DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave. NE
BELLEVUE, WA 98004

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT:	AT&T Mobility
LOCATION OF PROPOSAL:	16330 NE 4th Street
DESCRIPTION OF PROPOSAL:	Application for Administrative Conditional Use approval to modify an existing WCF facility by adding 2 antennas to the existing antenna array on an existing PSE pole, along with associated ground-mounted equipment within the right-of-way. The height of the existing wood lam pole at 57' will not increase.
FILE NUMBER:	11-122885-LA

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Land Use Division of the Department of Planning & Community Development. This information is available to the public on request.

- ☐ There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on _____.
- ☐ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on **March 29, 2012.**
- ☐ This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on _____. This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5 p.m. on _____.

This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information indicating, or on, a proposals probable significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project): or if the DNS was procured by misrepresentation or lack of material disclosure.

Carol V Helland
Environmental Coordinator

March 15, 2012
Date

OTHERS TO RECEIVE THIS DOCUMENT:
State Department of Fish and Wildlife
State Department of Ecology, Shoreline Planner N.W. Region
Army Corps of Engineers
Attorney General
Muckleshoot Indian Tribe

C Hamlin 3/15/12

City of Bellevue Submittal Requirements	27a

ENVIRONMENTAL CHECKLIST

4/18/02

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call the Permit Center (425-452-6864) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Our TTY number is 425-452-4636.

BACKGROUND INFORMATION

Property Owner: Puget Sound Energy (utility pole)

Proponent: AT&T Moblility

Contact Person: Becky Todd, PTS
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 568 First Ave S. #650, Seattle, WA 98104

Phone: 206-342-6388

Proposal Title: SD76 Lake Hills North

Proposal Location: 16330 NE 4th Street, near NE 4th and 168th Ave NE.
(Street address and nearest cross street or intersection) Provide a legal description if available.

Please attach an 8 ½" x 11" vicinity map that accurately locates the proposal site.

Give an accurate, brief description of the proposal's scope and nature:

1. General description: Add two antennas for technology upgrade to existing AT&T wireless site collocated on PSE utility pole, with upgrades to base equipment on adjacent private property
2. Acreage of site: subject property is 3.48 acres; facility is contained in underground vault in church parking lot, and attached to a utility pole.
3. Number of dwelling units/buildings to be demolished: none
4. Number of dwelling units/buildings to be constructed: none
5. Square footage of buildings to be demolished: none
6. Square footage of buildings to be constructed: none
7. Quantity of earth movement (in cubic yards): about 3 cubic yards
8. Proposed land use: utility pole with wireless facility collocation
9. Design features, including building height, number of stories and proposed exterior materials: laminate wood utility pole to remain, 57' at tip height; antennas to be painted to match. Additional antennas flush-mounted in same manner as existing, cables hidden in cable chase.
10. Other modification to existing facility

above grade equipment shelter will be screened

Received
SEP 16 2011
Permit Processing

Estimated date of completion of the proposal or timing of phasing:

Fall/winter 2011, construction during hours allowed by permit

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. none known

List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. none known

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known.

Administrative Conditional Use(LA)review; wireless permit through City of Bellevue

It is the applicant's responsibility to obtain any required state/federal permits

List any government approvals or permits that will be needed for your proposal, if known. If permits have been applied for, list application date and file numbers, if known.

LA, WCF permit, ROW permit

City of Bellevue

Please provide one or more of the following exhibits, if applicable to your proposal.
(Please check appropriate box(es) for exhibits submitted with your proposal):

☐ Land Use Reclassification (rezone) Map of existing and proposed zoning

☐ Preliminary Plat or Planned Unit Development
Preliminary plat map

☐ Clearing & Grading Permit
Plan of existing and proposed grading
Development plans

☒ Building Permit (or Design Review)
Site plan
Clearing & grading plan

☐ Shoreline Management Permit
Site plan

A. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site: ☒ Flat ☐ Rolling ☐ Hilly ☐ Steep slopes ☐ Mountains ☐ Other

b. What is the steepest slope on the site (approximate percent slope)?
0-2%

c. What general types of soil are found on the site (for example, clay, sand, gravel, peat, and muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.
compact fill, clay

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
none observed

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill. Trench in parking lot to install additional conduit; trench in ROW for same. Parking lot to be restored with properly compacted fill and resurfaced; ROW planting strip to be restored and plants replaced/augmented as needed. Use native soils for planting, native or imported soils for parking lot. Parking lot trench to be resurfaced to match existing.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
no

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
no additional impervious surface.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
restore parking lot upon completion of trench for conduit.

During construction, erosion control per BCC 23.76

2. AIR

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

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
no

c. Proposed measures to reduce or control emissions or other impacts to the air, if any:
none

During construction, dust suppression measures per BCC 23.76

3. WATER

a. Surface

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

appropriate, state what stream or river it flows into.

none known

(2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If Yes, please describe and attach available plans.

no

(3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

none

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

no

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

no

(6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

no

b. Ground

(1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description.

no

(2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

none

c. Water Runoff (Including storm water)

(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.

rainfall, dispersed by natural sheeting action

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

no

During construction, standard erosion control measures per BCC 23.76.

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

nonw

4. Plants

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

☒ deciduous tree: alder, maple, aspen, other

☒ evergreen tree: fir, cedar, pine, other

☒ shrubs

☐ grass

☐ pasture

☐ crop or grain

☐ wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other

☐ water plants: water lily, eelgrass, milfoil, other

☐ other types of vegetation

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

Ornamental vegetation in planting strip may need to be replaced or enhanced in the area within 6 feet of the base of the utility pole.

around new equipment shelter

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

none known

new landscaping per LUC 20.20.195.D.4.

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

existing vegetation and approved landscaping to remain; if damaged, to be replaced.

5. ANIMALS

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

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

b. List any threatened or endangered species known to be on or near the site.
none known

c. Is the site part of a migration route? If so, explain.
none known

d. Proposed measures to preserve or enhance wildlife, if any:
none

6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy need? Describe whether it will be used for heating, manufacturing, etc.
electrical power, telco - existing on site

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
no

c. What kinds of energy conservation features are included in the plans of the proposal? List other proposed measures to reduce or control energy impacts, if any:
none

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

no

Proposal meets FCC reqts for RF exposures - see file.

(1) Describe special emergency services that might be required.
none

(2) Proposed measures to reduce or control environmental health hazards, if any.
N/App

b. Noise

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

none will affect project

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

traffic, construction noise, during work hours

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

construction during hours allowed under permit

Construction and truck traffic noise regulated by the City's Noise Ordinance BLC 9.18.

8. Land and Shoreline Use

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

Subject sits is a Church facility and parking lot; adjacent uses are residential

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

no

c. Describe any structures on the site.

wood frame square building

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

no

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

ROW and R-1.8

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

residential - low

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

N/App

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

none known

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

none - uninhabited

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

none

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

N/App

i. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: paint new equipment to match existing equipment. equipment is a modification to an approved, existing use

Conditions of approval for LA application: paint to match, screen, plantings. See Section VII of st. rept. LUC 20.20.195 LUC 20.20.520

9. Housing

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

none

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

none

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

none

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? 57' wood utility pole - existing. No new structures proposed

b. What views in the immediate vicinity would be altered or obstructed?
none

c. Proposed measures to reduce or control aesthetic impacts, if any:
paint equipment to match existing, low profile installation

screening above ground equip. + landscaping, removal of abandoned facilities LUC 20.20.195 LUC 20.20.520

11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
none

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

c. What existing off-site sources of light or glare may affect your proposal?
none

d. Proposed measures to reduce or control light or glare impacts, if any:
none; facility will not be lit

12. Recreation

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

b. Would the proposed project displace any existing recreational uses? If so, describe.
no

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
none required

13. Historic and Cultural Preservation

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.
no

b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.
none observed

c. Proposed measures to reduce or control impacts, if any:
none required

14. Transportation

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.
164th Ave NE and NE 4th. Property has existing driveway and parking

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

c. How many parking spaces would be completed project have? How many would the project eliminate?
Existing parking lot, no spaces eliminated

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not Including driveways? If so, generally describe (indicate whether public or private).
no

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. No

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.
1-2 maintenance visits per month, during business hours

g. Proposed measures to reduce or control transportation impacts, if any:
none

ROW Use permit req'd per BCC 14.30, BCC 14.60

15. Public Services

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

no

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

N/App

16. Utilities

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other. wireless facility only uses electricity and telco; other utilities are on-site serving the church building.

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.
no new utilities proposed, power and telco are existing on-site

Proposal will increase wireless communications in area.

Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature.....

Date Submitted.....9/16/11.....

City of Bellevue
Development Services Department
Land Use Staff Report

Proposal Name:	**AT&T** SD76 Lake Hills North/Hillaire
Proposal Address:	16330 NE 4th Street
Proposal Description:	Administrative Conditional Use approval to modify an existing WCF facility by adding 2 antennas to the existing antenna array on an existing PSE pole, along with associated ground-mounted equipment within the right-of-way. The height of the existing wood lam pole at 57' will not increase.
File Number:	**11-122885 LA**
Applicant:	AT&T Mobility
Decisions Included:	Administrative Conditional Use Permit (Process II, Land Use Code 20.30E)
Planner:	Carol Hamlin, Senior Planner, (425) 452-2731 CHamlin
State Environmental Policy Act Threshold Determination:	**Determination of Non-Significance (DNS)**

Carol V Helland
Carol V. Helland
Environmental Coordinator

Director's Recommendation:	**Approval with Conditions** Michael A. Brennan, Director Development Services Department

By: Carol V Helland
Carol V. Helland, Land Use Director

Application Date:	September 16, 2011
Public Notice (500 feet):	October 27, 2011
Minimum Comment Period:	November 10, 2011
Bulletin Publication Date:	**March 15, 2012**

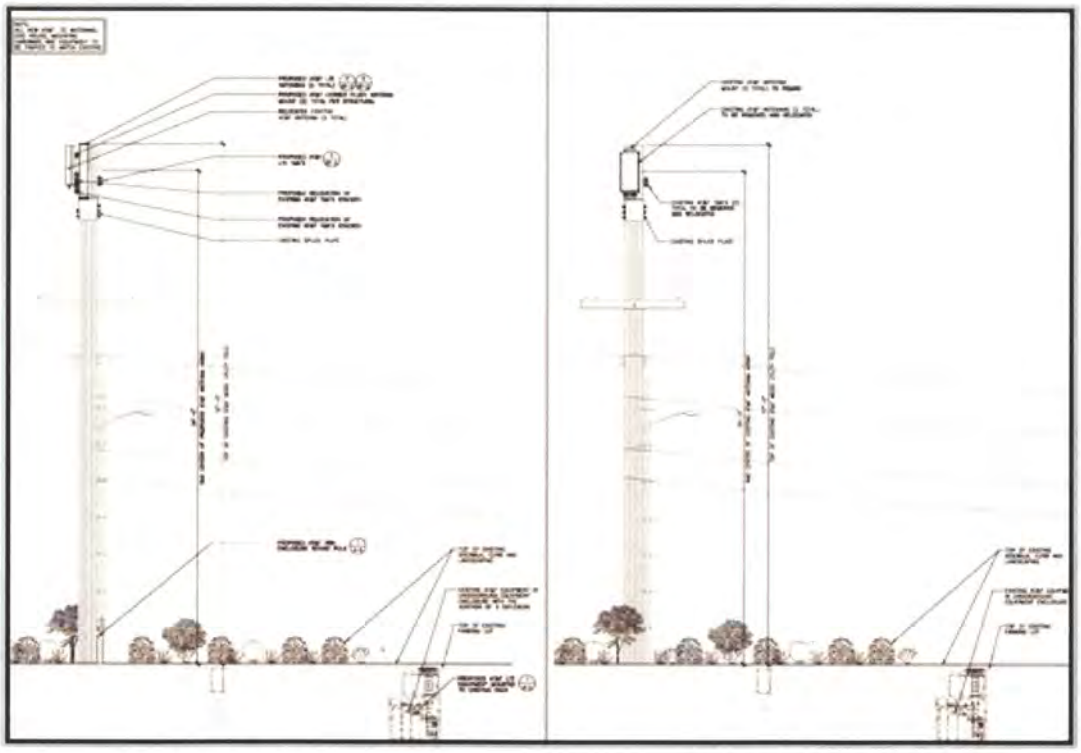
For information on how to appeal a proposal, visit Development Services at City Hall or call 425-452-4570.

I. Request/Proposal Description

AT&T requests Administrative Conditional Use approval to modify an existing wireless communication facility (WCF) by adding 2 antennas to the existing antenna array on an existing PSE pole, along with associated ground-mounted equipment within the right-of-way. The height of the existing wood laminate PSE pole at 57' will not increase. AT&T is also proposing to install remote radio head (RRH) units inside a small proposed equipment enclosure in the right-of-way, along with associated conduit. Other ground equipment upgrades will take place within the existing vault.

New above-ground equipment (located within the right-of-way) will be within a wood enclosure. The equipment/enclosure may not exceed 30" in height. The enclosure will be painted to match the existing wood laminate pole. Section VII for related conditions.

The proposed change will add 4G technology to the site and would expand AT&T's 4G footprint in the Bellevue. AT&T's research shows that this site currently has a very high volume of 3G traffic. The new 4G technology will improve the internet/data experience for customers in the area (capacity boost). It will improve the availability of 4G services (voice and data support for iPhone 4G phones) and would improve in-building and in-car services in the immediate vicinity of the site. The current volume and payload data show a substantial amount of voice/data traffic in this area, and the new 4G technology will improve the overall connectivity experience for customers in the area.



Proposed installation **Existing installation**

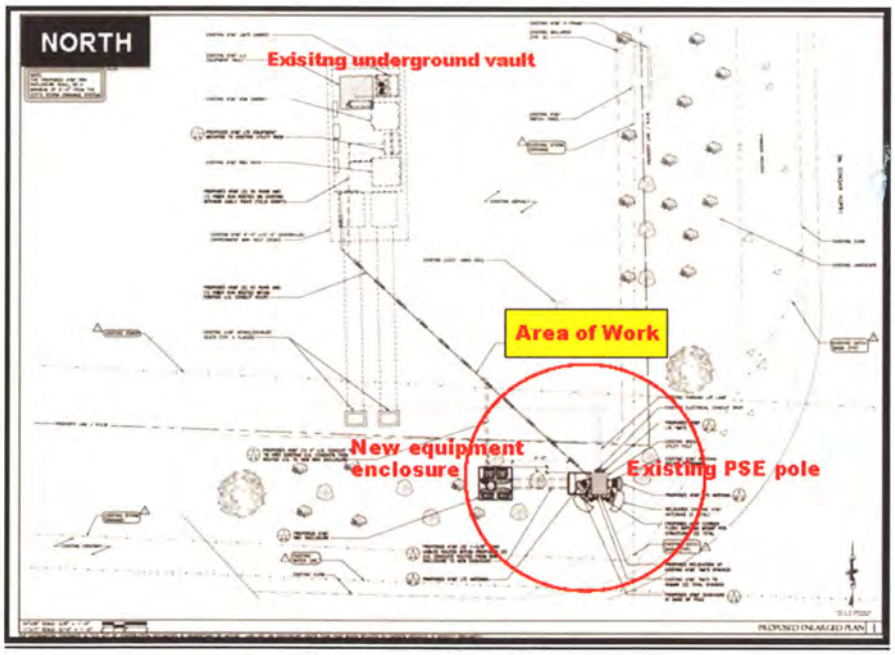
II. Site Description and Context

Aerial Photograph

Zoning Map

The proposal is located on a PSE wood laminate utility pole in the right-of-way of NE 4th Street adjacent to 164th Avenue NE. Currently there are two existing antennas at the top of the PSE pole. These antennas will remain but be relocated to accommodate the two new 4G antennas. Existing ground equipment (to remain) is installed in an underground vault in a parking lot on the adjacent private property (Unity of Bellevue Church). The location of the pole and underground vault will not change.

The project site is located in a predominately single family neighborhood just south of the Crossroads Mall area. It is in an established neighborhood built in the 1960's and 1970's. There are some upgrades of existing homes. The site is zoned R-1.8 as well as properties to the north and west. To the east and south, properties are zoned R-5.



Proposed Site Plan

III. Environmental Impacts of the Proposal

The environmental review (refer to project file, City Hall Records Office) indicates no probability of significant adverse environmental impacts occurring as a result of the proposal. The Environmental Checklist submitted with the application adequately discloses expected environmental impacts associated with the project. The City codes and requirements, including the Clear and Grade Code, Utility Code, Land Use Code, Noise Ordinance, Building Code and other construction codes adequately mitigate expected environmental impacts. Therefore, issuance of a Determination of Non-Significance is the appropriate threshold determination under the State Environmental Policy Act requirements.

IV. Public Comment and Response

As of the date of this staff report, no written correspondence has been received on this proposal.

V. Applicable Decision Criteria / Findings and Conclusions

Compliance with the decision criteria of Land Use Code section 20.30E.140 is discussed below.

A. The administrative conditional use is consistent with the Comprehensive Plan.

Finding: This proposal is consistent with Bellevue's Comprehensive Plan policies regarding such facilities. The Comprehensive Plan policies listed below from the Utility Element have been considered in support of the City's decision regarding this site:

(1) UT-40. Require the reasonable screening and/or architecturally compatible integration of all new above-ground utility facilities.
(2) UT-40a. Protect Bellevue's aesthetic quality and infrastructure investment from unnecessary degradation caused by the construction of telecommunication infrastructure.
(3) UT-43. Encourage consolidation on existing facilities where reasonably feasible and where such consolidation leads to fewer impacts than would construction of separate facilities.
(4) UT-55. Require the placement of personal wireless communication facilities in a manner that minimizes the adverse impacts on adjacent land uses.
(5) UT-59. Recognize that personal wireless communication facilities will be deployed in all areas of the city to provide coverage and capacity consistent with the changing use of wireless technology. Minimize the attendant impacts, particularly the visual impacts, of personal wireless communication facility towers, lattice towers and structures by utilizing criteria for the design and location of such facilities that appropriately balance the need for wireless services and the impacts of the necessary facilities.

(6) UT-60. Minimize visual impacts of personal wireless communication facilities by encouraging deployment in land use districts in the following preferred and descending order when possible, considering the provider's coverage needs: 1) Nonresidential land use districts, except Transition Areas; 2) Transition Areas; 3) Multifamily (R-20 and R-30) districts; and 4) and Park sites and Residential districts.

(7) UT-61. Minimize visual impacts of personal wireless communication facilities by encouraging system designs in the following preferred and descending order: 1) attached to public facility structures, building mounted, or integrated with utility poles, light standards, and signal supports; 2) co-located on utility poles, light standards, signal supports; and 3) free standing towers.

AT&T's proposal is consistent with these policies, since efforts are being made to minimize visual intrusion, as summarized under criteria B below. They are also utilizing an existing WCF located on an existing PSE power pole while still achieving AT&T's coverage and capacity needs. AT&T has achieved consistency with UT-43 (*encourage consolidation*) since the proposal consolidates with an existing wireless facility. This existing facility has been in existence for about a decade (file number 02-127072-LA).[1] The new installation is considered among the most preferred system design alternatives listed in LUC 20.20.195.D.2 since it is co-located with an existing WSF facility. The proposed configuration will be compatible with the existing character of this area with minimal changes to the existing PSE pole. No other preferred alternatives were identified within the search area given the fact that AT&T has maintained a cellular tower on this site for about a decade.

B. The design is compatible with and responds to the existing or intended character, appearance, quality of development and physical characteristics of the subject property and immediate vicinity.

Finding: To ensure that the facility is compatible with the existing wireless facility on the PSE pole, the proposal incorporates the following measures:

(1) The PSE pole will remain the same and will not be modified with this application.

(2) The two new 4G antennas and the relocated two existing 3G antennas will be flush-mounted near the top of the pole (see Section VII for related condition). The antennae are specified on the attached plans (Sheet A-3) and will be painted to match the existing PSE pole (see Section VII for related condition). The proposed antenna style, attachment method, and paint treatment result in a facility that respects the existing PSE pole and neighborhood.

(3) The ancillary equipment will be located within a new equipment enclosure within the right-of-way, approximately 5 feet from the existing PSE pole. This above-ground equipment shall be fully enclosed with a wood screen and have landscaping installed around such enclosure.

[1] This wireless facility was upgraded in 2010 under application# 10-109960-LA with a post-issuance revision allowing for flush-mounted antennas.

(4) The antenna cabling will be pulled tight at the top of the pole (see sheets A-3, RF-1). See Section VII for related condition. The conduit will be fully enclosed within the existing PSE pole (see sheets A-3, RF-1). See Section VII for related condition.

C. The administrative conditional use will be served by adequate public facilities including streets, fire protection, and utilities

Finding: The proposed facility will be located on an existing PSE pole in the right-of-way. There is an existing underground vault on the adjacent church property that will remain. The site is already served by adequate public facilities including streets and fire protection. Transportation has included one condition on this proposal requiring that if there is any work in the right-of-way, then a Right-of-Way Use Permit is necessary. See Section VII for related condition. Due to the limited traffic generated by this modification proposal, no additional off-street improvements are proposed. The facility will not require water or wastewater facilities and will not contribute to erosion from stormwater runoff.

D. The administrative conditional use will not be materially detrimental to uses or property in the immediate vicinity of the subject property.

Finding: The project, as proposed, will not be materially detrimental to the adjacent neighborhood. The proposed facility is a passive use; there are no activities that would produce airborne emissions, odor, vibration, heat, glare, or noxious materials. According to the FCC regulations and a certified report from AT&T's engineer, this proposal will not create interference nearby and is well within the frequency limits established by the FCC.

As viewed from the neighborhood, the visual impact of the proposed change will be minimal. Although the antennas will be visible from the road, the added antennas will utilize flush mounts and be painted to match the existing pole and equipment to help mitigate visual impact. The pole itself is a wood laminate pole, with flat faces, which will help reduce visibility of the additional antennas from the various vantage points. The proposed antennas are narrower than the existing so there will be less visual impact than the existing antennas. Ground-mounted equipment will be screened with a wood enclosure; landscaping will be installed to soften the view of this enclosure.

To ensure that this facility is maintained, this report includes a condition of approval which requires that the facility be removed when it ceases to be operational or if it falls into disrepair. See Section VII for related condition.

E. The administrative conditional use complies with the applicable requirements of the Land Use Code.

Finding: The proposal complies with applicable requirements of the Land Use Code. Wireless communication facilities (WCF's) are permitted within residential districts on private property based on Land Use Code (LUC) 20.10.440, footnote 14:

(14) Wireless communication facilities (WCFs) are not permitted on any residential structure, undeveloped site located in a residential land use district, or site that is developed with a residential use. ***This note does not prohibit locating WCF:*** *a) on any residential structure or undeveloped site in R-20 or R-30 Land Use Districts; or* ***b) on any nonresidential structure (i.e., churches, schools, public facility structures, utility poles, etc.) or in public rights-of-way in any residential land use district. (Emphasis added)***

The proposal meets this requirement since the pole is located within NE 4th Street (public right-of-way), the underground vault is located on church property (nonresidential use), and the antennas are located on a utility pole (non-residential structure).

The proposal meets all Land Use Code requirements applicable to non-exempt wireless communications facilities per LUC 20.20.195.D 1-9:

1) The applicant is not increasing the height of the existing PSE pole.
2) The applicant has provided the required search ring map.
3) Dispersal: Not applicable since the applicant is upgrading an existing facility.
4) As conditioned, the proposal meets the development standards (i.e. color, design, equipment height and screening). Section VII for related condition.
5) AT&T's radio frequency (RF) engineer has reviewed this proposal and determined that this modification will not interfere with other communication facilities. It will also transmit within the range specified by the FCC. The RF engineer's report and propagation maps are available for viewing in the City's project file.
6) Setbacks: Not applicable since there are no structures proposed on private property.
7) Independent Technical Review: Not required at this time.
8) Removal of Abandoned Facilities: The applicant will be required to remove abandoned facilities. Section VII for related condition.
9) Removal upon Undergrounding: This will be a requirement upon review of future applications to underground equipment.

VI. Decision

After conducting the various administrative reviews associated with this proposal, including applicable land use consistency, SEPA, and City Code and Standard compliance reviews, the Development Services Department does hereby **APPROVE** the proposal subject to the following conditions:

VII. Conditions of Approval

1. **Paint to Match:** The antennas, all ancillary components, and the ground-mounted wood equipment enclosure shall be painted to match the existing pole.
   REVIEWER: Carol Hamlin, (425) 452-2731
   AUTHORITY: LUC 20.20.195.B.1.a.v, D.4.a

2. **Conduit/Cabling:** The conduit shall be fully enclosed within the existing PSE pole. All cable connections to each antenna shall be mounted to the pole and pulled tight. The cabling shall also be painted to minimize visual impacts from the right-of-way and surrounding properties.
   REVIEWER: Carol Hamlin, (425) 452-2731
   AUTHORITY: LUC 20.20.19S.B.1.a.iii

3. **Flush-Mount:** All antennas shall be flush-mounted no more than six inches from the pole.
   REVIEWER: Carol Hamlin, (425) 452-2731
   AUTHORITY: LUC 20.20.195.B.1.a.v

4. **Above-ground Equipment:** The above-ground equipment may not exceed 30" in height, shall be fully enclosed with a wood screen. Landscaping shall be installed around the proposed ground-mounted equipment enclosure. The applicant shall receive approval of the final landscape plan and wood screen prior to installation.
   REVIEWER: Carol Hamlin, (425) 452-2731
   AUTHORITY: LUC 20.20.195.D.4.d(4)

5. **Removal of Abandoned Sites:** The owner of this facility shall provide the Director with copies of any notice of intent to cease operations that is provided to the Federal Communications Commission. The entire facility shall be removed by the facility owner within 90 days of the date it ceases to be operational, or if the facility falls into disrepair and is not maintained. Disrepair includes structural features, paint, or general lack of maintenance, which could result in safety or visual impacts.
   REVIEWER: Carol Hamlin, (425) 452-2731
   AUTHORITY: LUC 20.20.195.D.8

6. **Right of Way Use Permit:** The applicant will be required to obtain a right-of-way use permit from the City of Bellevue Transportation Department, Right of Way division, before the issuance of any permits. In some cases, more than one right of way use permit may be required, such as one for hauling and one for construction work within the right of way. A right of way use permit regulates activity within the City right of way, including but not limited to the following:
   a. Designated truck hauling routes.
   b. Truck loading and unloading activities.
   c. Hours of construction and hauling.
   d. Continuity of pedestrian facilities.
   e. Temporary traffic control and pedestrian detour routing for construction activities.
   f. Street sweeping and maintenance during excavation and construction.
   g. Location of construction fences.
   h. Parking for construction workers.
   i. Construction vehicles, equipment, and materials in the right of way.
   j. All other construction activities as they affect the public street system.

   REVIEWER: Dottie Schmidt, (425) 452-2888
   AUTHORITY: BCC 14.30 and 14.60.250

Attachments

Project Plans

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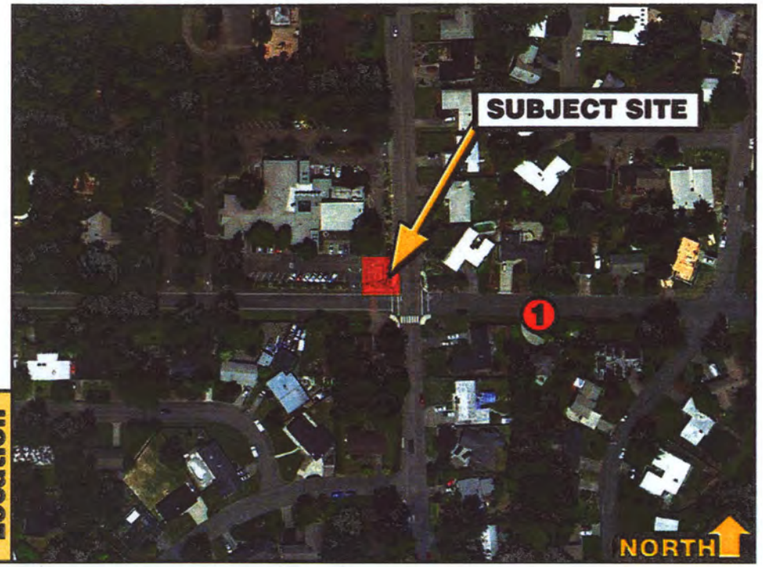
View #: 1

August 24, 2011

Location



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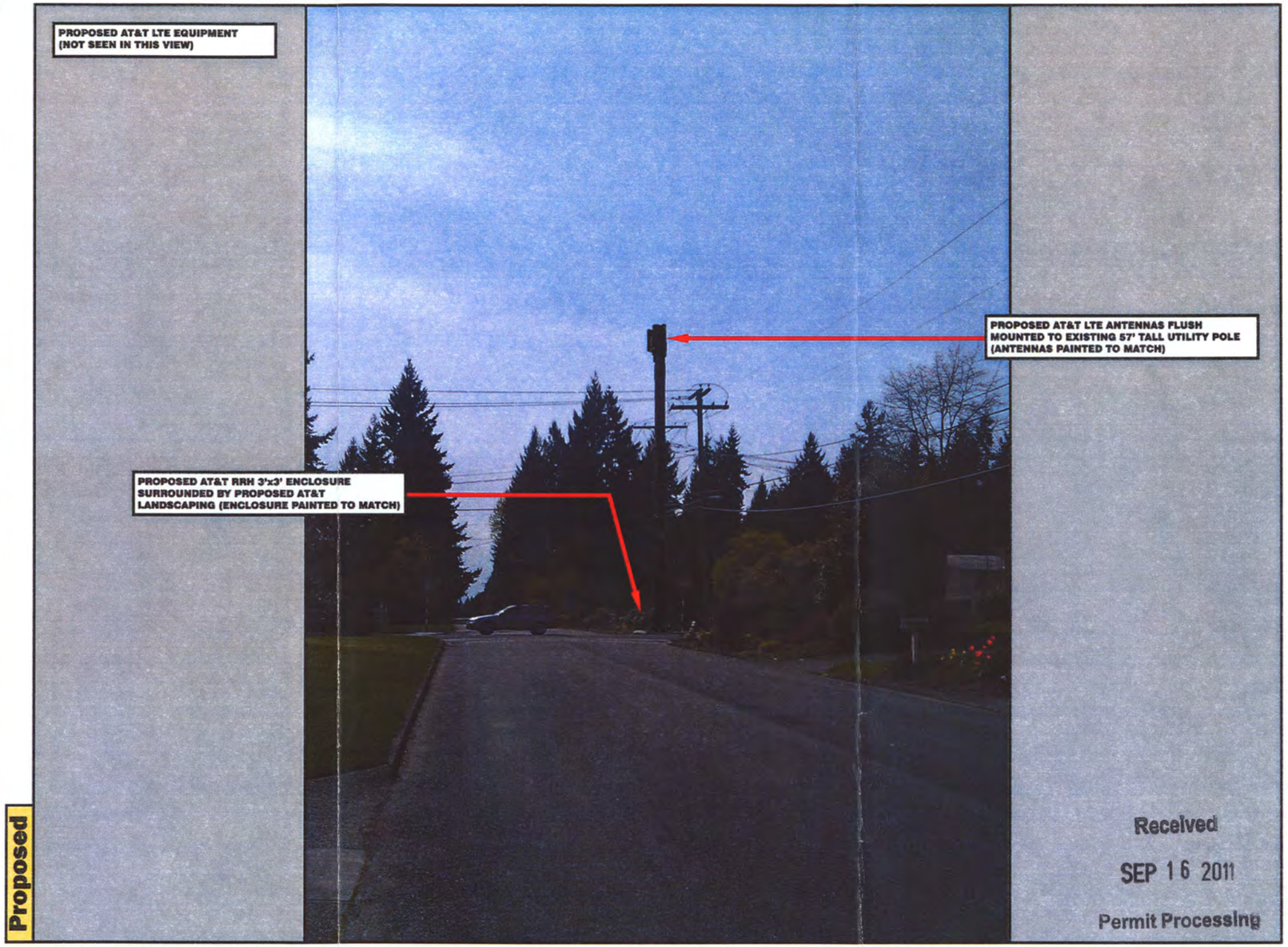

Received
SEP 16 2011
Permit Processing

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AT&T Mobility
16221 NE 72nd Way
Redmond, WA 98052

Becky Todd - Phone: (206) 342-6388

Prepared by: CJL

PTS
Pacific Telecom Services, LLC
3199 C Airport Loop Drive, Costa Mesa, CA 92626-3414

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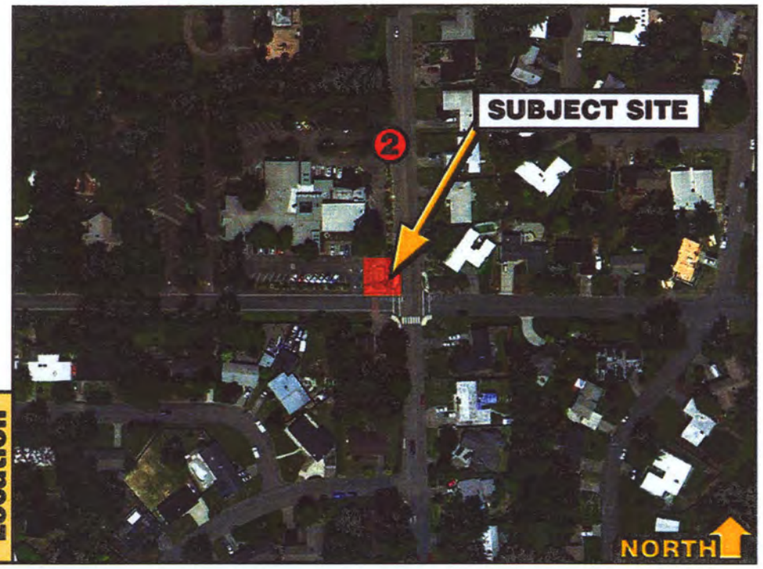
August 24, 2011

Location



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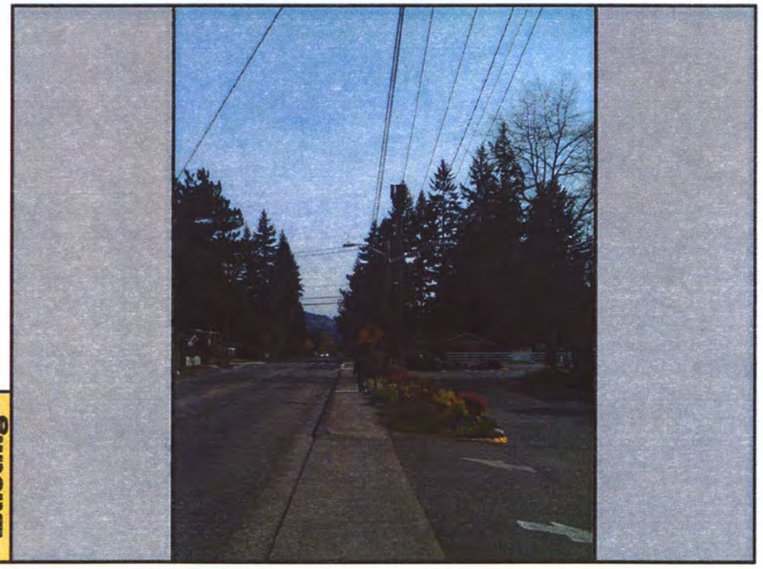

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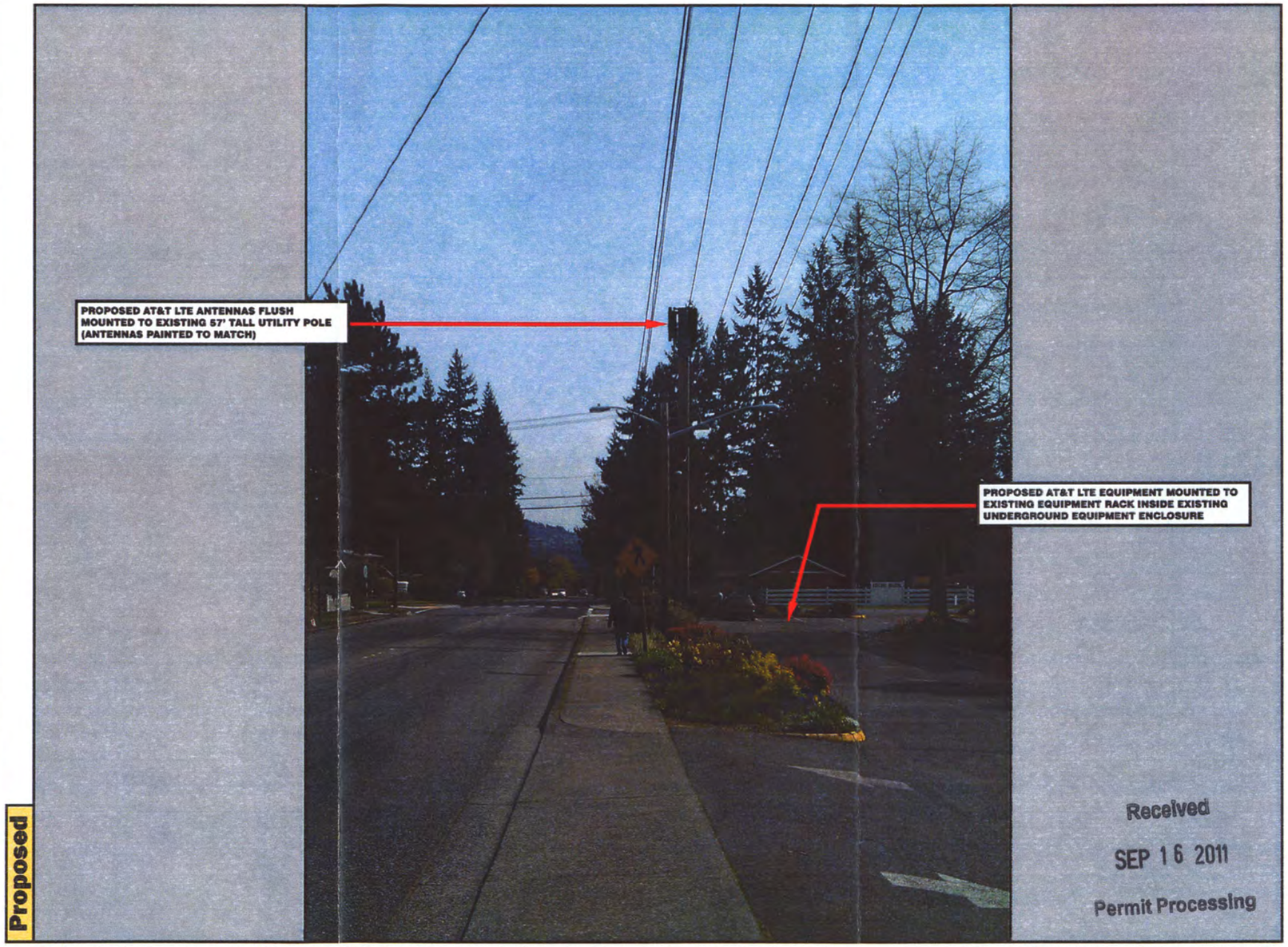

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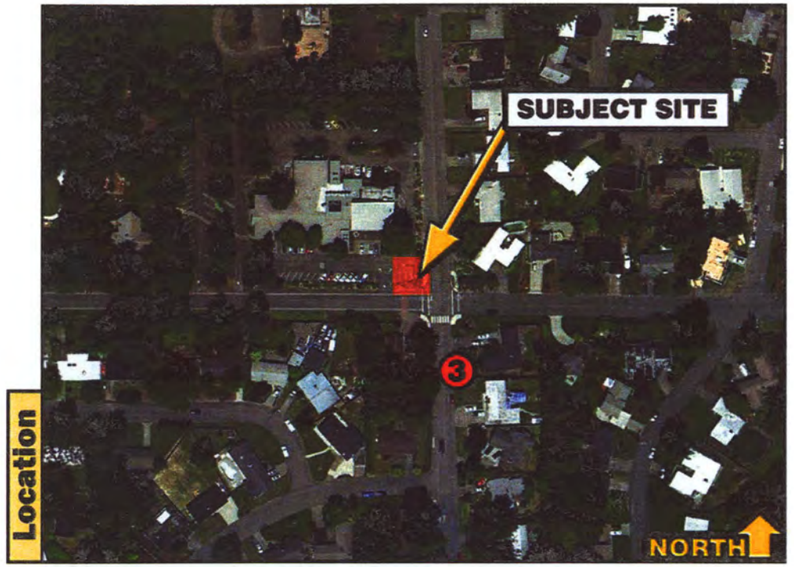

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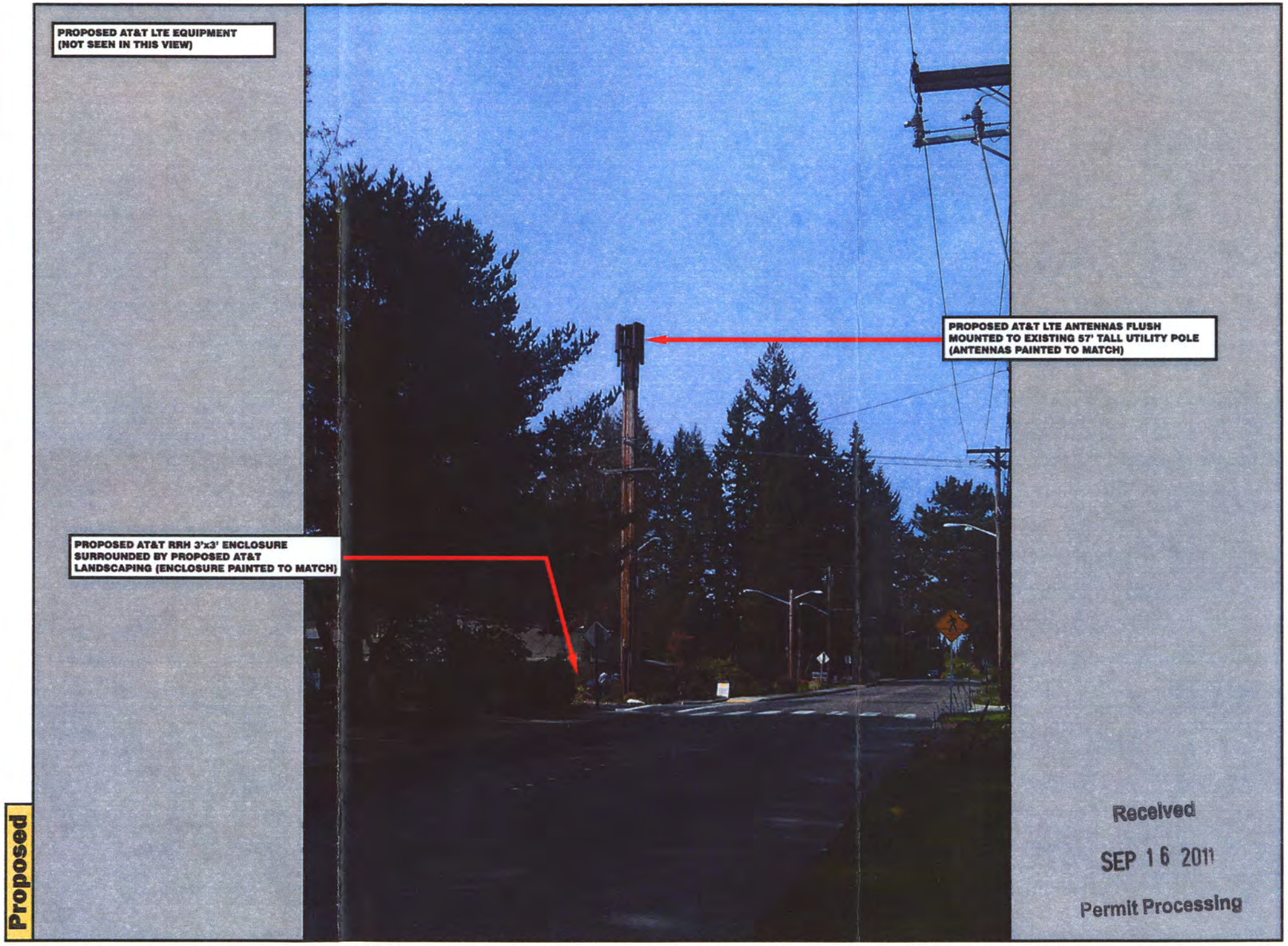

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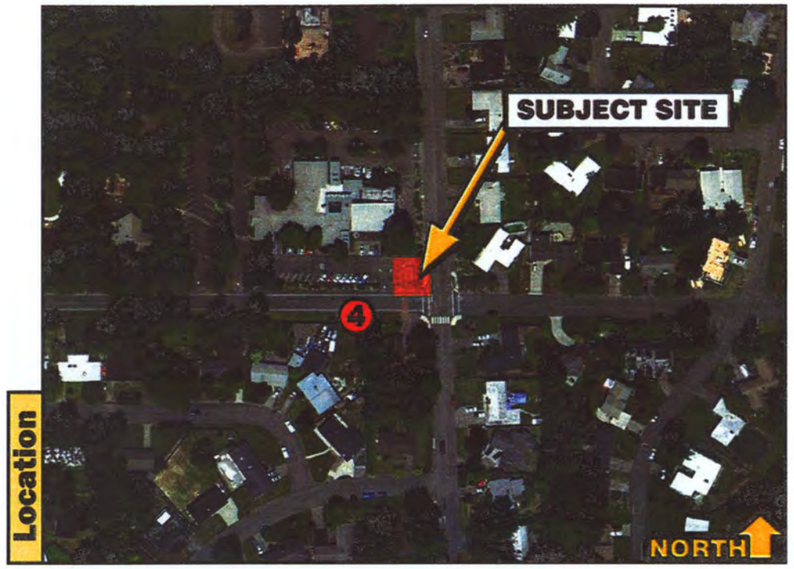

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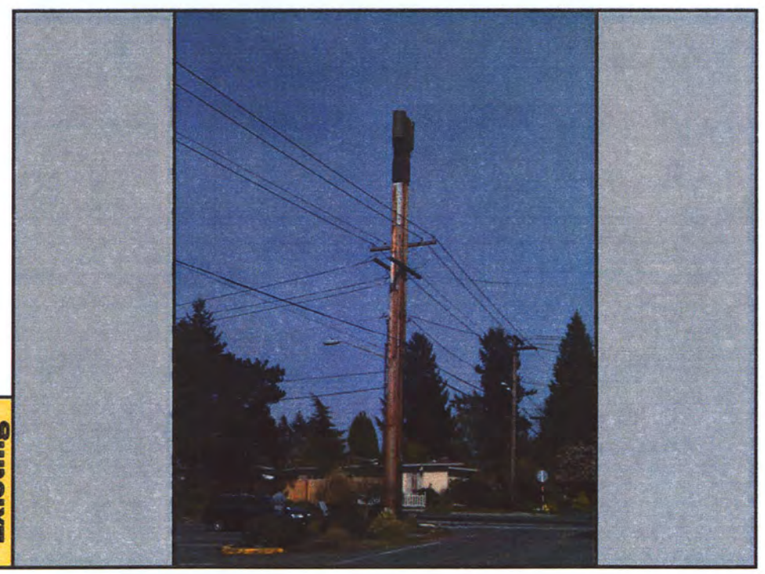

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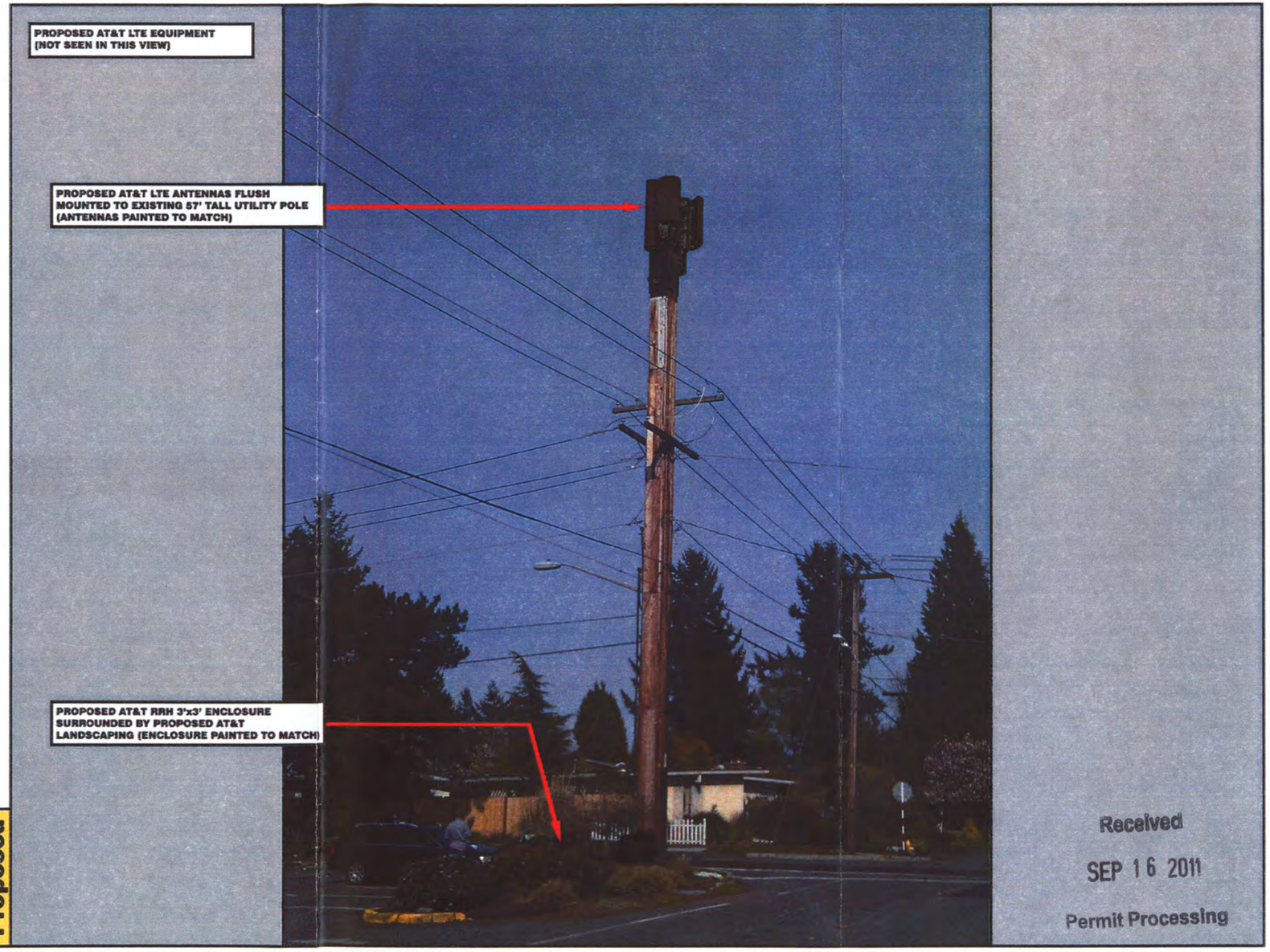

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