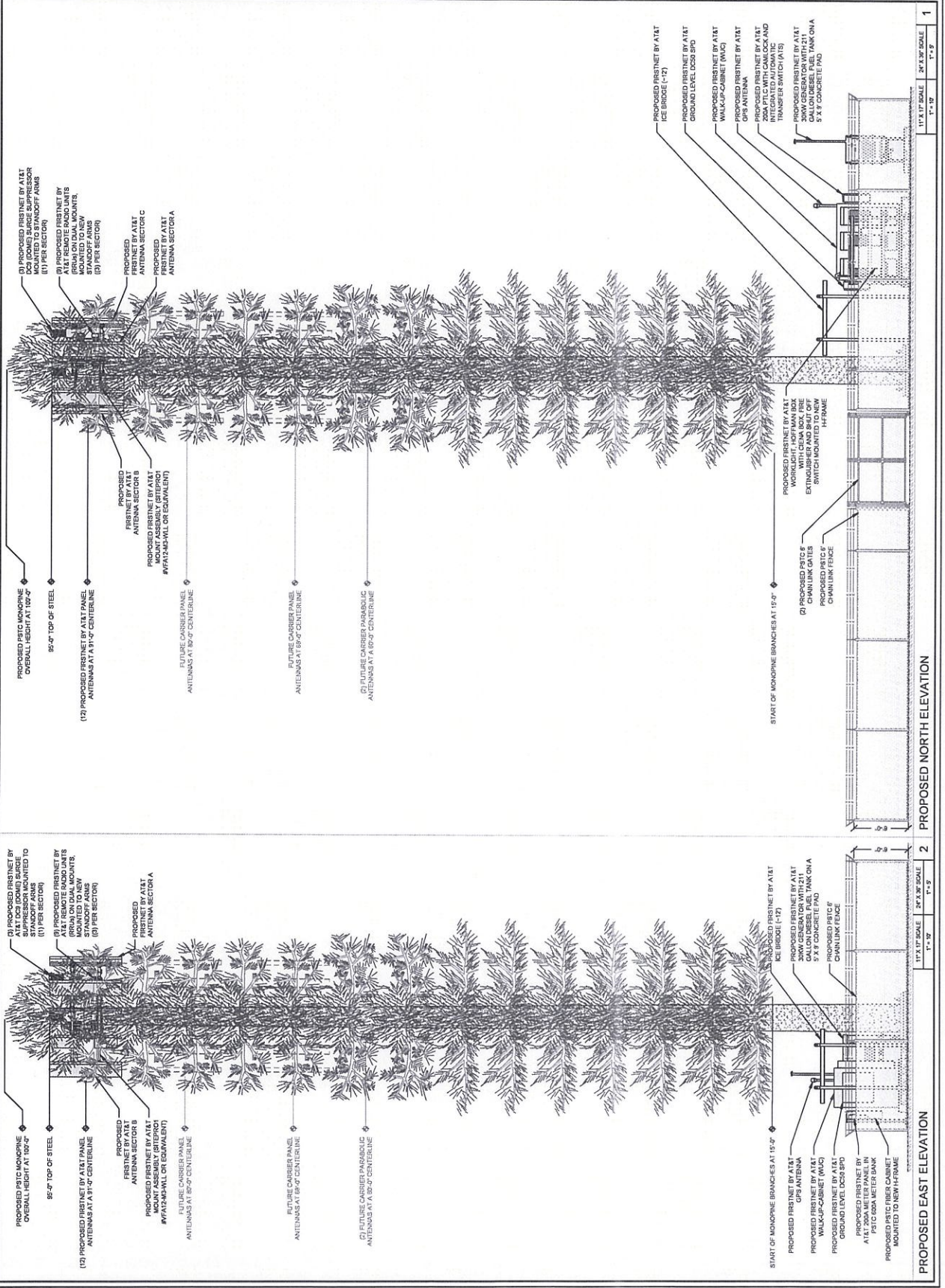


MODUS LLC  
1614 SE 10TH AVE  
PORTLAND, OR 97214

PLANS PREPARED BY:  
JENSURE

SHEET TITLE:  
PROPOSED NORTH AND  
EAST ELEVATIONS

SHEET NUMBER:  
A4  
REVISION:  
0



- (1) PROPOSED FIRSTNET BY AT&T DOCS SOURCE SUPPRESSOR MOUNTED TO STANDOFF ARMS (1) PER SECTOR
- (2) PROPOSED FIRSTNET BY AT&T REMOTE RADIO UNITS (RRUs) ON DUAL MOUNTS, MOUNTED TO NEW STANDOFF ARMS (2) PER SECTOR
- PROPOSED FIRSTNET BY AT&T ANTENNA SECTOR C
- PROPOSED FIRSTNET BY AT&T ANTENNA SECTOR A

- PROPOSED PSTC MOBILE OVERALL HEIGHT AT 102'-0"
- 85'-0" TOP OF STEEL
- (12) PROPOSED FIRSTNET BY AT&T PANEL ANTENNAS AT 131'-0" CENTERLINE
- PROPOSED FIRSTNET BY AT&T ANTENNA SECTOR B
- PROPOSED FIRSTNET BY AT&T MOUNT ASSEMBLY (STEPRO) #W1A14-M-HULL OR EQUIVALENT
- FUTURE CARRIER PANEL ANTENNAS AT 89'-0" CENTERLINE
- FUTURE CARRIER PANEL ANTENNAS AT 89'-0" CENTERLINE
- (1) FUTURE CARRIER PARABOLIC ANTENNAS AT 89'-0" CENTERLINE

- (1) PROPOSED FIRSTNET BY SUPPRESSOR MOUNTED TO STANDOFF ARMS (1) PER SECTOR
- (2) PROPOSED FIRSTNET BY AT&T REMOTE RADIO UNITS (RRUs) ON DUAL MOUNTS, MOUNTED TO NEW STANDOFF ARMS (2) PER SECTOR
- PROPOSED FIRSTNET BY AT&T ANTENNA SECTOR A
- PROPOSED FIRSTNET BY AT&T ANTENNA SECTOR B
- PROPOSED FIRSTNET BY AT&T MOUNT ASSEMBLY (STEPRO) #W1A14-M-HULL OR EQUIVALENT
- FUTURE CARRIER PANEL ANTENNAS AT 89'-0" CENTERLINE
- FUTURE CARRIER PANEL ANTENNAS AT 89'-0" CENTERLINE
- (1) FUTURE CARRIER PARABOLIC ANTENNAS AT 89'-0" CENTERLINE

- PROPOSED PSTC MOBILE OVERALL HEIGHT AT 100'-0"
- 85'-0" TOP OF STEEL
- (12) PROPOSED FIRSTNET BY AT&T PANEL ANTENNAS AT 114'-0" CENTERLINE
- PROPOSED FIRSTNET BY AT&T ANTENNA SECTOR B
- PROPOSED FIRSTNET BY AT&T MOUNT ASSEMBLY (STEPRO) #W1A14-M-HULL OR EQUIVALENT
- FUTURE CARRIER PANEL ANTENNAS AT 89'-0" CENTERLINE
- FUTURE CARRIER PANEL ANTENNAS AT 89'-0" CENTERLINE
- (1) FUTURE CARRIER PARABOLIC ANTENNAS AT 89'-0" CENTERLINE

- PROPOSED FIRSTNET BY AT&T ICE BRIDGE (1-2)
- PROPOSED FIRSTNET BY AT&T GROUND LEVEL DOCS SPD
- PROPOSED FIRSTNET BY AT&T WALK-UP CABINET (WAC)
- PROPOSED FIRSTNET BY AT&T GPS ANTENNA
- PROPOSED FIRSTNET BY AT&T 200A PLC WITH CAMLOCK AND TRANSFER SWITCH (ATS)
- PROPOSED FIRSTNET BY AT&T 300W GENERATOR WITH 211 5 X 8 CONCRETE PAD

- PROPOSED FIRSTNET BY AT&T WORKLIGHT, HOT TAP BOX, EXTENDING LUMINAIR, SWITCH MOUNTED TO NEW CHAIN LINK FENCE
- PROPOSED PSTC 6 CHAIN LINK UNITS
- PROPOSED PSTC 6 CHAIN LINK FENCE

- PROPOSED FIRSTNET BY AT&T ICE BRIDGE (1-2)
- PROPOSED FIRSTNET BY AT&T 300W GENERATOR WITH 211 5 X 8 CONCRETE PAD
- PROPOSED FIRSTNET BY AT&T WALK-UP CABINET (WAC)
- PROPOSED FIRSTNET BY AT&T GROUND LEVEL DOCS SPD
- PROPOSED FIRSTNET BY AT&T GPS ANTENNA
- PROPOSED FIRSTNET BY AT&T 200A METER PANEL IN PSTC 60A METER BANK
- PROPOSED PSTC FIBER CABINET MOUNTED TO NEW H-FRAME

- START OF MONOPINE BRANCHES AT 15'-0"
- PROPOSED FIRSTNET BY AT&T UPS ANTENNA
- PROPOSED FIRSTNET BY AT&T WALK-UP CABINET (WAC)
- PROPOSED FIRSTNET BY AT&T GROUND LEVEL DOCS SPD
- PROPOSED FIRSTNET BY AT&T 200A METER PANEL IN PSTC 60A METER BANK
- PROPOSED PSTC FIBER CABINET MOUNTED TO NEW H-FRAME

11' X 8' SCALE 1" = 1'-0" 1 PROPOSED NORTH ELEVATION

11' X 8' SCALE 1" = 1'-0" 2 PROPOSED EAST ELEVATION



