



City of Seattle
Edward B. Murray, Mayor

Department of Planning and Development
D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR OF
THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

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| Application Number: | 3017797 |
| Applicant Name: | Madeline Chaney |
| Address of Proposal: | 3670 East Marginal Way S |

SUMMARY OF PROPOSED ACTION

Land Use Application to allow a new minor communication utility consisting of sixteen panel antennas at the 60’ level of an 85’ monopole (Verizon Wireless). Equipment cabinet and emergency diesel generator located at ground level.

The following approval is required:

SEPA - Environmental Determination - Seattle Municipal Code (SMC) 25.05.

- SEPA DETERMINATION:** Exempt DNS MDNS EIS
- DNS with conditions
- DNS involving non-exempt grading or demolition or involving another agency with jurisdiction.

BACKGROUND INFORMATION

Site and Vicinity Description

The proposal site is an industrial property located in Industrial General-1/U-85’ zone in south Seattle. Existing development is a one story industrial building on the northern portion of the property.

Proposal Description

The proposed project consists of the installation of a minor communication facility for Verizon Wireless. The proposed facility will consist of a sixteen antennas with four antennas per sector. According to information provided by the applicant the **proposed monopole is being constructed with the idea of encouraging collocation. Verizon Wireless will be placing their antennas at the 60’ level. Other carriers’ antennas may be added in the future. Additional radio cabinets may be added for Verizon’s equipment area to accommodate changes in technology; other carriers’ cabinets could also be added within the fenced area in the future.**

Public Comments

DPD received no written comment letters regarding this proposal during the comment period which ended on July 16, 2014. During review it was determined that project does not require Administrative Conditional Use because the monopole within the height limit of the zone.

SEPA ANALYSIS

The initial disclosure of the potential impacts from this project was originally made in the environmental checklist dated May 15, 2014. The information in the checklist, MUP plans, planner's site visit, and applicant's statement of Federal Communication Commission Compliance, supplemental information and the experience of the lead agency with the review of similar projects form the basis for this analysis and decision.

Many environmental concerns have been addressed in the City's codes and regulations. The SEPA Overview Policy (SMC 25.05.665) discusses the relationship between the City's code/policies and environmental review. The Overview Policy states, in part, "*Where City regulations have been adopted to address an environmental impact, it shall be presumed that such regulation are adequate to achieve sufficient mitigation*" subject to some limitations. It may be appropriate to deny or mitigate a project based on adverse environmental impacts in certain circumstances as discussed in SMC 25.05.665-D1 to 7. In consideration of these policies, a more detailed discussion of some of the potential impacts is appropriate.

Short - Term Impacts

The following temporary or construction-related impacts are expected; decreased air quality due to suspended particulate from building activities and hydrocarbon emissions from construction vehicles and equipment; increased traffic and demand for parking from construction equipment and personnel; consumption of renewable and non-renewable resources. These impacts are expected to be very minor in scope and of very short duration considering the installation process. No conditioning of these impacts pursuant to SEPA authority is warranted.

Construction and Noise Impacts

Codes and development regulations applicable to this proposal will provide sufficient mitigation for all impacts. The initial installation of the antennas and construction of the equipment may include some loud equipment and activities. Considering the industrial nature of the zone and short term construction requirements for the installation of the antennas, this construction activity will not have adverse impacts on nearby industrial uses. Due to the project's large distance to nearby residences the Department finds that the limitations of the Noise Ordinance are adequate to appropriately mitigate the adverse noise impacts associated with the proposal. No limits or conditioning is needed to mitigate construction impacts.

Long - Term Impacts

Long-term or use-related impacts are also anticipated as a result of approval of this proposal, namely increases in demand for energy and increased generation of electromagnetic radiation emission. These long-term impacts are not considered significant or of sufficient adversity to warrant mitigation. However, due to the widespread public concerns expressed about electromagnetic radiation, this impact is further discussed below.

Once construction is completed, the proposed facility generates a low volume, intermittent noise from the fan within the base transmitting system cabinets. In addition, the generator will be tested once a week for approximately 30 minutes. This occurs during mid-morning in order to minimize disturbance.

The Federal Communications Commission (FCC) has been given exclusive jurisdiction to regulate wireless facilities based on the effects of electromagnetic radiation emissions. The FCC, the City and County have adopted standards addressing maximum permissible exposure (MPE) limits for these facilities to ensure the health and safety of the general public. The Seattle-King County Department of Public Health has reviewed hundreds of these sites and found that the exposures fall well below all the maximum permissible exposure (MPE) limits. The Department of Public Health does not believe these utilities to be a threat to public health.

The City is not aware of interference complaints from the operation of other installations from persons operating electronic equipment, including sensitive medical devices (e.g. - pacemakers). The Land Use Code (SMC 23.57.012-C2) requires that warning signs be posted at every point of access to the antennas noting the presence of electromagnetic radiation. In the event that any interference was to result from this proposal in nearby businesses or in clinical medical applications, the FCC has authority to require the facility to cease operation until the issue is resolved.

The information discussed above, review of literature regarding these facilities, and the experience of the Departments of Planning and Development and Public Health with the review of similar projects form the basis for this analysis and decision. The Department concludes that no mitigation for electromagnetic radiation emission impacts pursuant to SEPA policies is warranted.

Other long term impacts such as height, bulk and scale, traffic, and air quality are minor and adequately mitigated by the City's existing codes and ordinances. Provided that the proposal is constructed according to approved plans, no further mitigation pursuant to SEPA is warranted.

DECISION - SEPA

This decision was made after review by the responsible official on behalf of the lead agency of a completed environmental checklist and other information on file with the responsible department. This constitutes the Threshold Determination and form. The intent of this declaration is to satisfy the requirement of the State Environmental Policy Act (RCW 43.21.C), including the requirement to inform the public of agency decisions pursuant to SEPA.

- [X] Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21C.030(2)(C).
- [] Determination of Significance. This proposal has or may have a significant adverse impact upon the environment. An EIS is required under RCW 43.21C.030(2)(C).

CONDITIONS - SEPA

None.

Signature: _____ (signature on file) Date: December 11, 2014
Onum Esonu, Land Use Planner
Department of Planning and Development

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