



**GRANDVIEW HEARING EXAMINER
PUBLIC HEARING PACKET
MAY 16, 2024
2:00 P.M.**

Applicant(s): Public Safety Tower Company
Property Owner(s): Conrad & Adams Properties, LLC
Proposed Project: Conditional Use Permit
Current Zoning: M-1 Light Industrial
Current Use: Storage and Agricultural Product Processing
Proposed Conditional Use: 100' Monopine Wireless Communications Facility
Location of Project: 108 N. Birch Street, Grandview, WA
Parcel No.: 230923-12525

- Public Hearing Procedure (Pages 1-2)
- Conditional Use Permit Application (Pages 3-9)
- SEPA Environmental Checklist (Pages 10-32)
- Determination of Non-Significance (Page 33)
- Notice of Development Application, Environmental Determination & Notice of Public Hearing (Pages 34-37)
- Affidavit of Mailing & Posting (Pages 38-46)
- Certificate of Posting Property (Pages 47-51)
- Affidavit of Publication – Public Hearing Notice (Page 52)
- Public Comments (Pages 53-56)
- Staff Report (Pages 57-62)

This meeting will be held in person in the Council Chambers at City Hall, 207 West Second Street, Grandview, Washington.

CITY OF GRANDVIEW PUBLIC HEARING PROCEDURE

The following procedure is used by the City of Grandview to meet appearance of fairness requirements and to create or supplement the hearing record:

Hearing Examiner:

Today's Public Hearing will include the following land use proposal:

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1. This hearing must be fair in form and substance as well as appearance, therefore is there anyone in the audience who objects to my participation as the Hearing Examiner in these proceedings? (If objections, the objector must state his/her name, address, and the reason for the objection.)
2. The purpose of this hearing is to hear and consider the pertinent facts relating to this land use proposal.
3. Everyone present will be given an opportunity to be heard.

THE PUBLIC HEARING IS NOW OPEN.

1. Before hearing from the public, the staff report will be presented.
2. Now the applicant will present the proposal.
3. Comments received by mail will now be entered in the record. The Clerk reads any received.
4. As this public hearing must proceed in an orderly fashion, I am asking your cooperation in the following procedure:
 - a. When you address the Hearing Examiner, begin by stating your name and address for the record.
 - b. Speak slowly and clearly.
 - c. You will be allowed five minutes to comment.

- d. If additional time is needed, it will be provided after everyone has had an opportunity to comment.
- 5. Public comments will now be received.
- 6. Does the applicant have any additional comments?
- 7. City Staff, do you have additional comments?
- 8. Are there additional comments from the public?
- 9. The public testimony portion of this hearing is now closed. No further comments will be received.

**CITY OF GRANDVIEW
207 WEST SECOND STREET
GRANDVIEW, WA 98930
509-882-9200**

CONDITIONAL USE PERMIT APPLICATION

Applicant(s): Public Safety Tower Company

Mailing Address: 1903 Wright Place, Ste 140, Carlsbad, CA 92008

Telephone: (Home) _____ (Business): _____

Owner (If other than applicant): Conrad & Adams Properties, LLC

Mailing Address: P.O. Box 8, Grandview, WA 98930

Telephone: (Home) _____ (Business): 509-882-3131

Property Address/General Location: 108 N. Birch Ave, Grandview, WA 98930

SE corner of the property, adjacent to Birch and Division

Legal Description: APN 230923-12525

Current Zoning: M-1, Light Industrail

Proposed Conditional Use: 100' Monopine Wireless Communications Facility

G.M.C. Section allowing for the conditional use: 17.70.080

APPLICATION MUST INCLUDE:

1. A completed, signed application form.
2. A completed, signed environmental checklist.
3. A vicinity map showing the location of all property within 300 feet of the site and the zoning.
4. All applicable fees.

If this application does not comply with existing zoning ordinances and codes, there is no right to development, and this application will be void.

The applicant/property owner hereby certifies that all of the above statements and the statements in any exhibits and maps transmitted herewith are true under penalty of perjury by the laws of the State of Washington; and the applicants acknowledge that any conditional use granted based on this application may be revoked if any such statement is false.

The applicant/property owner hereby acknowledges that their presence at any and all public hearings concerning this application is required.

Signature of Applicant: Neil Geisler Neil Geisler/Modus, LLC/PSTC Date 1/3/2024

Signature of Owner:
(If other than Applicant): Eugene Filford Date 01/03/24

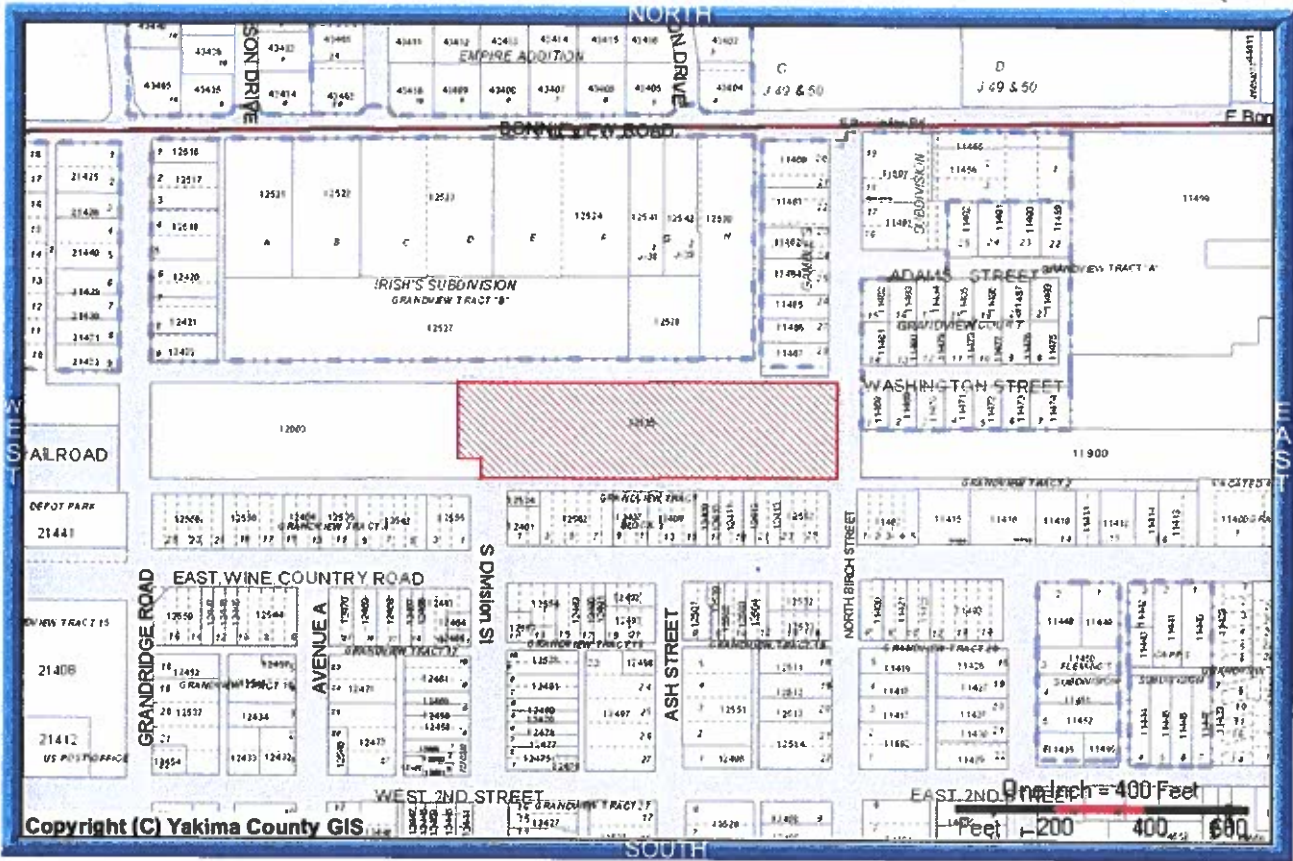
Date Received: 3/4/24 By: AP

Receipt No.: 067871 Amount of Fee \$ 500.00

Additional Applications: SEPA

Additional Fees: 4500.00

DATE APPLICATION ACCEPTED AS COMPLETE: 3/4/24 BY AP



PROPERTY PHOTO	PROPERTY INFORMATION	
	Parcel Address: 108 N BIRCH AVE, GRANDVIEW ,WA 98930	
	Parcel Owner(s): CONRAD & ADAMS PROPERTIES LLC	
	Parcel Number: <u>23092312525</u>	Parcel Size: 3.57 Acre(s)
	Property Use: 39 Manf - Other	
TAX AND ASSESSMENT INFORMATION		
Tax Code Area (TCA): 440		Tax Year: 2024
Improvement Value: \$53300		Land Value: \$155500
Current Use Value: \$0		Current Use Improvement: \$0
New Construction: \$0		Total Assessed Value: \$208800
OVERLAY INFORMATION		
Zoning:	Jurisdiction: Grandview	
Urban Growth Area: Grandview	Future Landuse Designation: (Yakima County Plan 2015)	
FEMA:	FIRM Panel Number: 53077C1925D	
LOCATION INFORMATION		
+ 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 N FT TO TPOB EX S 40 FT OF W 50 FT THEREOF		
DISCLAIMER		
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		

PSTC_GRNDWA01
ID# YA5446
FA Code: 16140125

River Valley Fruit
108 N Birch Ave
Grandview, WA 98930
APN: 230923-12525

Public Safety Tower Company (PSTC) proposes a new wireless communications facility (WCF) at the address above.

The location and design for this proposed WCF was chosen based on several factors:

- The target area for siting this facility is approximately from Fir St to just west of N Birch Ave, and from E Wine Country Rd to a line parallel with Deangelo Dr on the north.
- The facility is intended to initially serve FirstNet by AT&T, with additional space allotted for future collocation.
 - This location was selected due to availability of space for the tower and supporting equipment.
 - By providing for collocation, this tower will help to limit the installation of additional future wireless facilities.
- This property is zoned M-1, Light Industrial, which is consistent with permitted use for WCFs.
 - The current use of this property is for the storage and processing of agricultural products.
 - The specific area on the property is a gravel lot used for storage and lies just inside the target location for this WCF.
- While within 500' of a residential zoning district, the facility is planned as a monopine-style tower design to camouflage and limit the visual impacts of this installation.
- No nearby structures 35' or higher are available for potential collocation
- Limited publicly-owned facilities within the target search area with the available space to accommodate the proposed multi-carrier facility and supporting equipment are available or interested in supporting this WCF.
 - Grandview School District Property – 643-649 E Wine Country Rd; representatives for this property declined an interest in siting a WCF at this property
 - No other adequately sized, publicly owned properties were found within the target search area.
- While city hall and surrounding publicly owned properties sit outside the primary target area for this proposed facility, the location of a new WCF at the proposed location was discussed with and received support from the city manager.

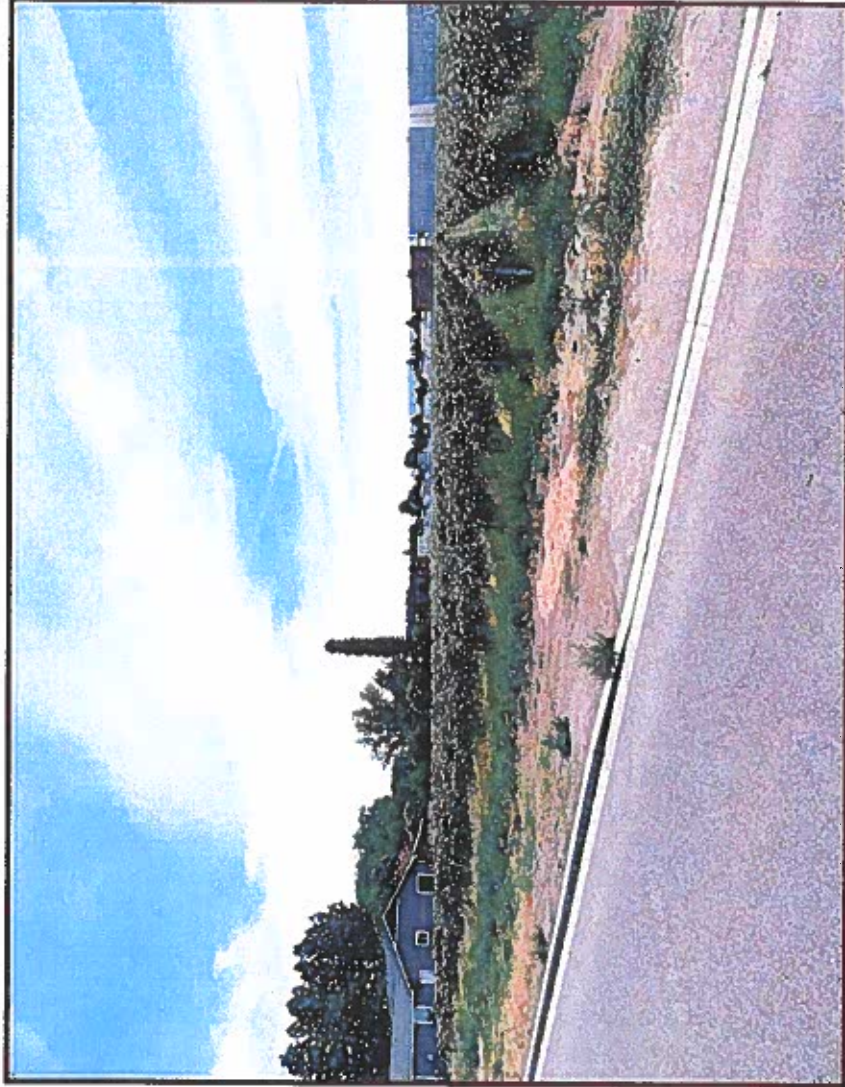
See provided drawings and photo sims for site plan and further description and depiction of proposed facility.

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

SPECTRUM
 A NextEdge Company
 4850 WEST OQUEENDO ROAD
 LAS VEGAS, NV 89118
 OFFICE (702) 367-7705

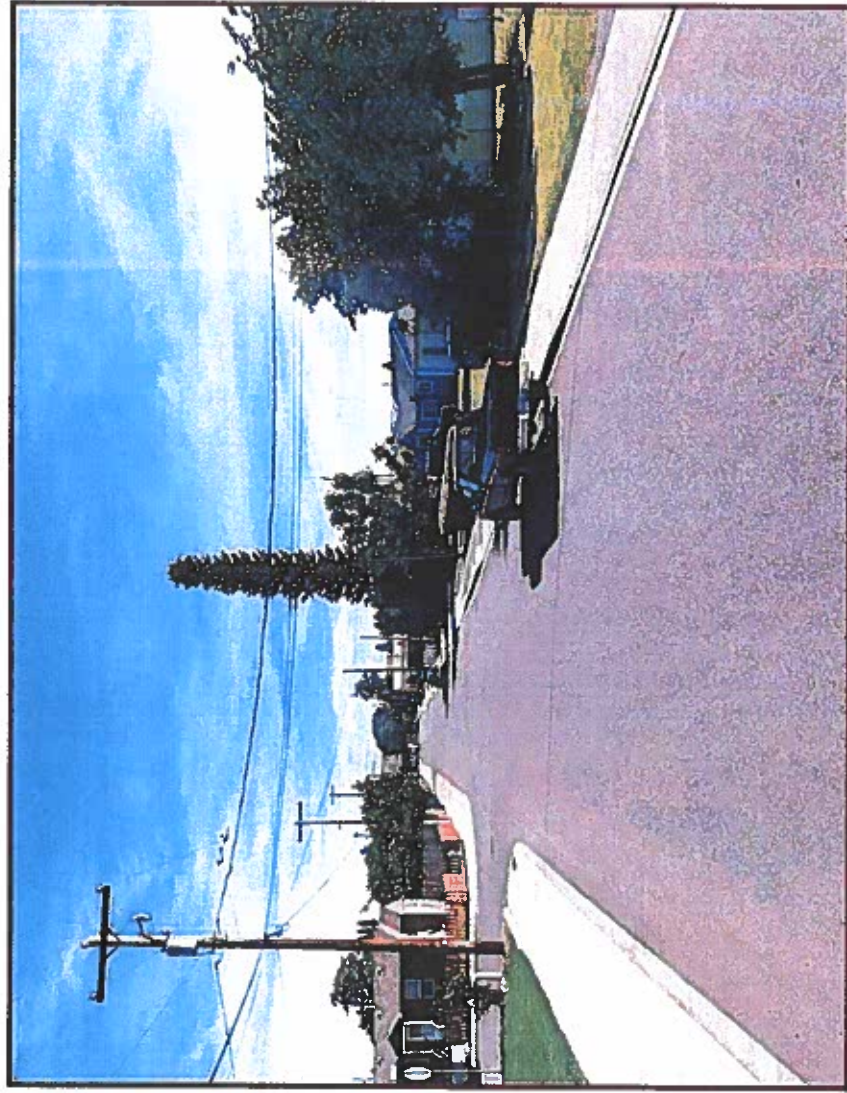
PUBLICSAFETY TOWERS
 COMPANY
 1903 WRIGHT PLACE, SUITE 140
 CARLSBAD, CALIFORNIA 92008

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

SPECTRUM
 A NextGen Company
 4850 WEST OQUENDO ROAD
 LAS VEGAS, NEVADA 89118
 OFFICE: (702) 367 7705

PUBLIC SAFETY TOWERS
 C.O. COMPANY
 1903 WRIGHT PLACE, SUITE 140
 CARLSBAD, CALIFORNIA 92008

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

SPECTRUM
 A NextEdge Company
 4850 WEST OQUEENDO ROAD
 LAS VEGAS, NEVADA 89116
 OFF ICE: (702) 367-7705

PUBLIC SAFETY TOWERS
 C O M P A N Y
 1903 WRIGHT PLACE, SUITE 140
 CARLSBAD, CALIFORNIA 92008

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 10th Ave
Portland, OR 97214
509-710-3515
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 with 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:

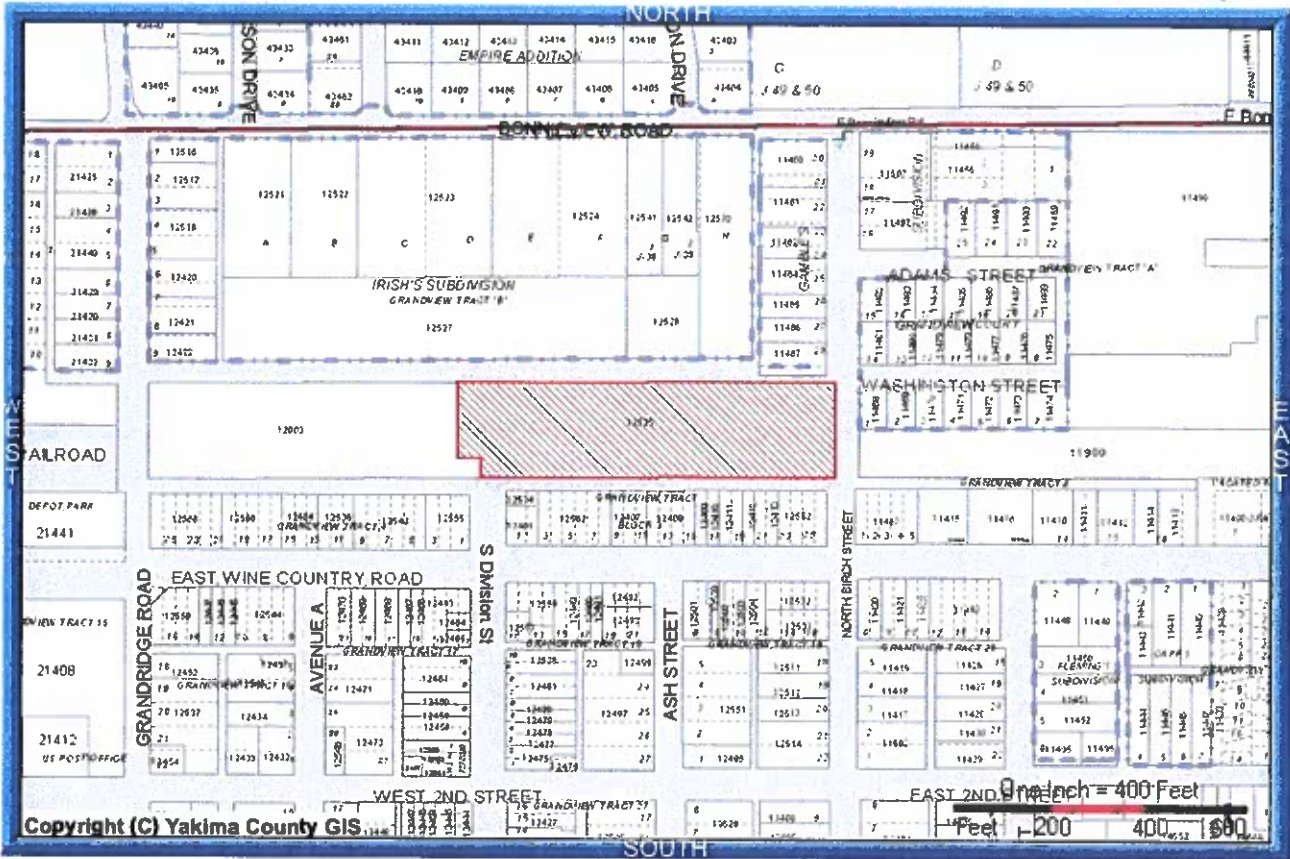
5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

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.



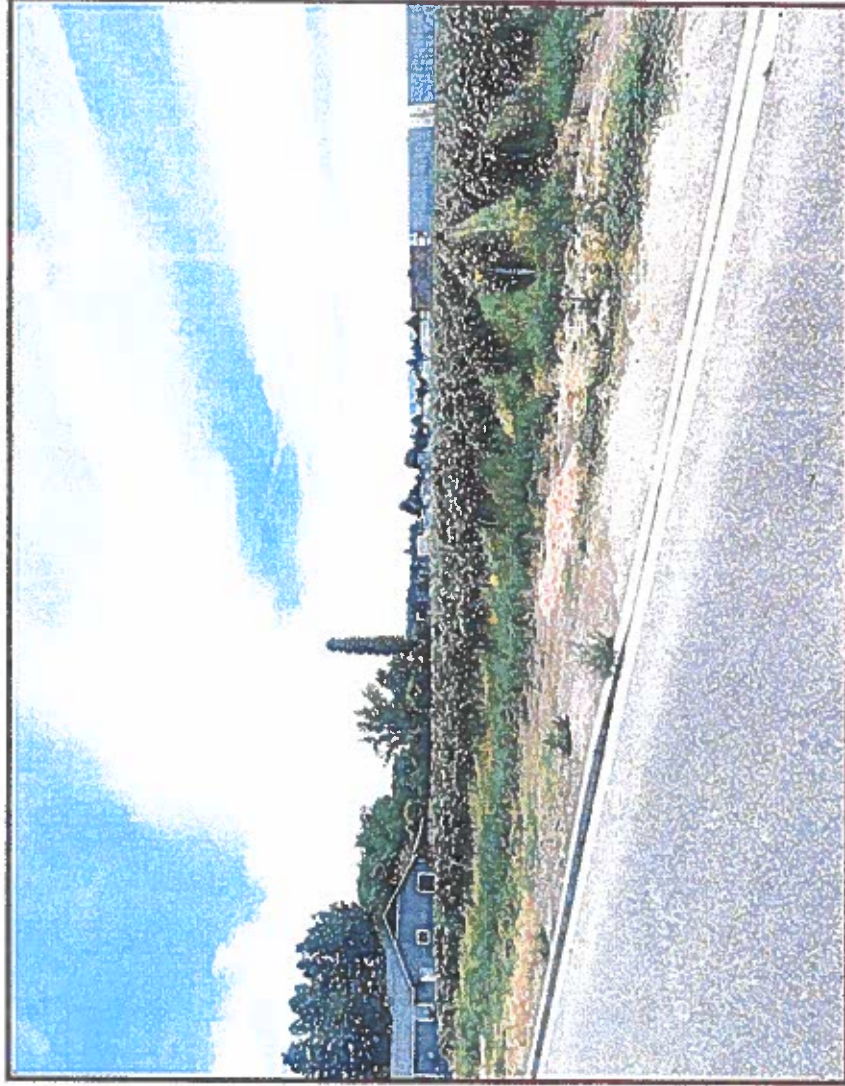
PROPERTY PHOTO	PROPERTY INFORMATION	
	Parcel Address: 108 N BIRCH AVE, GRANDVIEW ,WA 98930	
	Parcel Owner(s): CONRAD & ADAMS PROPERTIES LLC	
	Parcel Number: 23092312525	Parcel Size: 3.57 Acre(s)
	Property Use: 39 Manf - Other	
TAX AND ASSESSMENT INFORMATION		
Tax Code Area (TCA): 440		Tax Year: 2024
Improvement Value: \$53300		Land Value: \$155500
CurrentUse Value: \$0		CurrentUse Improvement: \$0
New Construction: \$0		Total Assessed Value: \$208800
OVERLAY INFORMATION		
Zoning:	Jurisdiction: Grandview	
Urban Growth Area: Grandview	Future Landuse Designation: (Yakima County Plan 2015)	
FEMA:	FIRM Panel Number: 53077C1925D	
LOCATION INFORMATION		
+ 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 NPT TO TPOB EX S 40 FT OF W 50 FT THEREOF		
DISCLAIMER		
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

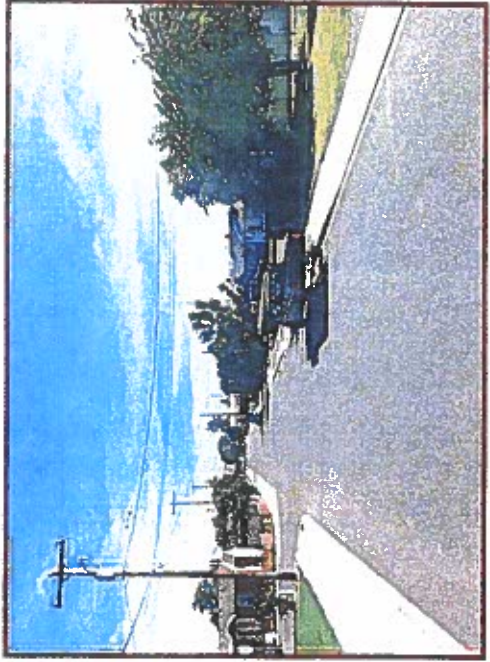


GRNDWA01 108 N BIRCH AVENUE, GRANDVIEW, WASHINGTON 98930

VIEW 2



LOCATION



EXISTING



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

SPECTRUM
 A NextGen Company
 4850 WEST COQUENDO ROAD
 LAS VEGAS, NEVADA 89118
 OFFICE: (702) 367-7765

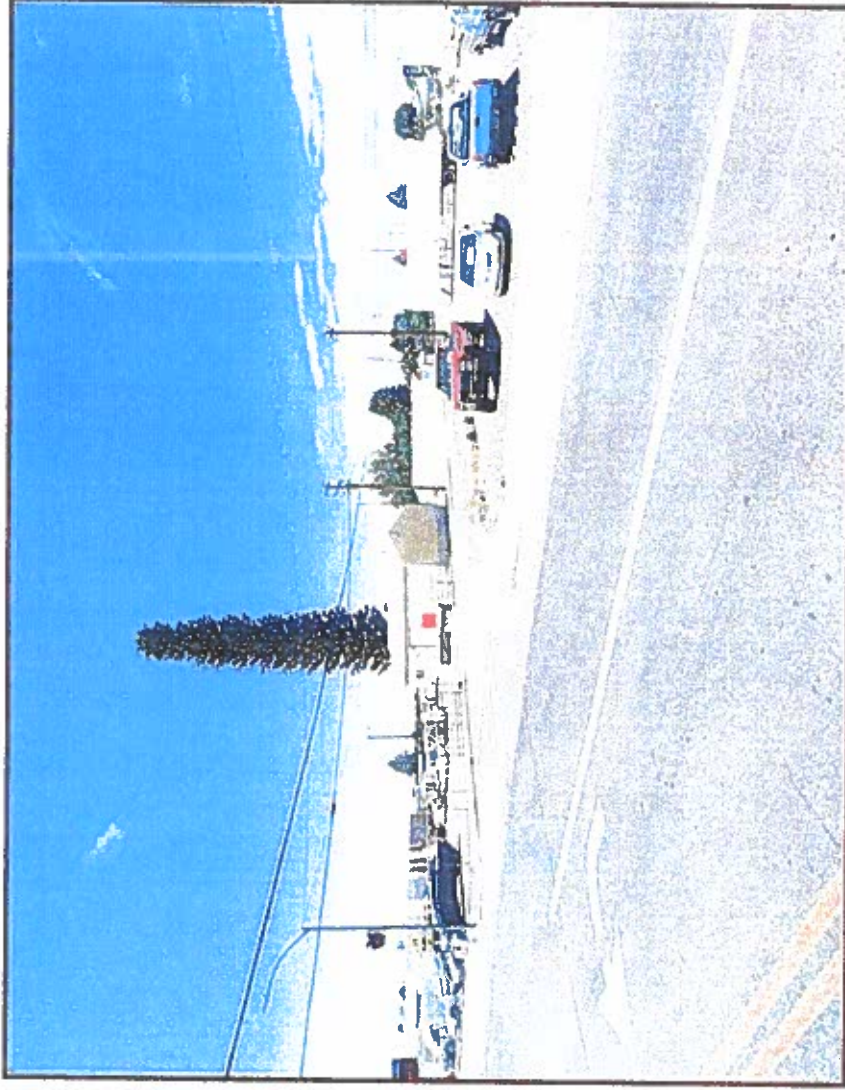
PUBLIC SAFETY TOWERS
 COMPANY
 1903 WRIGHT PLACE, SUITE 140
 CARLSBAD, CALIFORNIA 92008

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

SPECTRUM
A NextEdge Company
4850 WEST OQUENDO ROAD
LAS VEGAS, NEVADA 89118
OFFICE: (702) 367-7705

PUBLICSAFETY TOWERS
COMPANY
1903 W. RICHMOND PLACE, SUITE 140
CARLSBAD, CALIFORNIA 92008



PUBLIC SAFETY TOWERS COMPANY

FIRSTNET/AT&T SITE ID:
YA5446

PSTC #: GRNDWA01

PAGE #: MRWCR069081

USD: T.B.D.

FA 16140125

108 N BIRCH AVENUE GRANDVIEW, WASHINGTON 98930 INSTALLATION OF NEW 100'-0" MONOPINE TOWER



FIRSTNET.
BUILT WITH AT&T
500 EXECUTIVE PARKWAY
SAN RAMON, CALIFORNIA 94583

PROJECT INFORMATION:
108 N BIRCH AVENUE
GRANDVIEW, WASHINGTON 98930

CURRENT ISSUE DATE:
03/01/24

ISSUED FOR:
ZONING

REV.	DATE	DESCRIPTION	BY



MOBUS LLC
16156 LORAIN AVE
PORTLAND, OR 97216

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
T1

REVISION:
0

REV	DESCRIPTION
T1	SITE SHEET
A1	SITE PLAN
A2	BITE DETAIL
A2.1	BITE DETAIL WITH DIMENSIONS
A3	ANTENNA LAYOUT AND ANTENNA EQUIPMENT SCHEDULE
A4	PROPOSED NORTH AND EAST ELEVATIONS
A5	PROPOSED SOUTH AND WEST ELEVATIONS

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE LOCAL, STATE AND FEDERAL CODES AS ADOPTED BY THE LOCAL GOVERNMENT JURISDICTION. NOTED IN THESE PLANS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

- ALSO WITH ANY OTHER APPLICABLE LOCAL & STATE LAWS AND REGULATIONS.
- REGULATIONS CONCERNING THE ANTENNA SITES.
- MECHANICAL 2021 IBC WITH ALL AMENDMENTS.
- ELECTRICAL 2021 NEC WITH ALL AMENDMENTS.

CODE COMPLIANCE

- AS PER LOCAL ORDINANCES, ORDINANCES OR THE IBCS OF ANY OTHER JURISDICTION.
- 1. ILLUSTRATION SHALL BE IN ACCORDANCE WITH THE IBCS OF ANY OTHER JURISDICTION.
- 2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE IBCS OF ANY OTHER JURISDICTION.
- 3. CONCRETE SHALL BE PERFORMED IN ACCORDANCE WITH THE IBCS OF ANY OTHER JURISDICTION.
- 4. ALL STRUCTURAL STEEL SHALL BE PERFORMED IN ACCORDANCE WITH THE IBCS OF ANY OTHER JURISDICTION.
- 5. ALL ELECTRICAL SHALL BE PERFORMED IN ACCORDANCE WITH THE IBCS OF ANY OTHER JURISDICTION.

SPECIAL INSPECTIONS

- 1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE IBCS OF ANY OTHER JURISDICTION.
- 2. ALL STRUCTURAL STEEL SHALL BE PERFORMED IN ACCORDANCE WITH THE IBCS OF ANY OTHER JURISDICTION.
- 3. ALL ELECTRICAL SHALL BE PERFORMED IN ACCORDANCE WITH THE IBCS OF ANY OTHER JURISDICTION.

PROPERTY OWNER
CORBELL COMMUNICATIONS LLC
PO BOX 8
GRANDVIEW WASHINGTON 98930

PSTC LEASE AREA
+2,000 SQ. FT.

AT&T LEASE AREA
+150 SQ. FT.

OCCUPANCY TYPE
U

CONSTRUCTION TYPE
LIGHT INDUSTRIAL (I-1)

CURRENT ZONING
CITY OF GRANDVIEW

ASSOCIATION
N/A

APR
7/20/21 7:52A

LONGITUDE
W 122.9437

LATITUDE
N 47.619933

ELEVATION
911.6

HANDICAP REQUIREMENTS FACILITY IS UNIMPAIRED AND NOT FOR ACCESS BY PHYSICALLY HANDICAPPED INDIVIDUALS. ACCESS NOT REQUIRED.

PROJECT SUMMARY

FROM DRAWING THIS FACILITY WILL NOT INTERFERE WITH OPERATION OF THE COMMUNICATIONS SERVICES.

FCC COMPLIANCE

THIS FACILITY IS UNIMPAIRED AND NOT FOR HANDICAPPED INDIVIDUALS AND THIS SHALL COMPLY WITH ALL APPLICABLE FCC RULES.

ADA COMPLIANCE

PROJECT DESCRIPTION

INSTALLATION OF A 100'-0" MONOPINE TOWER WITH 100'-0" CONCRETE TOWER.

PROJECT TEAM

TITLE: PROJECT MANAGER

DATE: 03/01/24

SIGNATURE: [Blank]

PERMIT: [Blank]

PROJECT DESCRIPTION

INSTALLATION OF A 100'-0" MONOPINE TOWER WITH 100'-0" CONCRETE TOWER.

PROJECT TEAM

APPROVAL LIST

FIELD OPS MANAGER

CONSTRUCTION PROJECT MANAGER

DEVELOPMENT SUPERVISOR

FIELD ENGINEER

OPER PROJECT MANAGER

RF ENGINEER

PROJECT SUMMARY

FROM DRAWING THIS FACILITY WILL NOT INTERFERE WITH OPERATION OF THE COMMUNICATIONS SERVICES.

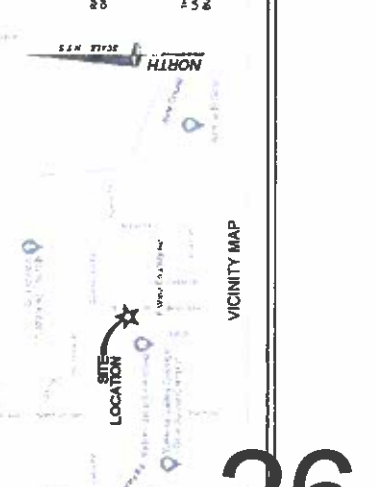
FCC COMPLIANCE

THIS FACILITY IS UNIMPAIRED AND NOT FOR HANDICAPPED INDIVIDUALS AND THIS SHALL COMPLY WITH ALL APPLICABLE FCC RULES.

ADA COMPLIANCE

PROJECT DESCRIPTION

INSTALLATION OF A 100'-0" MONOPINE TOWER WITH 100'-0" CONCRETE TOWER.





FIRSTNET.
Built with AT&T

1801 WINDY PLACE, SUITE 140
CHULUPIO, CALIFORNIA 92008

PROJECT INFORMATION

108 N BIRCH AVENUE
GRANDVIEW, WASHINGTON 98030

CURRENT ISSUE DATE: 03/01/24

ISSUED FOR

ZONING

REV.	DATE	DESCRIPTION	BY

PLANS PREPARED BY

M

MODUS, LLC
1614 SE 10TH AVE
PORTLAND, OR 97214

LICENSURE

SHEET TITLE

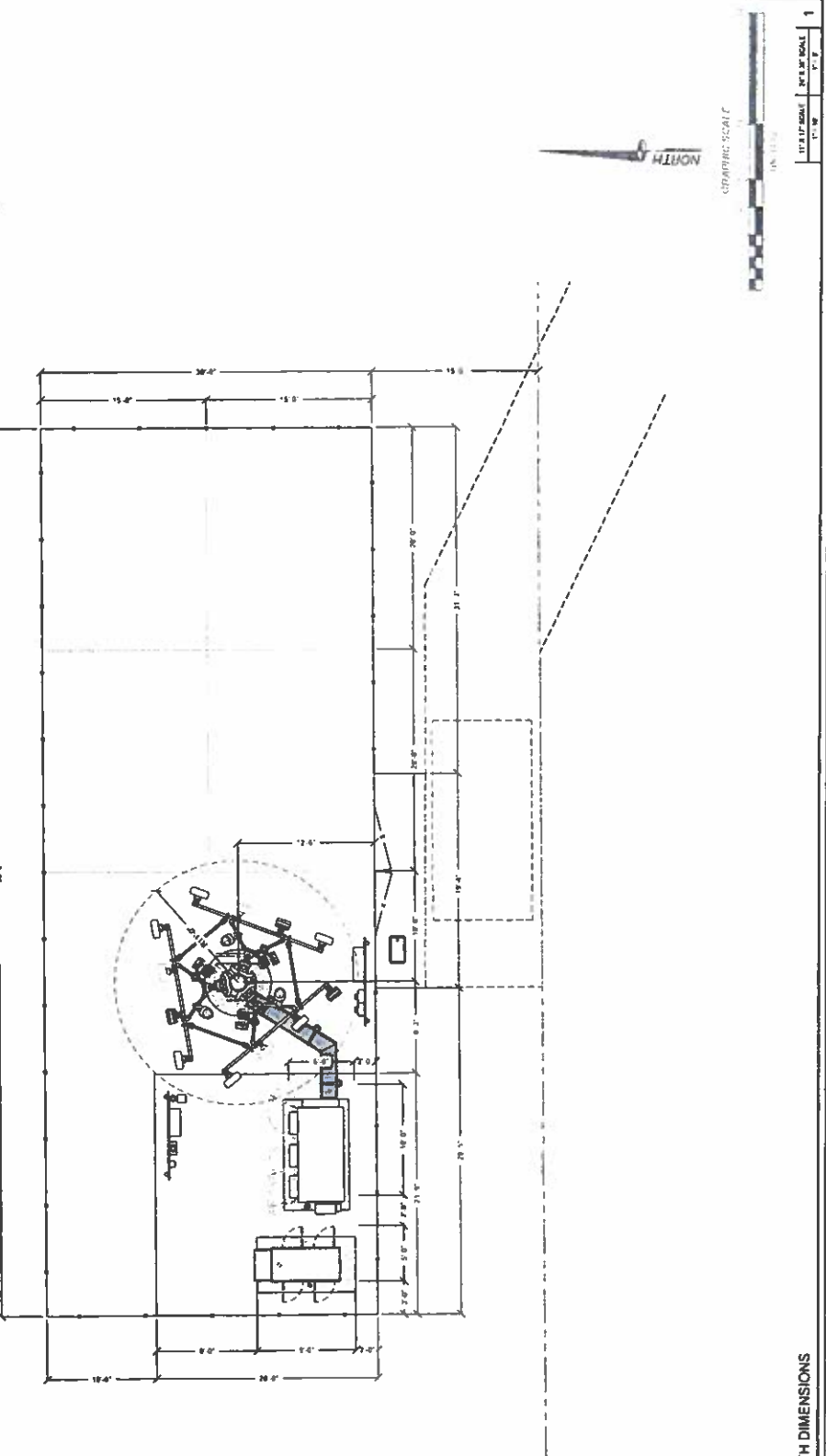
SITE DETAIL WITH DIMENSIONS

SHEET NUMBER

REVISION

A2.1

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



SITE DETAIL WITH DIMENSIONS



180 WINDY PLAZA, SUITE 140
CALIFORNIA, CALIFORNIA 92008



100 N BRICH AVENUE
GRANDVIEW, WASHINGTON 98003

PROJECT INFORMATION
100 N BRICH AVENUE
GRANDVIEW, WASHINGTON 98003

CURRENT ISSUE DATE
03/01/24

ISSUED FOR
ZONING

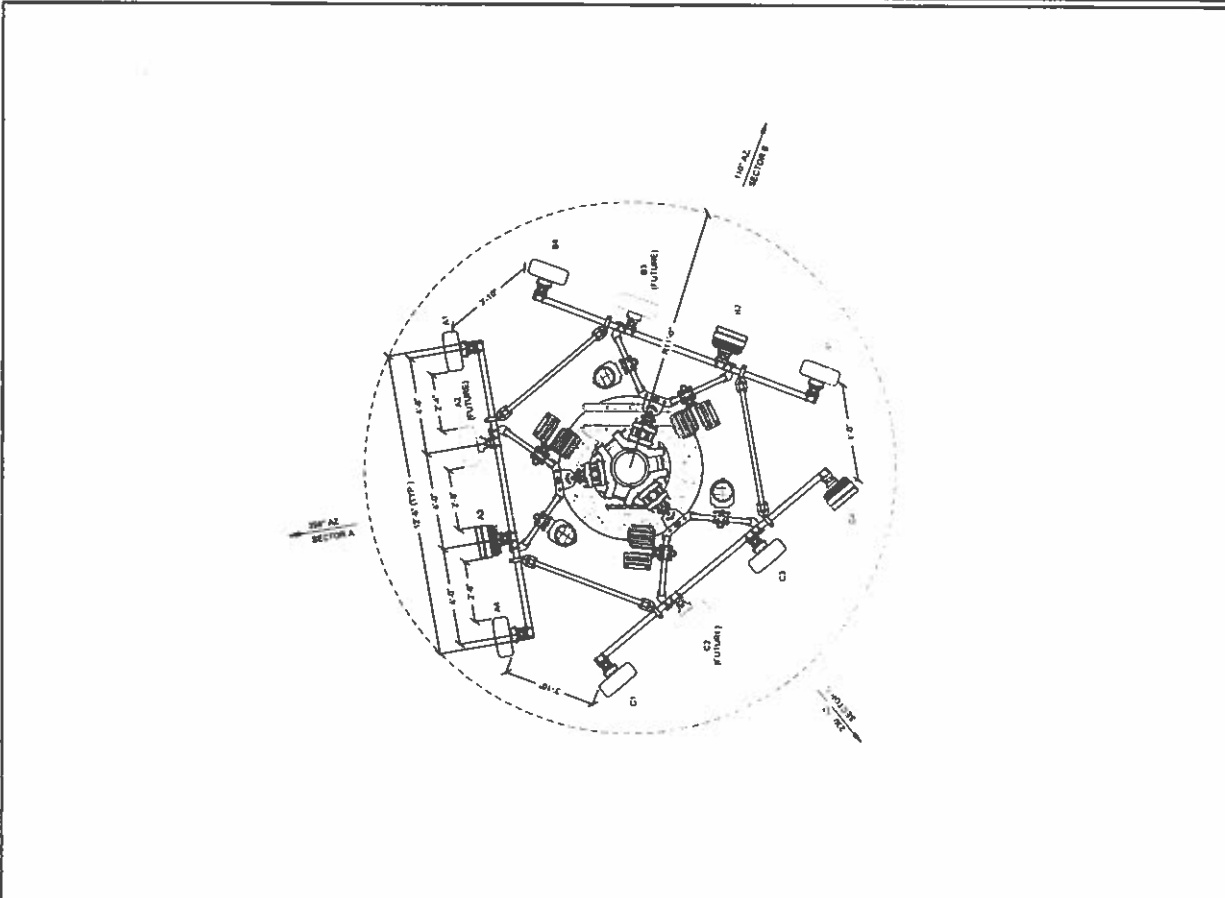
REV.	DATE	DESCRIPTION	BY



MODUS LLC
1814 SE 10TH AVE
PORTLAND OR 97114

PLANS PREPARED BY
SHEET TITLE
ANTENNA LAYOUT AND
ANTENNA & EQUIPMENT
SCHEDULE

SHEET NUMBER
REVISION
A3 0



ANTENNA & EQUIPMENT SCHEDULE

SUN POB	ANTENNA MODEL	ANTENNA DIMENSIONS	ACTIVE TECH	ANTENNA ADMIN	ANTENNA CLEARANCE	REMARKS	SCALE LENGTH
A1	COMPOSITE M-HASC-RB-V3	39" x 18" x 7.75"	L1E 100 / SG 100 / L1E 100 / SG 100 / L1E 100 / SG 100	30'	91'-0"	(1) HANDED WITH BWA (1) HANDED WITH BWA	-100'
A2	FUTURE ANTENNA						
A3	ERICSSON AMBA18 B7D ERICSSON AMBA18 B7D	39" x 18" x 7.75" 39" x 18" x 7.75"	SG OMAD SG OMAD				
A4	COMPOSITE M-HASC-RB-V3	39" x 18" x 7.75"	L1E 100			(1) HANDED WITH BWA	
B1	COMPOSITE M-HASC-RB-V3	39" x 18" x 7.75"	L1E 100			(1) HANDED WITH BWA	
B2	ERICSSON AMBA18 B7D ERICSSON AMBA18 B7D	39" x 18" x 7.75" 39" x 18" x 7.75"	SG OMAD SG OMAD				
B3	FUTURE ANTENNA			110'			
B4	COMPOSITE M-HASC-RB-V3	39" x 18" x 7.75"	L1E 100 / SG 100 / L1E 100 / SG 100 / L1E 100 / SG 100			(1) HANDED WITH BWA (1) HANDED WITH BWA	
C1	COMPOSITE M-HASC-RB-V3	39" x 18" x 7.75"	L1E 100			(1) HANDED WITH BWA	
C2	FUTURE ANTENNA						
C3	COMPOSITE M-HASC-RB-V3	39" x 18" x 7.75"	L1E 100 / SG 100 / L1E 100 / SG 100 / L1E 100 / SG 100	70'		(1) HANDED WITH BWA (1) HANDED WITH BWA	
C4	ERICSSON AMBA18 B7D ERICSSON AMBA18 B7D	39" x 18" x 7.75" 39" x 18" x 7.75"	SG OMAD SG OMAD				



FIRSTNET
 Built with AT&T

PROJECT INFORMATION
 108 N BIRCH AVENUE
 GRANDVIEW, WASHINGTON 98008

CURRENT ISSUE DATE
 03/01/24

ISSUED FOR
 ZONING

REV.	DATE	DESCRIPTION	BY
1	03/01/24	ISSUED FOR ZONING	MM

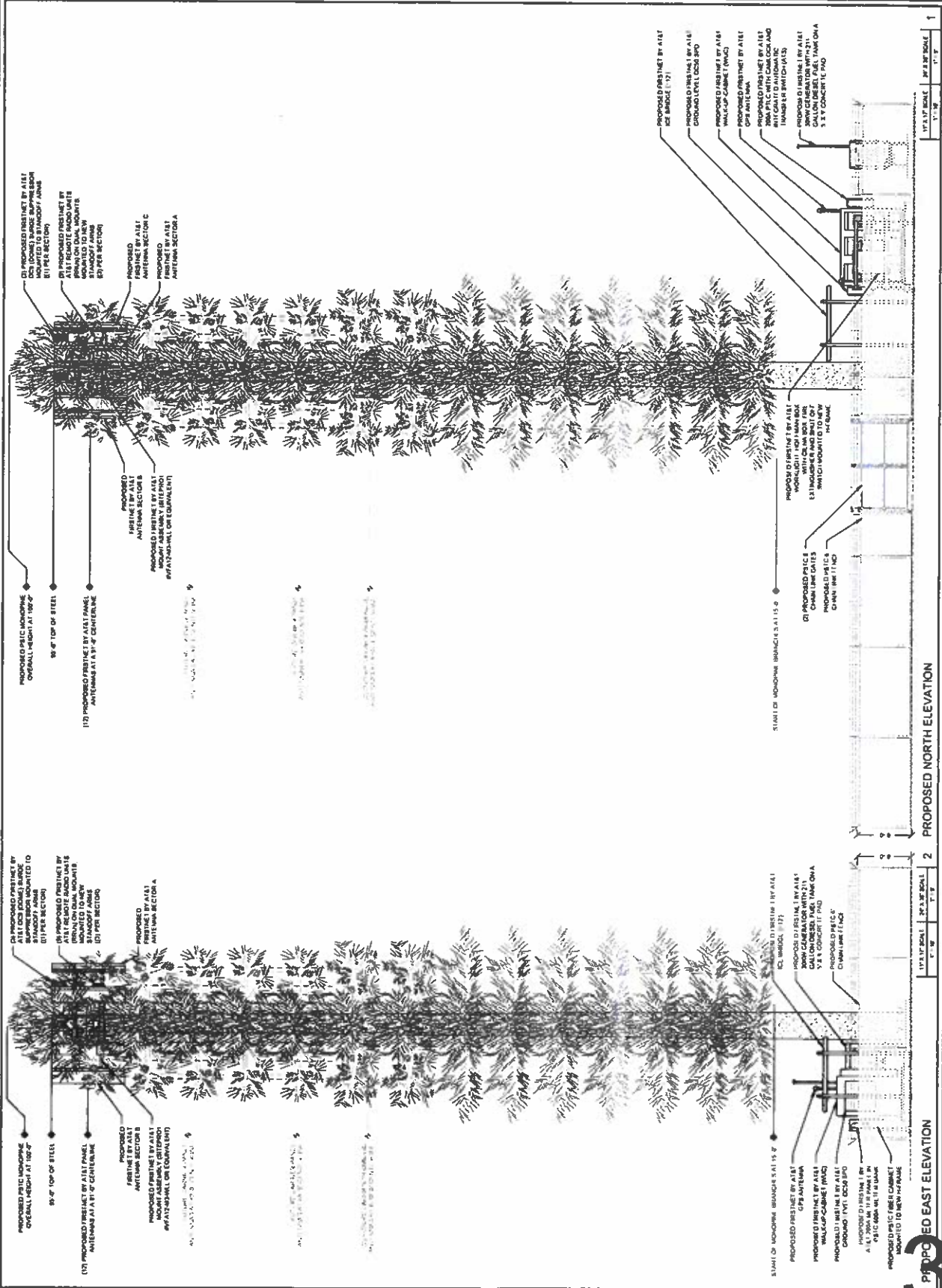


MOULIS, LLC
 1814 SE 10TH AVE
 PORTLAND, OR 97214
 LICENSE

PLANS PREPARED BY

SHEET TITLE
PROPOSED NORTH AND EAST ELEVATIONS

SHEET NUMBER
A4



PROGRESSIVE
COMPART

1800 WERRITT PLACE, SUITE 140
CALIFORNIA, CALIFORNIA 92008

FIRSTNET
Built with AT&T

500 EXECUTIVE PARKWAY
SANTA ANA, CALIFORNIA 92704

PROJECT INFORMATION

100 N BIRCH AVENUE
GRANDVIEW, WASHINGTON 98030

CURRENT ISSUE DATE: 03/01/24

ISSUED FOR: ZONING

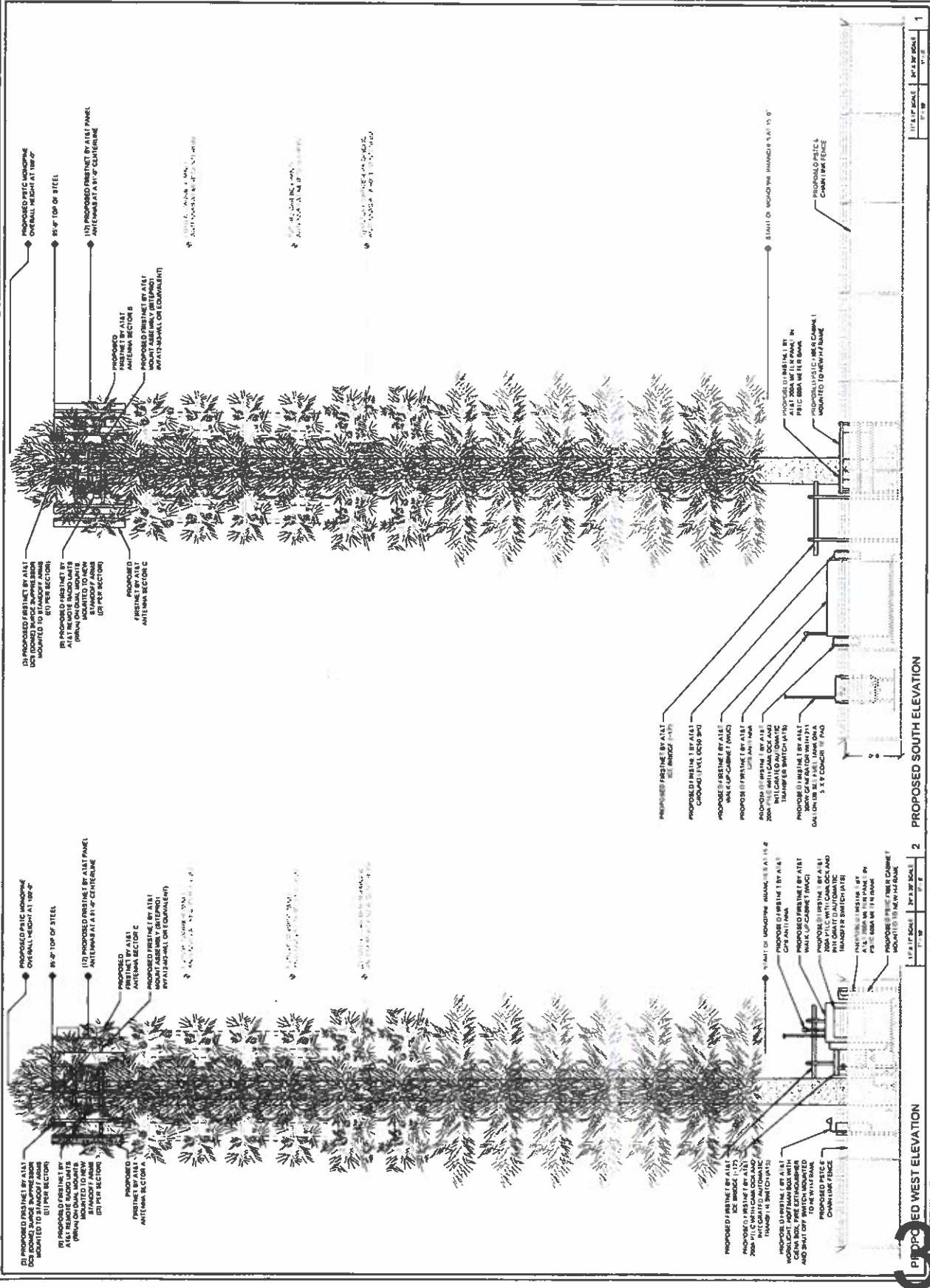
REV.	DATE	DESCRIPTION	BY
1	03/01/24	ISSUED FOR ZONING	BC
2	03/01/24	ISSUED FOR ZONING	BC
3	03/01/24	ISSUED FOR ZONING	BC

M
MODUS, LLC
1845 SE 10TH AVE
PORTLAND, OR 97216

LEGENDURE

SHEET TITLE
PROPOSED SOUTH AND WEST ELEVATIONS

SHEET NUMBER
A5



PROPOSED WEST ELEVATION 1

PROPOSED SOUTH ELEVATION 2



**CITY OF GRANDVIEW
DETERMINATION OF NON-SIGNIFICANCE
WASHINGTON STATE ENVIRONMENTAL POLICY ACT**

The City of Grandview, as the lead agency, issued a:

- Determination of Non-significance (DNS)
- Mitigated Determination of Non-significance (MDNS)
- Modified DNS/MDNS

under the State Environmental Policy Act (SEPA) and WAC 197-11-355 on the following:

Applicant(s): Public Safety Tower Company
Property Owner(s): Conrad & Adams Properties, LLC
Proposed Project: Conditional Use Permit
Current Zoning: M-1 Light Industrial
Current Use: Storage and Agricultural Product Processing
Proposed Conditional Use: 100' Monopine Wireless Communications Facility
Location of Project: 108 N. Birch Street, Grandview, WA
Parcel No.: 230923-12525

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.

- There is no comment period for this DNS.
- This DNS is issued after using the optional DNS process in WAC 197-11-355.
- This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below.

Responsible official: Hector Mejia
Position/title: Public Works Director
Phone: (509) 882-9200
Address: 207 West Second Street, Grandview, WA 98930
Email: anitap@grandview.wa.us

Date: April 12, 2024

Signature: _____



**CITY OF GRANDVIEW
NOTICE OF DEVELOPMENT APPLICATION
ENVIRONMENTAL DETERMINATION & NOTICE OF PUBLIC HEARING**

The general public is hereby provided notice of the following development application, pursuant to Grandview Municipal Code (GMC) 14.07 and Washington Administrative Code (WAC) 197-11-355:

Applicant(s): Public Safety Tower Company
Property Owner(s): Conrad & Adams Properties, LLC
Proposed Project: Conditional Use Permit
Current Zoning: M-1 Light Industrial
Current Use: Storage and Agricultural Product Processing
Proposed Conditional Use: 100' Monopine Wireless Communications Facility
Location of Project: 108 N. Birch Street, Grandview, WA
Parcel No.: 230923-12525
Application Date: March 4, 2024
Application Acceptance: March 4, 2024
Decision-Making Authority: City of Grandview

Project Description: Applicant requests a Conditional Use Permit to construct a 100' Monopine Wireless Communications Facility.

Requested Approvals & Actions: Conditional Use Permit approval.

Existing Environmental Documents: An Environmental Checklist has been prepared and is available from the City upon request.

A decision on this application will be made within 120 days of the date of the letter of completeness.

Environmental Determination

The City of Grandview is the lead agency for this application and intends to issue a Determination of Non-Significance. The City is utilizing the optional DNS process set forth in WAC 197-11-355. This may be the only opportunity to comment on the environmental impacts of this proposal. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement is prepared. The City will review all timely comments prior to making a final threshold determination. Any person has the right to comment on the application and receive notice of and participate in any hearings on the application, if any

are schedule or held. At this time, the City does not intend to hold a public hearing to consider the environmental aspects of this application. A copy of the threshold determination ultimately issued with respect to this application may be obtained upon request. Comments on the environmental impacts of this proposal must be received by **THURSDAY, APRIL 11, 2024**.

Comment Period and Where to View Documents

The development application and environmental checklist may be viewed at the City of Grandview, 207 West Second Street, Grandview, WA or on the City's website at www.grandview.wa.us. All interested persons are invited to (a) comment on the application, (b) receive notice of and participate in any hearings, and (c) receive a copy of the decision by submitting such written comments/requests to the City of Grandview, Attn: City Clerk, 207 West Second Street, Grandview, WA 98930, PH: (509) 882-9200, email: anitap@grandview.wa.us. Comments concerning the application should be submitted no later than **THURSDAY, APRIL 11, 2024**. While comments will be accepted through closing of the public hearing on this proposal, comments received after **THURSDAY, APRIL 11, 2024** may not be considered in the staff report.

Public Hearing

The City of Grandview Hearing Examiner will hold a public hearing pursuant to GMC 14.03 on **THURSDAY, MAY 16, 2024 at 2:00 p.m.** The public hearing will be held in person in the Council Chambers at City Hall, 207 West Second Street, Grandview, WA.

The public hearing will consider the application of the project described above. To request accommodation for special needs, contact Anita Palacios, City Clerk, 24-hours in advance at (509) 882-9200. Interpreters will be available upon request. American Disabilities Act (ADA) accommodations provided upon request 24-hours in advance.

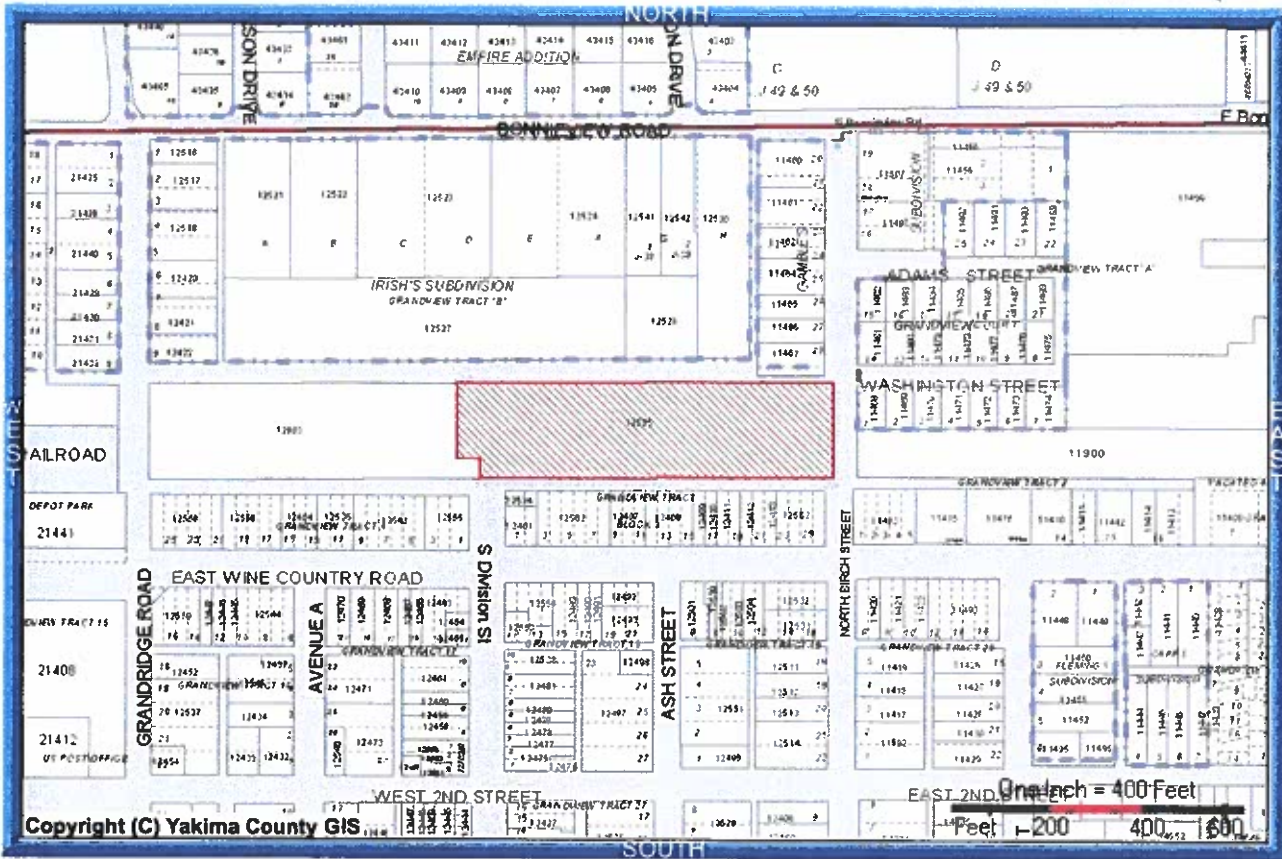
CITY OF GRANDVIEW

Anita G. Palacios, MMC, City Clerk

Publication: Grandview Herald – March 27, 2024

Property Posted: March 27, 2024

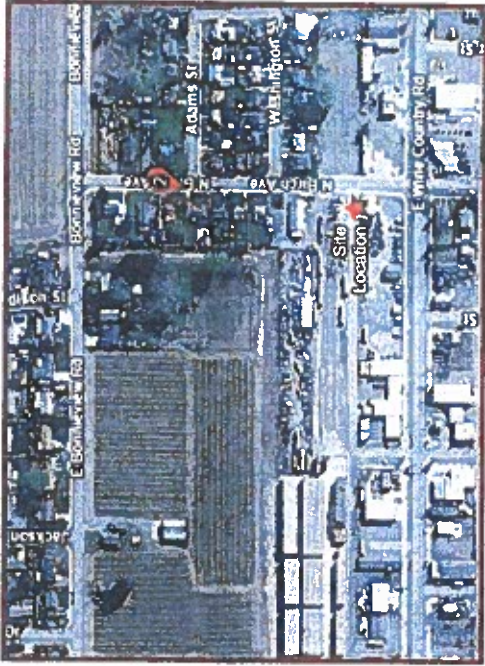
Public Hearing Notice Mailed to adjacent property owners within 300 feet of the subject parcel(s): March 25, 2024



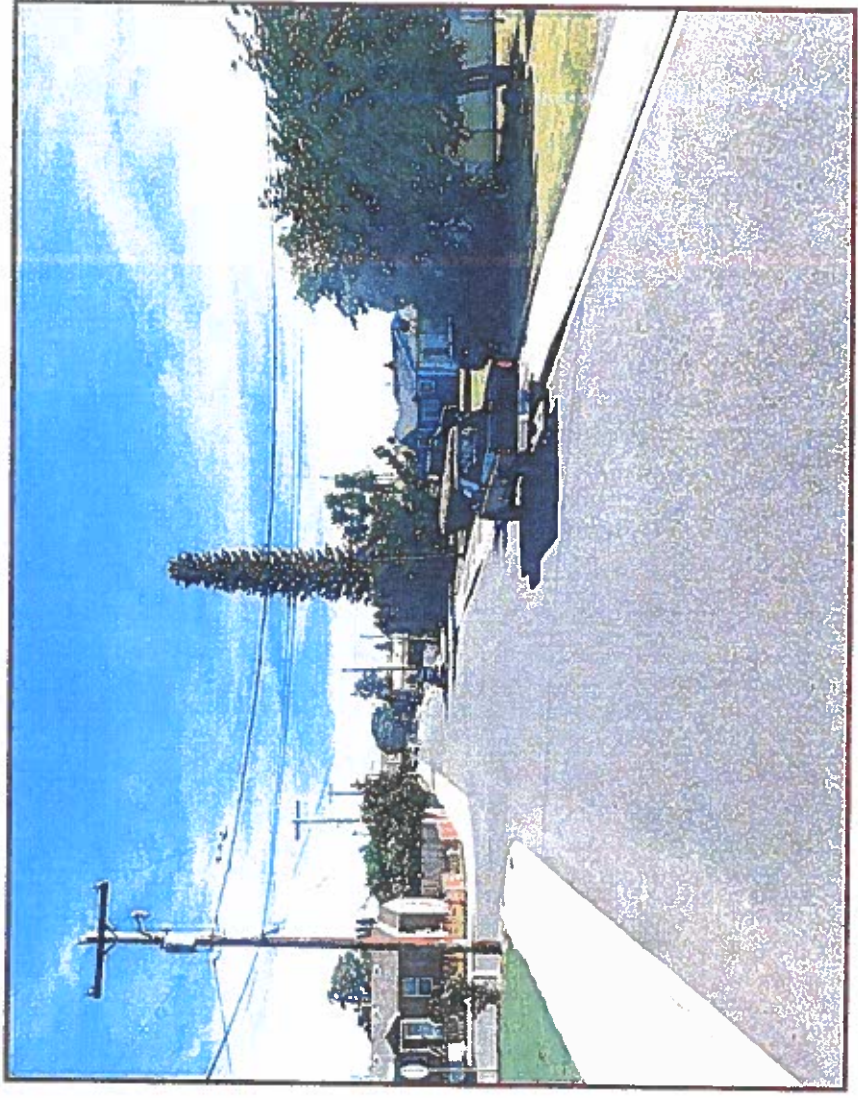
PROPERTY PHOTO	PROPERTY INFORMATION	
	Parcel Address: 108 N BIRCH AVE, GRANDVIEW, WA 98930	
	Parcel Owner(s): CONRAD & ADAMS PROPERTIES LLC	
	Parcel Number: <u>23092312525</u>	Parcel Size: 3.57 Acre(s)
	Property Use: 39 Manf - Other	
TAX AND ASSESSMENT INFORMATION		
Tax Code Area (TCA): 440		Tax Year: 2024
Improvement Value: \$53300		Land Value: \$155500
Current Use Value: \$0		Current Use Improvement: \$0
New Construction: \$0		Total Assessed Value: \$208800
OVERLAY INFORMATION		
Zoning:	Jurisdiction: Grandview	
Urban Growth Area: Grandview	Future Landuse Designation: (Yakima County Plan 2015)	
FEMA:	FIRM Panel Number: 53077C1925D	
FEMA Map		
LOCATION INFORMATION		
+ 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' 40.000" 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' 40.000" W 200 FT, TH S 89° 51' 40.000" W 788 FT, TH S 00° 14' 40.000" E 200 FT, TH NPT TO TPOB EX S 40 FT OF W 50 FT THEREOF		
DISCLAIMER		
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

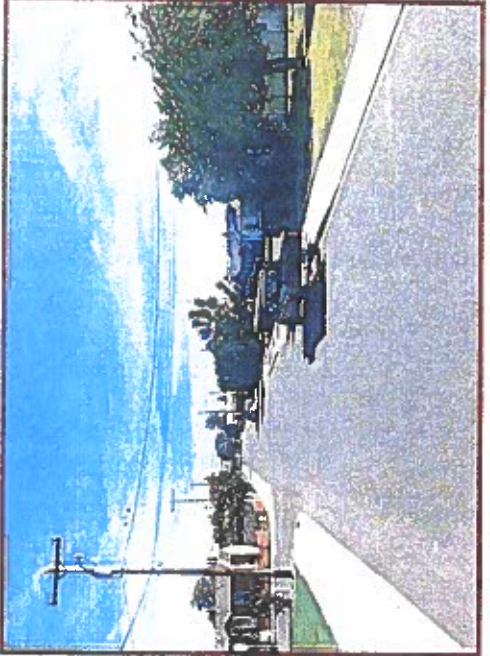
VIEW 2



LOCATION



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



EXISTING





**CITY OF GRANDVIEW
AFFIDAVIT OF MAILING & POSTING**

I, Anita Palacios, City Clerk for the City of Grandview, hereby certify that on the 25th day of March, 2024, I posted at City Hall, Library, Police Department, City's website www.grandview.wa.us, and mailed the attached NOTICE OF DEVELOPMENT APPLICATION, ENVIRONMENTAL DETERMINATION & NOTICE OF PUBLIC HEARING with maps regarding the following land use proposal:

Applicant(s): Public Safety Tower Company
Property Owner(s): Conrad & Adams Properties, LLC
Proposed Project: Conditional Use Permit
Current Zoning: M-1 Light Industrial
Current Use: Storage and Agricultural Product Processing
Proposed Conditional Use: 100' Monopine Wireless Communications Facility
Location of Project: 108 N. Birch Street, Grandview, WA
Parcel No.: 230923-12525

by first class mail, postage prepaid, by delivering the same to the U.S. Post Office for deposit in the United States Mail, properly addressed to the following adjacent property owners within 300 feet of the subject parcel(s), interested parties and governmental agencies, lists attached hereto.

Governmental agencies also received the SEPA Checklist.

CITY OF GRANDVIEW

By: _____

Anita Palacios, City Clerk



**CITY OF GRANDVIEW
NOTICE OF DEVELOPMENT APPLICATION
ENVIRONMENTAL DETERMINATION & NOTICE OF PUBLIC HEARING**

The general public is hereby provided notice of the following development application, pursuant to Grandview Municipal Code (GMC) 14.07 and Washington Administrative Code (WAC) 197-11-355:

Applicant(s): Public Safety Tower Company
Property Owner(s): Conrad & Adams Properties, LLC
Proposed Project: Conditional Use Permit
Current Zoning: M-1 Light Industrial
Current Use: Storage and Agricultural Product Processing
Proposed Conditional Use: 100' Monopine Wireless Communications Facility
Location of Project: 108 N. Birch Street, Grandview, WA
Parcel No.: 230923-12525
Application Date: March 4, 2024
Application Acceptance: March 4, 2024
Decision-Making Authority: City of Grandview

Project Description: Applicant requests a Conditional Use Permit to construct a 100' Monopine Wireless Communications Facility.

Requested Approvals & Actions: Conditional Use Permit approval.

Existing Environmental Documents: An Environmental Checklist has been prepared and is available from the City upon request.

A decision on this application will be made within 120 days of the date of the letter of completeness.

Environmental Determination

The City of Grandview is the lead agency for this application and intends to issue a Determination of Non-Significance. The City is utilizing the optional DNS process set forth in WAC 197-11-355. This may be the only opportunity to comment on the environmental impacts of this proposal. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement is prepared. The City will review all timely comments prior to making a final threshold determination. Any person has the right to comment on the application and receive notice of and participate in any hearings on the application, if any

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Comment Period and Where to View Documents

The development application and environmental checklist may be viewed at the City of Grandview, 207 West Second Street, Grandview, WA or on the City's website at www.grandview.wa.us. All interested persons are invited to (a) comment on the application, (b) receive notice of and participate in any hearings, and (c) receive a copy of the decision by submitting such written comments/requests to the City of Grandview, Attn: City Clerk, 207 West Second Street, Grandview, WA 98930, PH: (509) 882-9200, email: anitap@grandview.wa.us. Comments concerning the application should be submitted no later than **THURSDAY, APRIL 11, 2024**. While comments will be accepted through closing of the public hearing on this proposal, comments received after **THURSDAY, APRIL 11, 2024** may not be considered in the staff report.

Public Hearing

The City of Grandview Hearing Examiner will hold a public hearing pursuant to GMC 14.03 on **THURSDAY, MAY 16, 2024 at 2:00 p.m.** The public hearing will be held in person in the Council Chambers at City Hall, 207 West Second Street, Grandview, WA.

The public hearing will consider the application of the project described above. To request accommodation for special needs, contact Anita Palacios, City Clerk, 24-hours in advance at (509) 882-9200. Interpreters will be available upon request. American Disabilities Act (ADA) accommodations provided upon request 24-hours in advance.

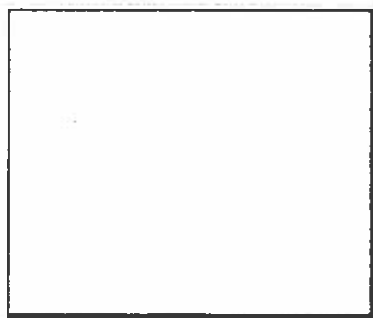
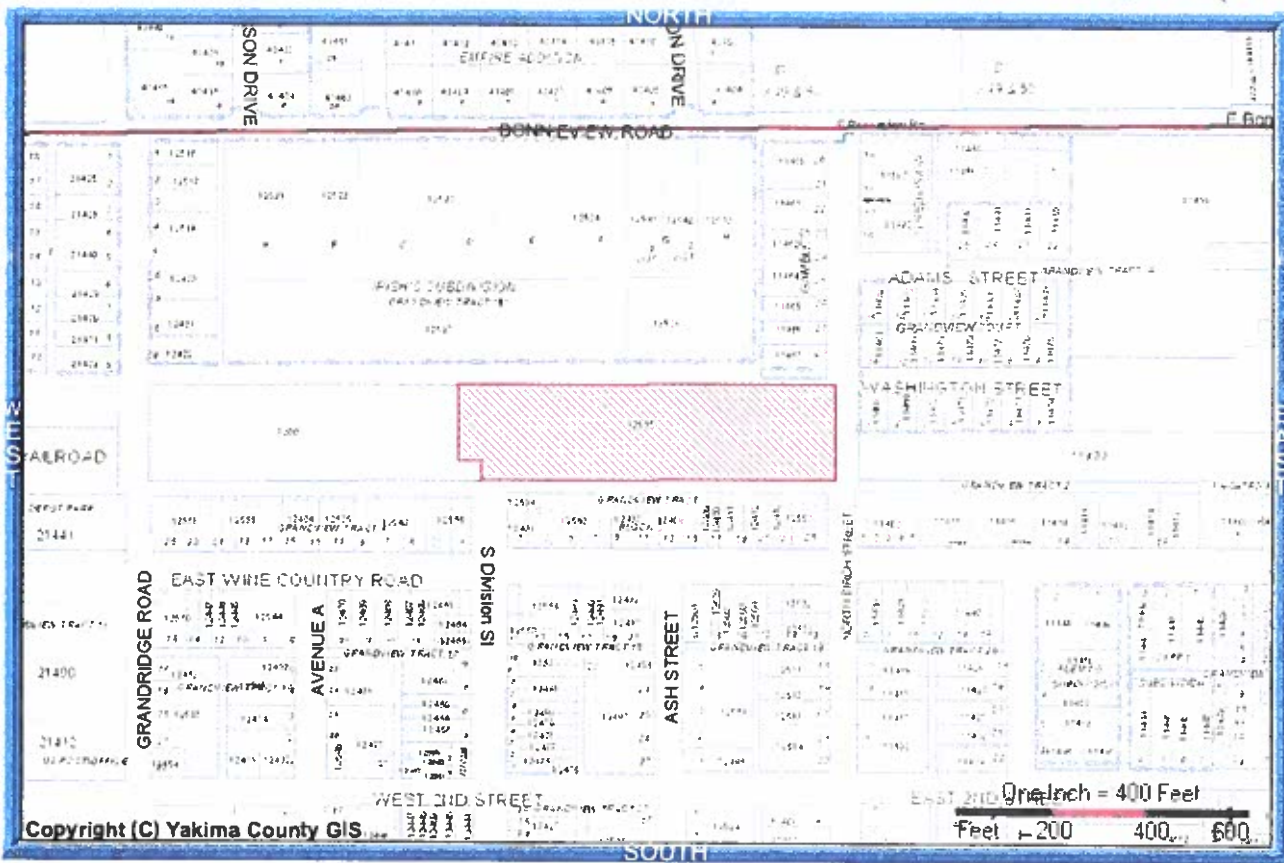
CITY OF GRANDVIEW

Anita G. Palacios, MMC, City Clerk

Publication: Grandview Herald – March 27, 2024

Property Posted: March 27, 2024

Public Hearing Notice Mailed to adjacent property owners within 300 feet of the subject parcel(s): March 25, 2024



Parcel Address: **108 N BIRCH AVE, GRANDVIEW, WA 98930**
 Parcel Owner(s): **CONRAD & ADAMS PROPERTIES LLC**
 Parcel Number: **23092312525** Parcel Size: **3.57 Acre(s)**
 Property Use: **39 Manf - Other**

Tax Code Area (TCA): **440** Tax Year: **2024**
 Improvement Value: **\$53300** Land Value: **\$155500**
 Current Use Value: **\$0** Current Use Improvement: **\$0**
 New Construction: **\$0** Total Assessed Value: **\$208800**

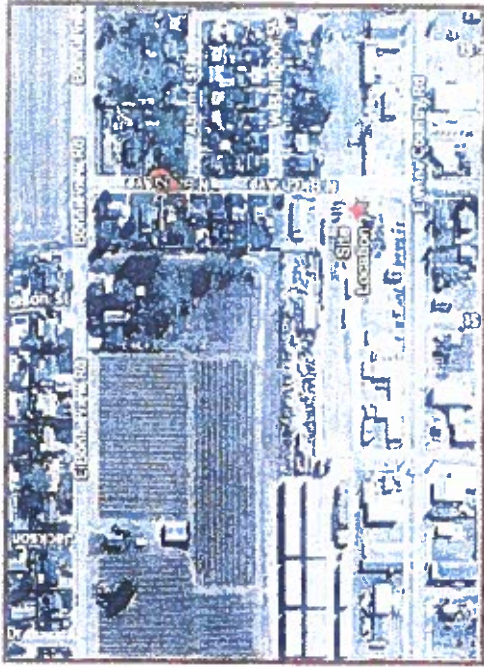
Zoning: **Urban Growth Area: Grandview** Jurisdiction: **Grandview**
 Future Landuse Designation: **(Yakima County Plan 2015)**
 FEMA: **FIRM Panel Number: 53077C1925D**

+ 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 N FT TO TPOB EX S 40 FT OF W 50 FT THEREOF**

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GRNDWA01 108 N BIRCH AVENUE, GRANDVIEW, WASHINGTON 98930

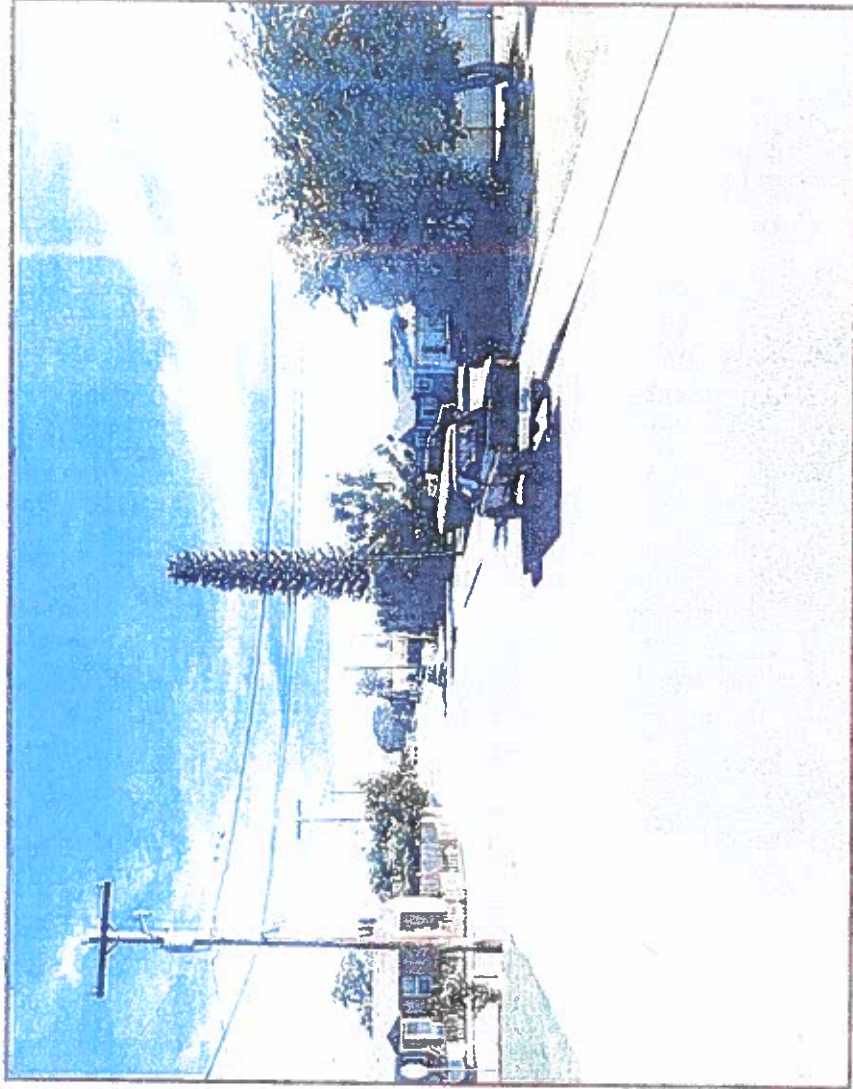
VIEW 2



EXISTING



EXISTING



RENDERING OF NEW 100' X 30' TELECOMMUNICATIONS TOWER WITH 100' X 30' WOODPILE FOUNDATION



230923-12525/12003
River Valley Fruit
P.O. Box 8
Grandview, WA 98930

230923-12523/12524/12527/11486
Albert & Karen Mehrer
3 Clarita Court
Navato, CA 94947

230923-12541
Salvador Razo
112 E Bonnieview Road
Grandview, WA 98930

230923-12542/12528
Miguel & Evelia Linares
114 E Bonnieview Road
Grandview, WA 98930

230923-12530
Guadalupe Gutierrez
500 E Edison Avenue
Sunnyside, WA 98944

230923-11462
Rosa Torres
120 N Birch Avenue
Grandview, WA 98930

230923-11464
Fidel Villa & Gloria Hernandez
P.O. Box 869
Grandview, WA 98930

230923-11465
Jose Delgado
116 N Birch Avenue
Grandview, WA 98930

230923-11466
Jesus Mendoza
114 N Birch Avenue
Grandview, WA 98930

230923-11467
Filemon & Estela Murillo
112 N Birch Avenue
Grandview, WA 98930

230923-11497
Martin & Zeida Garcia
247 Division Street
Grandview, WA 98930

230923-11483
Mariel Macias
14804 N. Hinzerling
Prosser, WA 99350

230923-11484
Josh Carrasco
304 Adams Street
Grandview, WA 98930

230923-11485
Rosa M. Gutierrez
306 Adams Street
Grandview, WA 98930

230923-11477
Jesus Martinez
309 Washington Street
Grandview, WA 98930

230923-11478
Gerardo Chavez
113 N Elm Street
Grandview, WA 98930

230923-11479
Hugo Mendoza & Graciela Verduzco
305 Washington Street
Grandview, WA 98930

230923-11480
Herminia Rivera Ramos
303 Washington Street
Grandview, WA 98930

230923-11481
Miguel & Rita Barajas
301 Washington Street
Grandview, WA 98930

230923-11472
Mercedes & Miguel Silva
6152 Sheller Road
Sunnyside, WA 98944

230923-11471
Ramon Amparo Sanchez
306 Washington Street
Grandview, WA 98930

230923-11470
Elias & Margarita Brito
410 Avenue E
Grandview, WA 98930

230923-11469
Juan Uribe
4104 Acacia Court
Pasco, WA 99301

230923-11468
Ruby & Luis Barajas
300 Washington Street
Grandview, WA 98930

230923-11415
Wendy & Jason Murphy
912 Court Street
Pasco, WA 99350

230923-11900
Powell Christensen Inc.
1060 Jadwin Ave Ste 150
Richland, WA 99352

230923-11403
Severo & Raquel Chapa
P.O. Box 641
Grandview, WA 98930

230923-11422/11421/11420
Mike & Danny Giles
155601 W Johnson Road
Prosser, WA 99350

230923-12407-13/12552
Chris & Sarah Kitzke
1460 N Forsell Road
Grandview, WA 98930

230923-12562
Bradley & Beverly Rider
117 E Wine Country Road
Grandview, WA 98930

230923-12401/12534
Gorgeous Property LLC
101 E Wine Country Road
Grandview, WA 98930

230923-12532
Bunch Investments LLC
P.O. Box 158
Grandview, WA 98930

230923-12533
Herbert Stanton
630 Mountainview Road
Grandview, WA 98930

230923-12504
Sylvia & Enrique Garcia
1107 W Fourth Street
Grandview, WA 98930

230923-12503
Sonia Rodriguez
206 E Wine Country Road
Grandview, WA 98930

230923-12502/12529/12501
Kent Thomas
P.O. Box 777
Grandview, WA 98930

230923-12489-93
Grandview Christensen Center
110 E Wine Country Road
Grandview, WA 98930

230923-12554
Grandview Food Mart
100 E Wine Country Road
Grandview, WA 98930

230923-12553
Raymundo Ramirez
107 Division Street
Grandview, WA 98930

230923-12555
AJ Still
273 S County Line Road
Grandview, WA 98930

230923-12543
Grandview City
207 W Second Street
Grandview, WA 98930

230923-12536
Primera Iglesia Bautista
125 W Wine Country Road
Grandview, WA 98930

230923-12404
Anthony & Christine Cromwell
127 W Wine Country Road
Grandview, WA 98930

230923-12468/12467
Rodolfo Mora
1516 W Yakima Street
Pasco, WA 99301

230923-12466
Laura & Francisco Gonzalez
110 W Wine Country Road
Grandview, WA 98930

230923-12463
Eduardo Velasquez
100 W Wine Country Road
Grandview, WA 98930

230923-12464/12465
Christopher Herrera
108 Division Street
Grandview, WA 98930

230923-11482
Marisol Lara Rodriguez
300 Adams Street
Grandview, WA 98930

Anita Palacios

From: Anita Palacios
Sent: Tuesday, March 19, 2024 3:34 PM
To: Brandon Walker; Byron Gumz; GRANDVIEW SCHOOL DISTRICT; ODW.Mail@doh.wa.gov; PORT OF GRANDVIEW; Ron Cowin; ROZA IRRIGATION DISTRICT; sepa@dahp.wa.gov; SUNNYSIDE VALLEY IRRIGATION DISTRICT; WA STATE DEPT OF COMMERCE (reviewteam@commerce.wa.gov); WA STATE DEPT OF FISH & WILDLIFE; WA STATE DEPT OF NATURAL RESOURCES; WA STATE DEPT OF SOCIAL & HEALTH SERVICES; WA STATE DEPT OF TRANSPORTATION; WA STATE DEPT OF TRANSPORTATION; Yakama Nation Cultural Resource Program; Yakama Nation Tribal Historic Preservation; YAKIMA CO ENVIRONMENTAL HEALTH; YAKIMA CO FIRE DISTRICT NO. 5; YAKIMA CO PLANNING DEPT; YAKIMA CO REG TRANSPORTATION ORG; YAKIMA CO TRANSPORTATION SERVICES ; YAKIMA CO ZONING & SUBDIVISION; YAKIMA COUNTY WATER RESOURCES; Yakima Health District; YAKIMA REGIONAL CLEAN AIR AUTHORITY
Subject: City of Grandview - Notice of Development Application, Environmental Determination & Notice of Public Hearing and SEPA - Public Safety Tower Co CUP
Attachments: PUBLIC SAFETY TOWER CO CONDITIONAL USE PERMIT PUBLIC HEARING NOTICE & SEPA ENVIRONMENTAL CHECKLIST.pdf

Attached is a Notice of Development Application, Environmental Determination & Notice of Public Hearing and SEPA Environmental Checklist for a Conditional Use Permit for a Wireless Communication Facility submitted by Public Safety Tower Company.

Thanks,

Anita G. Palacios, MMC
City Clerk/Human Resources
City of Grandview
207 West Second Street
Grandview, WA 98930
PH: (509) 882-9208 or 882-9200
Fax: (509) 882-3099
anitap@grandview.wa.us
www.grandview.wa.us

Anita Palacios

From: NoReply@ecy.wa.gov
Sent: Wednesday, March 20, 2024 8:08 AM
To: Anita Palacios
Subject: SEPA record published

CAUTION: External Email

The SEPA admin reviewed and published [SEPA record number 202401210, "Public Safety Tower Company Conditional Use Permit"](#).
It will now be available to the public.

From: Amber Johnson
Email: separegister@ecy.wa.gov
Phone number: (509) 723-5677



**CITY OF GRANDVIEW
CERTIFICATE OF POSTING PROPERTY**

I, Abel Del Toro of the City of Grandview Public Works Department, hereby certify under penalty of the laws of the State of Washington that the following is true and correct:

That on the 27th day of March, 2024, I posted the attached NOTICE OF DEVELOPMENT APPLICATION ENVIRONMENTAL DETERMINATION AND NOTICE OF PUBLIC HEARING with maps regarding the following land use proposal as designated on the attached map:

Applicant(s): Public Safety Tower Company
Property Owner(s): Conrad & Adams Properties, LLC
Proposed Project: Conditional Use Permit
Current Zoning: M-1 Light Industrial
Current Use: Storage and Agricultural Product Processing
Proposed Conditional Use: 100' Monopine Wireless Communications Facility
Location of Project: 108 N. Birch Street, Grandview, WA
Parcel No.: 230923-12525

Dated this 27th day of March, 2024.

GRANDVIEW PUBLIC WORKS DEPARTMENT

BY: Abel Del Toro
Signature

Abel Del Toro
Printed Name



**CITY OF GRANDVIEW
NOTICE OF DEVELOPMENT APPLICATION
ENVIRONMENTAL DETERMINATION & NOTICE OF PUBLIC HEARING**

The general public is hereby provided notice of the following development application, pursuant to Grandview Municipal Code (GMC) 14.07 and Washington Administrative Code (WAC) 197-11-355:

Applicant(s): Public Safety Tower Company
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Proposed Project: Conditional Use Permit
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Current Use: Storage and Agricultural Product Processing
Proposed Conditional Use: 100' Monopine Wireless Communications Facility
Location of Project: 108 N. Birch Street, Grandview, WA
Parcel No.: 230923-12525
Application Date: March 4, 2024
Application Acceptance: March 4, 2024
Decision-Making Authority: City of Grandview

Project Description: Applicant requests a Conditional Use Permit to construct a 100' Monopine Wireless Communications Facility.

Requested Approvals & Actions: Conditional Use Permit approval.

Existing Environmental Documents: An Environmental Checklist has been prepared and is available from the City upon request.

A decision on this application will be made within 120 days of the date of the letter of completeness.

Environmental Determination

The City of Grandview is the lead agency for this application and intends to issue a Determination of Non-Significance. The City is utilizing the optional DNS process set forth in WAC 197-11-355. This may be the only opportunity to comment on the environmental impacts of this proposal. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement is prepared. The City will review all timely comments prior to making a final threshold determination. Any person has the right to comment on the application and receive notice of and participate in any hearings on the application, if any

are schedule or held. At this time, the City does not intend to hold a public hearing to consider the environmental aspects of this application. A copy of the threshold determination ultimately issued with respect to this application may be obtained upon request. Comments on the environmental impacts of this proposal must be received by **THURSDAY, APRIL 11, 2024**.

Comment Period and Where to View Documents

The development application and environmental checklist may be viewed at the City of Grandview, 207 West Second Street, Grandview, WA or on the City's website at www.grandview.wa.us. All interested persons are invited to (a) comment on the application, (b) receive notice of and participate in any hearings, and (c) receive a copy of the decision by submitting such written comments/requests to the City of Grandview, Attn: City Clerk, 207 West Second Street, Grandview, WA 98930, PH: (509) 882-9200, email: anitap@grandview.wa.us. Comments concerning the application should be submitted no later than **THURSDAY, APRIL 11, 2024**. While comments will be accepted through closing of the public hearing on this proposal, comments received after **THURSDAY, APRIL 11, 2024** may not be considered in the staff report.

Public Hearing

The City of Grandview Hearing Examiner will hold a public hearing pursuant to GMC 14.03 on **THURSDAY, MAY 16, 2024 at 2:00 p.m.** The public hearing will be held in person in the Council Chambers at City Hall, 207 West Second Street, Grandview, WA.

The public hearing will consider the application of the project described above. To request accommodation for special needs, contact Anita Palacios, City Clerk, 24-hours in advance at (509) 882-9200. Interpreters will be available upon request. American Disabilities Act (ADA) accommodations provided upon request 24-hours in advance.

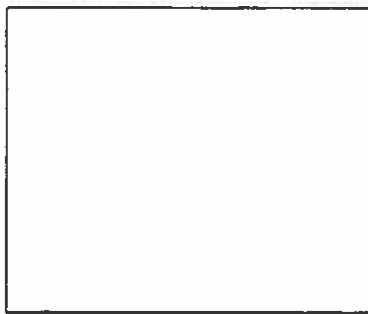
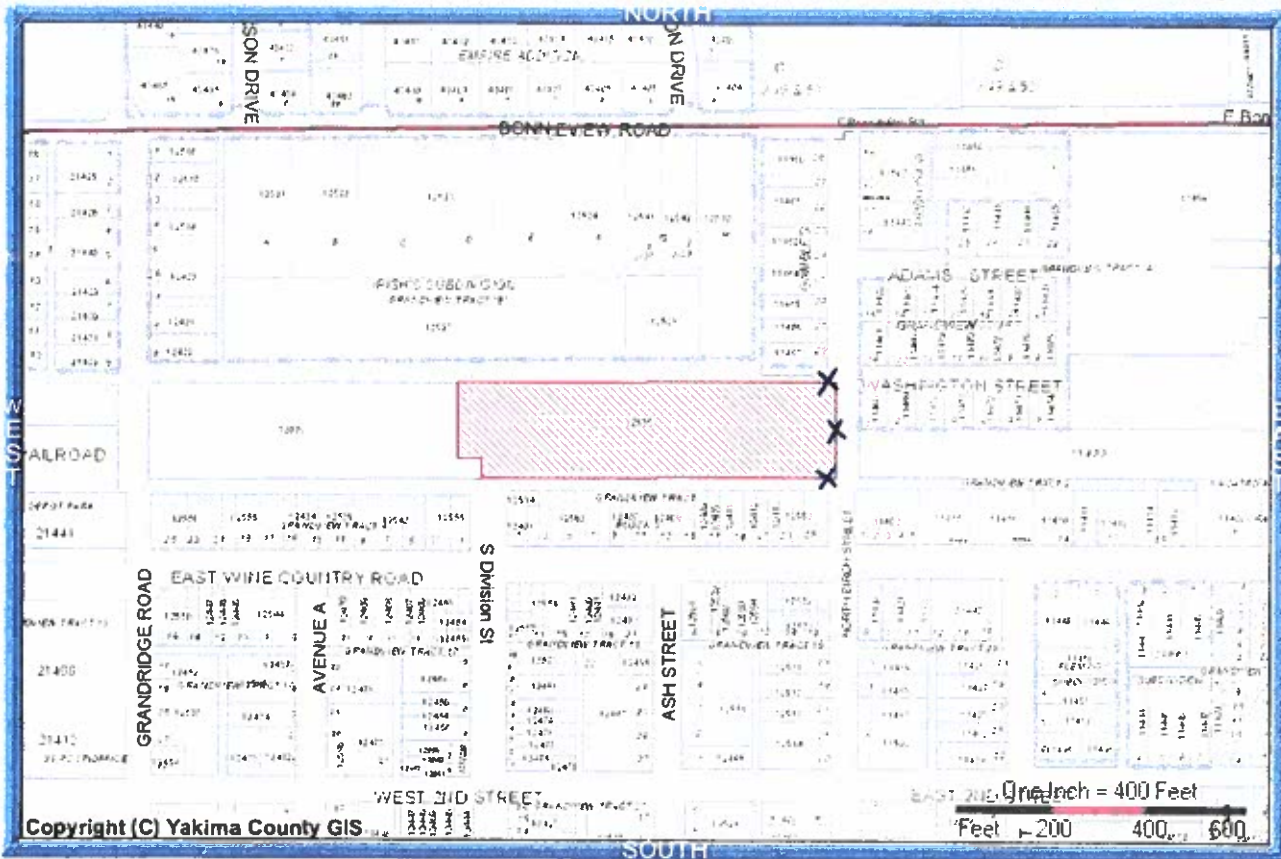
CITY OF GRANDVIEW

Anita G. Palacios, MMC, City Clerk

Publication: Grandview Herald – March 27, 2024

Property Posted: March 27, 2024

Public Hearing Notice Mailed to adjacent property owners within 300 feet of the subject parcel(s): March 25, 2024



Parcel Address: **108 N BIRCH AVE, GRANDVIEW ,WA 98930**
 Parcel Owner(s): **CONRAD & ADAMS PROPERTIES LLC**
 Parcel Number: **23092312525** Parcel Size: **3.57 Acre(s)**
 Property Use: **39 Manf - Other**

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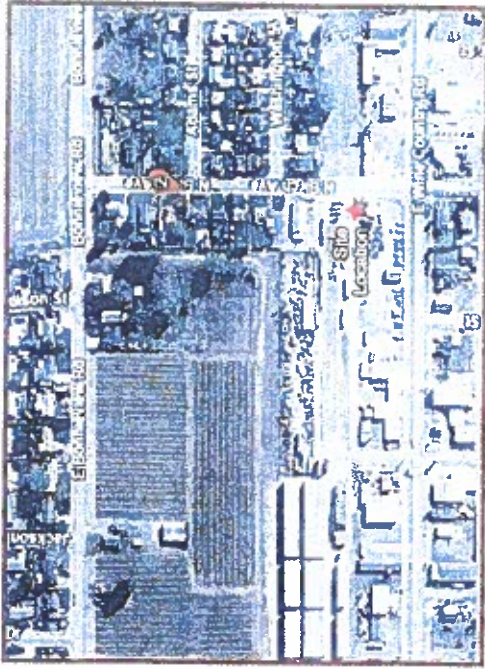
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 Narrative Description: **Section 23 Township 09 Range 23 Quarter NE: TH PTN N1/2 OF NE1/4 DESC AS FOL: BEG AT INTERS OF E WINE CO. RD AND N BIRCH STR., TH N 00° 14' 40" W 175.10 FT TO S'LY R/W LN OF UPREXT OF N'LY R/W LN OF 20 FT WIDE ALLEY L'Y N'LY 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 N FT TO TPOB EX S 40 FT OF W 50 FT THEREOF**

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GRNDWA01 108 N BIRCH AVENUE, GRANDVIEW, WASHINGTON 98930

VIEW 2



LOCATION



INSTALLATION OF NEW 150' X 10' TELECOMMUNICATION TOWER WITH TWO 10' MOBILE TOWER



EXISTING



AFFIDAVIT OF PUBLICATION

State of Washington } ss.
County of Yakima }

The undersigned on oath states that

Rebecca D. Fink

is an authorized representative of the GRANDVIEW HERALD, a weekly newspaper. That said newspaper is a legal newspaper and has been approved as a legal newspaper by order of the superior court in the county in which it is published and is now and has been for more than six months prior to the date of the publications hereinafter referred to, published in the English language continually as a weekly newspaper in Grandview, Yakima County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of said newspaper. The notice, in the exact form annexed, was published in regular issues of The GRANDVIEW HERALD, which was regularly distributed to its subscribers during the below stated period.

The annexed notice, a Notice of Development Application Environmental Determination and Notice of Public Hearing

was published on March 27, 2024

The amount of the fee charged for the foregoing publication is the sum of \$ 147.75 which amount has been paid in full.

Rebecca D. Fink

Subscribed and sworn to before me on

March 27, 2024

Christa C. Jones

Notary Public for the State of Washington

Notice

CITY OF GRANDVIEW
NOTICE OF DEVELOPMENT APPLICATION
ENVIRONMENTAL DETERMINATION
& NOTICE OF PUBLIC HEARING

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Location of Project: 108 N. Birch Street, Grandview, WA
Parcel No.: 230923-12525
Application Date: March 4, 2024
Application Acceptance: March 4, 2024
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Project Description: Applicant requests a Conditional Use Permit to construct a 100' Monopine Wireless Communications Facility.

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CITY OF GRANDVIEW
Anita G. Palacios, MMC, City Clerk
Published: The Grandview Herald
Published: March 27, 2024
Property Posted: March 27, 2024
Public Hearing Notice Mailed to adjacent property owners within



207 W. 2nd Street · Grandview, Washington 98930 · Tel: (509) 882-9200 · Fax: (509) 882-3099 · www.grandview.wa.us

March 15, 2024

Byron J. Gumz, Planning Manager
YVCOG
311 N. 4th Street, Suite 204
Yakima, WA 98901

RE: Public Safety Tower

Dear Mr. Gumz:

This letter is a follow-up to our meeting on Monday, March 11, 2024, regarding the public safety tower, that will be built on the Conrad and Adams property located at 108 N. Birch Street, and the landscaping requirements.

During our meeting, you requested a letter from the City of Grandview stating that we would waive the landscaping requirements. I would like to inform you that as per GMC 17.75.050 subsection 4, the City of Grandview will waive the landscaping requirements for the public safety tower project.

If you have any questions, please feel free to contact me either by email at hmejia@grandview.wa.us or on my cell phone at (509) 305-1472.

Sincerely,

City of Grandview

A handwritten signature in blue ink, appearing to read "Hector Mejia", is written over a horizontal line.

Hector Mejia
Public Works Director

Copy: Shane Fisher, City Administrator

Anita Palacios

From: John Wilson <john.wilson@co.yakima.wa.us>
Sent: Wednesday, March 20, 2024 7:50 AM
To: Anita Palacios
Subject: RE: City of Grandview - Notice of Development Application, Environmental Determination & Notice of Public Hearing and SEPA - Public Safety Tower Co CUP

CAUTION: External Email

Hi Anita,

The Yakima Health District has no comments on this proposal.

Sincerely,



John Wilson R.S.
Environmental Health Specialist

Office: 509-249-6568
Mobile: 509-480-4862

1210 Ahtanum Ridge Drive
Union Gap, WA 98903



From: Anita Palacios <anitap@grandview.wa.us>
Sent: Tuesday, March 19, 2024 3:14 PM
To: GRANDVIEW SCHOOL DISTRICT <bshreeve@gsd200.org>; ODW.Mail@doh.wa.gov; PORT OF GRANDVIEW <wineman@televar.com>; ROZA IRRIGATION DISTRICT <wsonnichsen@roza.org>; sepa@dahp.wa.gov; Diane Weber <weberd@svid.org>; WADOC SEPA <Reviewteam@commerce.wa.gov>; WA STATE DEPT OF FISH & WILDLIFE <teamyakima@dfw.wa.gov>; WADNR SEPA <sepacenter@dnr.wa.gov>; Will Ward <wardww@dshs.wa.gov>; Paul Gonseth <gonsetp@wsdot.wa.gov>; WSDOT Planning <SCPlanning@wsdot.wa.gov>; YAKAMA NATION <kate@yakama.com>; John Wilson <john.wilson@co.yakima.wa.us>; YAKIMA CO FIRE DISTRICT NO. 5 <payroll@ycfd5.org>; Thomas Carroll <thomas.carroll@co.yakima.wa.us>; YAKIMA CO REG TRANSPORTATION ORG <alan.adolf@co.yakima.wa.us>; Matt Pietrusiewicz <matt.pietrusiewicz@co.yakima.wa.us>; Jason Earles <jason.earles@co.yakima.wa.us>; YHD Help Desk <YHD.Help.Desk@co.yakima.wa.us>; Hasan Tahat <hasan@yrcaa.org>
Subject: City of Grandview - Notice of Development Application, Environmental Determination & Notice of Public Hearing and SEPA - Public Safety Tower Co CUP

CAUTION: This email originated from outside of this organization. Please exercise caution with links and attachments.

Attached is a Notice of Development Application, Environmental Determination & Notice of Public Hearing and SEPA Environmental Checklist for a Conditional Use Permit for a Wireless Communication Facility submitted by Public Safety Tower Company.



SERVING AGRICULTURE SINCE 1906

March 21, 2024

City of Grandview
Attn: City Clerk
207 West Second Street
Grandview, WA 98930

RECEIVED

MAR 25 2024

CITY OF GRANDVIEW

Subject: 100' Monopine Wireless Communications Facility
Applicant: Public Safety Tower Company
Location of Project: 108 N Birch Street, Grandview WA
Parcel No.: 230923-12525

To whom it may concern,

This office has reviewed the proposed project. Sunnyside Valley Irrigation District (SVID) has the following comments:

- There are no SVID facilities within the project parcel.
- SVID Lateral 48.04, shown on the enclosed Vicinity Map, is located along the north boundary of the project parcel and is situated within fee title right-of-way 65 feet in width. The lateral is constructed of 78-inch steel pipe.
- The proposed project should not impact the SVID Lateral.

Thank you for the opportunity to comment. If you have any questions, please feel free to contact Diane Weber at (509) 837-6980 or weberd@SVID.org.

Sincerely,

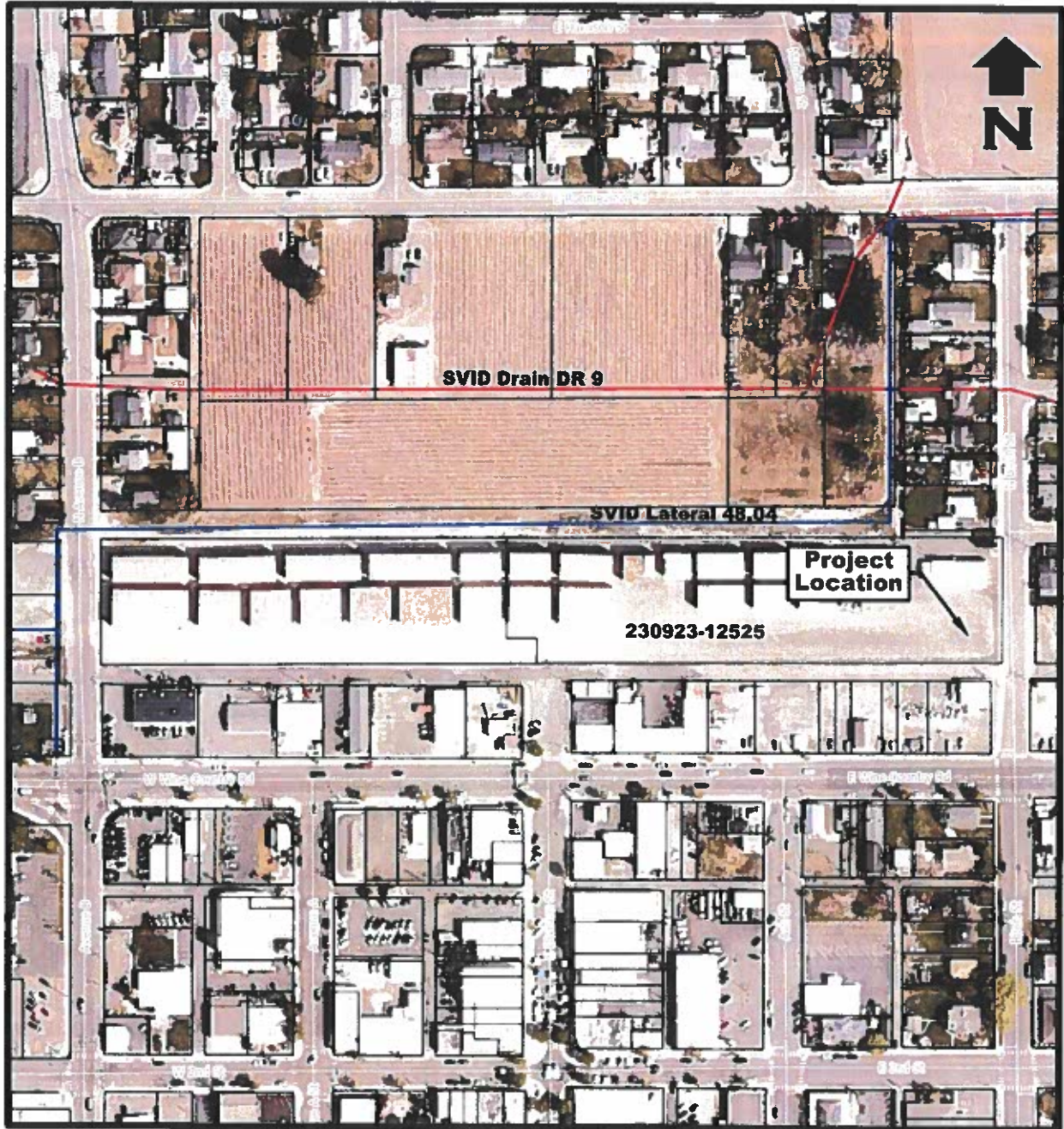
A handwritten signature in black ink that reads 'Ron Cowin'.

Ron Cowin, P.E.

Assistant Manager – Engineering

Enclosure: Vicinity Map

VICINITY MAP



VICINITY MAP IS FOR VISUAL REFERENCE ONLY.
ACCURACY IS NOT GUARANTEED.

City of Grandview Conditional Use Permit

Staff Report

City of Grandview
207 W. 2nd St.
Grandview, WA 98930
(509) 882-9200

Subject: Public Safety Tower Co. Cellular Communication Tower Conditional Use Permit

Location: 108 N. Birch Ave., Grandview, WA 98930

Parcel No.: 230923-12525

Zoning Designation: M-1 Industrial

Applicant: Public Safety Tower Company

Applicant Mailing Address: 1903 Wright Place, Ste 140, Carlsbad, CA 92008

Property Owner: Conrad & Adams Properties LLC

Owner Mailing Address: PO Box 8, Grandview, WA 98930

Recommendation: Approved with Conditions

FINDINGS AND ANALYSIS

Based upon information supplied by the applicant, comments from public agencies and neighboring property owners, and a review of the Grandview Municipal Code, Grandview Comprehensive Plan, and applicable state law, the Administrative Official enters the following:

1. Project Description

The City of Grandview has received a proposal to construct a 100' monopine wireless communications facility. The project is being processed as a conditional use permit with environmental review.

2. Zoning/Land Use

Zoning: The proposed project would be in the M-1 light industrial zoning district. Per GMC 17.52.010, the purpose of the M-1 zoning district to preserve areas for industrial and related uses of such a nature that they do not create serious problems of compatibility with other kinds of land uses. Uses permitted in this district should not generate noise levels, light, odor or fumes that would constitute a nuisance or hazard.

Neighboring properties are zoned the following way:

Direction	Zoning	Use
North	R-2 Residential	Vacant, SFR
East	R-1 Residential	Vacant, SFR

South	C-2 General Commercial	HVAC Repair business
West	M-1 Light Industrial	Storage

Future Land Use: Industrial

3. Jurisdiction and Process

Environmental Review: Per WAC 197-11-800 (23)(a), communication towers are not exempt from environmental review. Environmental review has been completed for the proposed project.

Special Permit Approval: Per GMC 17.70.080 (A), wireless communication facilities shall be permitted in all industrial or C-2 zoning districts provided the location is 500 feet or more from a residential district. Any location closer than 500 feet requires a special permit approval. Because this proposal falls within 500 feet of a residential zoning district, the application is being processed as a Conditional Use Permit.

Conditional Use Permit: Per GMC Table 14.09.080, conditions use permits require the following procedures:

- A. A 15-day public comment period
- B. An open record public hearing in front of the Hearing Examiner (Per GMC 2.50.080)
- C. A decision by the Hearing Examiner
- D. If there is an appeal, the appeal must be made to the Superior Court within 21 days of the decision. Appeals of the Environmental Review threshold determination may be made in this window, as well.

4. Processing Timeframe

The application has been processed as follows:

Application Submitted: March 4, 2024

Notice of Application, Notice of Completeness, Notice of Environmental Review, and

Notice of Open Record Public Hearing: March 27, 2024

Initial DNS Issued: March 27, 2024

Final DNS Issued: April 19, 2024

Comment Period: March 27 to April 11, 2024

Open Record Public Hearing: May 16, 2024

5. Public and Agency Comments

During the public comment period, two agency comments were received. Both comments (received from the Sunnyside Valley Irrigation District and Yakima Health District) indicated they had no comment to make on the proposed tower. While irrigation exists on the subject parcel, it would not be affected by the development.

During this period, the public works director also provided the following comment: "...I would like to inform you that as per GMC 17.75.050 subsection 4, the City of Grandview will waive the landscaping requirements for the public safety tower project."

Staff Finding: Landscaping requirements for the project will be waived per the direction of the public works director.

6. Environmental Review

This project has undergone environmental review. An initial Determination of Non-Significance was issued on March 27, 2024. After no substantial comments were received during the public and agency comment period, a final Determination of Non-significance was issued on April 19, 2024.

7. Grandview Comprehensive Plan

The Utilities Element of the Grandview Comprehensive Plan addresses goals and policies related to wireless communication facilities. The following goals and policies apply to the proposed project:

Goal 1: To ensure that energy, gas, communication facilities, and communication services are provided in a cost-effective and efficient manner.

Policy 1.1: Adopt procedures that encourage private utility providers to comply with the Land Use Element of this Comprehensive Plan when planning future facilities.

Policy 1.3: Promote whenever feasible the co-location of new public and private utility distribution facilities in shared trenches and physical locations, and coordinate construction timing to minimize construction-related disruptions and reduce the cost of utility delivery.

Policy 1.4: For telecommunications, including telephone, cellular telephone and cable television, allow the development/maintenance of facilities necessary to provide services as needed to accommodate population growth and advancements in technology, provided they are compatible with surrounding land uses.

Goal 2: Minimize impacts associated with the siting, development, and operation of utility services and facilities on adjacent properties and the natural environment.

Policy 2.3: Cooperatively work with other agencies, surrounding municipalities and Yakima County during the siting and development of facilities of regional significance.

Goal 3: Develop an efficient utility system that supports the community vision (both public and private)

Staff Finding: The proposed development is consistent with the Grandview Comprehensive Plan.

8. Wireless Communication Facilities Siting, Site Design and Improvement Standards

The site design standards specific to wireless communication facilities can be found in GMC 17.70.080. They are generally permitted under the following conditions:

- A. Such structures shall be permitted in all industrial or C-2 zoning districts provided the location is 500 feet or more from a residential district. Any location closer than 500 feet requires special permit approval.
- B. Such structures may be permitted by a conditional use permit in all other zoning districts provided said structures are:
 - 1. Attached to or located on an existing or proposed building or structure that is higher than 35 feet; or
 - 2. Located on or with a publicly owned facility such as a water reservoir, fire station, school, county or port facility.
- C. All wireless communication facilities shall comply with the following standards:
 - 1. Wireless facilities shall be screened or camouflaged by employing the best available technology. This may be accomplished by use of compatible materials, strategic location, color, stealth technologies, and/or other measures to achieve minimum visibility of the facility when viewed from public rights-of-way, and adjoining properties such that a casual observer cannot identify the wireless communication facility.
 - 2. Wireless facilities shall be located in the city in the following order of preference:
 - a. Attached to or located on buildings or structures that are 35 feet high or higher.
 - b. Located on or with a publicly owned facility.
 - c. Located on a site other than those listed in subsection (C)(2)(a) or (b) of this section.
 - 3. If an applicant chooses to construct a new freestanding wireless communication facility, the burden of proof shall be on the applicant to show a wireless communication facility located on a higher order of preference site cannot reasonably be accommodated. The city reserves the right to retain a qualified consultant, at the applicant's expense, to review the supporting documentation for accuracy.
- D. All applications for building permits must be accompanied by verification of approval by the Federal Communication Commission (FCC), the Federal Aviation Administration (FAA) and any other state or federal requirements for tower design and location. Additionally all tower construction plans must be designed and stamped by a licensed professional engineer.

- E. All wireless communication facilities shall be removed by the facility owner within six months of the date the facility ceases to be operational or if the facility falls into disrepair.

Staff Finding: The proposed tower is within 500 feet of both R-1 and R-2 zones, so is being processed as a conditional use permit. The proposed facility would be classified under (C)(3) of this title, and the applicant has provided the following explanation for the choice of site:

This location was selected due to availability of space for the tower and supporting equipment, and by providing for collocation, this tower will help to limit the installation of additional future wireless facilities.

No nearby structures 35' or higher are available for potential collocation.

Limited publicly-owned facilities within the target search area with available space to accommodate the proposed multi-carrier facility and supporting equipment are available or interested in supporting this WCF. Grandview school district property declined an interest in siting a WCF at their property. There are no other adequately sized, publicly owned properties were found within the target search area.

The zoning of the site as M-1 also allows for the installation of a tower, though a conditional use permit must be issued for the development. The tower is planned as a monopine-style tower to camouflage and limit visual blight. No nearby structures are available for collocation.

9. Special Permits

Per GMC 17.86 – Special Permits, conditional use permits are to be considered by the hearing examiner. The criteria considered are the following:

- A. The proposal is in accordance with the goals, policies, objectives, maps, and/or narrative text of the comprehensive plan;
- B. The proposal will adversely affect public infrastructure;
- C. The proposal will be constructed, maintained, and operated to be in harmony with the existing or intended character of the general vicinity;
- D. The location and height of proposed structures and the site design will discourage the development of permitted uses on property in the general vicinity or impair the value thereof;
- E. The operations in connection with the proposal will be more objectionable to nearby properties by reason of noise, fumes, vibrations, dust, traffic, or flashing lights than would be the operation of any permitted uses within the district; and
- F. The proposal will endanger the public health or safety if located and developed where proposed, or in any way will become a nuisance to uses permitted in the district.

Additionally, per GMC 17.86.110 and GMC 17.86.120, conditional use permits become effective on the day after the date of the hearing examiner decision, and the applicant must obtain a building permit for the construction of the conditioned use within six months of the effective date. If one is not obtained, the conditional use permit shall expire.

Per GMC 17.86.130, a one-time extension of a conditional use permit may be granted provided the extension does not exceed six months and an application for extension is submitted to the public works director no later than 30 days after the expiration date of the conditional use permit.

Per GMC 17.86.140, any conditional use permit may be revoked by the hearing examiner if, after a public hearing, notice of which shall be given in accordance with GMC Title 14, it is found that the conditions upon which the conditional use permit was authorized have not been fulfilled or if the use authorized has changed in size, scope, nature, or intensity so as to become a detriment to the surrounding area.

Staff Finding: The proposed facility is consistent with the Grandview Comprehensive Plan. It will have no impact on existing infrastructure, and will be constructed and maintained as directed by Grandview Municipal Code and the conditions of the Hearing Examiner's decision. Additional local, regional, and federal regulations will also apply. The location and height of the structure will not impact development of permitted uses on the property or in the general vicinity, nor has the proposal been objectionable to neighboring property owners as is evidenced by no public comments being made during the comment period. The effective date and expiration date shall be adhered to, and noted as a condition of this recommendation.

RECOMMENDATION

The Grandview Administrative Official hereby recommends APPROVAL of the application for the new Wireless Communication Facility within the Light Industrial District (M-1), with the following conditions of approval:

1. The applicant shall apply for any necessary building, plumbing, mechanical, and fire permits for the facility within six months from the effective date of issuance (the day after the hearing examiner's decision).
2. The structure shall be screened or camouflaged using best available technology per GMC 17.70.080 (C) (1)
3. Approval must be granted by the Federal Communication Commission and the Federal Aviation Administration prior to the issuance of building permits.
4. The tower construction plans must be designed and stamped by a licensed professional engineer.
5. The facility shall be removed by the owner within six months of the date the facility ceases to be operational or if the facility falls into disrepair.