



CITY COUNCIL
VIRGIL CLARKSON
Mayor

JASON HEARN
Deputy Mayor

JEFF GADMAN
LENNY GREENSTEIN
RON LAWSON
CYNTHIA PRATT
ANDY RYDER

CITY MANAGER
SCOTT SPENCE

LACEY CITY COUNCIL AGENDA
AUGUST 8, 2013
7:00 P.M.
420 COLLEGE STREET, LACEY CITY HALL

CALL TO ORDER:

1. PLEDGE OF ALLEGIANCE
2. APPROVAL OF AGENDA & CONSENT AGENDA ITEMS*
 - A. [Council Minutes of July 25, 2013](#)
 - B. [Final Plat of Campus Ridge Project #11-195](#)

** Items listed under the consent agenda are considered to be routine and will be enacted by one motion and one vote. There will be no separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.*

3. PUBLIC RECOGNITIONS AND PRESENTATIONS:

- A. Recognition of Tanya Fehlig as Youth Representative on Library Board
- B. Recognition of Woodland District Steering Committee (*Ryan Andrews*)

4. PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA*

The City Council will allow comments under this section on items **NOT already on the agenda. Where appropriate, the public will be allowed to comment on agenda items as they are addressed during the meeting.*

5. PUBLIC HEARING:

6. PROCLAMATION:

- A. [Proclamation declaring August 8, 2013, as Senior Services for South Sound Day](#)
(*Eileen McKenzie Sullivan*)

7. REFERRAL FROM PLANNING COMMISSION:

8. REFERRAL FROM HEARINGS EXAMINER:

- A. [Conditional Use Permit #13-03: Verizon Wireless South Sound Center Monopole](#)
(*Samra Seymour*)

9. RESOLUTIONS:

10. ORDINANCES:

11. MAYOR'S REPORT:

- A. Appoint Yasemin Alptekin to a 1st term on the Historical Commission

12. CITY MANAGER'S REPORT:

- A. [Award bid for 20th Avenue Waterline Replacement Project](#) (Scott Egger)

13. STANDING GENERAL COMMITTEE:

- A. [General Government & Public Safety Committee](#) (07.19.13)

14. OTHER BUSINESS:

15. BOARDS, COMMISSIONS, AND COMMITTEE REPORTS:

A. Mayor Virgil Clarkson:

1. Intercity Transit Authority (IT)
2. Mayors' Forum
3. Thurston Regional Planning Council (TRPC)

B. Deputy Mayor Jason Hearn:

1. Joint Animal Services Commission (JASCOM)
2. HTPA-Human Trafficking

C. Councilmember Cynthia Pratt:

1. Energy Advisory Committee
2. LOTT
3. Olympic Region Clean Air Agency (ORCAA)
4. Thurston Council for Children & Youth

D. Councilmember Andy Ryder:

1. Business Resource Center
2. Economic Development Council (EDC)
3. Transportation Policy Board (TPB)
4. Visitor & Convention Bureau (VCB)

E. Councilmember Ron Lawson:

1. Community Action Council (CAC)
2. Solid Waste Advisory Committee (SWAC)

F. Councilmember Jeff Gadman:

1. Health & Human Services Council (HHSC)
2. HOME Consortium
3. Regional Sustainability Task Force
4. Thurston County Law & Justice Council

G. Councilmember Lenny Greenstein:

1. Emergency Medical Services (EMS)
2. TCOMM911
3. Water Resource Inventory Area 11 (WRIA)

16. ADJOURN

**MINUTES OF A REGULAR MEETING OF THE
LACEY CITY COUNCIL HELD THURSDAY,
JULY 25, 2013, IN LACEY COUNCIL CHAMBERS.**

- CALL TO ORDER: Mayor Clarkson called the meeting to order at 7:00 p.m.
- PLEDGE OF ALLEGIANCE: Councilmember Ryder led the pledge of allegiance.
- COUNCIL PRESENT: V. Clarkson, J. Hearn, C. Pratt, J. Gadman, R. Lawson, A. Ryder, L. Greenstein
- STAFF PRESENT: S. Spence, T. Woo, D. Schneider, R. Walk, S. Egger, L. Gotelli, D. Pierpoint, C. Litten, D. Burns, R. Schoessel, M. Hoppe, R. Andrews, D. Christenson
- APPROVAL OF AGENDA AND CONSENT AGENDA: Consent Agenda Items:
(a) Council Minutes of July 11, 2013
(b) Final Plat of Campus Ridge Project #11-195
- Mayor Clarkson requested an agenda amendment to remove 2-B Final Plat of Campus Ridge Project #11-195.
- COUNCILMEMBER RYDER MOVED TO APPROVE THE CONSENT AGENDA AND AMENDED AGENDA. COUNCILMEMBER GREENSTEIN SECONDED. MOTION CARRIED.**
- PUBLIC COMMENT: Mayor Clarkson recognized Historical Commission members, Don Melnick, Ruth Shearer.
- Anne Capella, announced that she is the Director of the Brighton Banquet and Event Center that will open in 2015 adjacent to Cabela's. Reservations have already been accepted for 2015.

PROCLAMATION:

Mayor Clarkson declared August 1-7, 2013, as Clown Week. Gail Lindeblom accepted the proclamation on behalf of the Red Nose Brigade, and read the Clown Code of Ethics.

RESOLUTION:

Resolution No. 996 approves the Six-Year Transportation Improvement Program (TIP), and the revised Transportation Improvement Mitigation List.

The City is required to prepare an annual TIP and submit it to the Washington State Department of Transportation (WSDOT) and Thurston Regional Planning Council (TRPC) by July 31 each year.

The primary purpose of the TIP is to track the Federal Transportation and State Transportation Improvement Board funds. In addition, several sources have given projects additional points on grant funding if they are listed in the TIP. The funds shown do not obligate the City to any specific amount of matching dollars. All projects on the TIP are consistent with the Transportation Comprehensive Plan.

The Transportation Mitigation List is also updated with the TIP. The Construction Cost Index this year is 2.5%.

The Planning Commission and Transportation Committee recommend approval of the Six-Year Transportation Improvement Plan.

COUNCILMEMBER RYDER MOVED TO APPROVE RESOLUTION NO. 996 TO APPROVE THE 2014-2019 SIX-YEAR TRANSPORTATION IMPROVEMENT PROGRAM AND THE REVISED TRANSPORTATION IMPROVEMENT MITIGATION LIST. COUNCILMEMBER PRATT SECONDED. MOTION CARRIED.

ORDINANCE:

Ordinance No. 1417 adopts the 2013 Comprehensive Land Use amendments, relating to planning, zoning, and land use regulations, adopting a Woodland District Strategic Plan, Stormwater Comprehensive Plan, a revised Urban Forest Management Plan,

granting zoning changes, amending LMC 14.32.030, 14.32.035, 14.32.045, 14.32.050, 14.32.064, 16.03.015, repealing Table 14T-18, adding Tables 14T-18, Table 14T-66.

Pursuant to the Growth Management Act (GMA), the City may only amend the Comprehensive Land Use Plan once per year. The intent is to provide a coordinated review as the various elements of the Comprehensive Plan are amended or updated to ensure the plan elements are consistent with each other.

The 2013 Comprehensive Plan amendments include the adoption and/or amendment of the following documents:

- The Woodland District Strategic Plan. Ryan Andrews, Associate Planner, recognized TRPC staff, Veena Cabot and Thera Black, for securing federal project funding and providing leadership throughout the process. He also recognized Julia Walton, NOVA Project Consultant, for guidance in developing the plan.
- Comprehensive Storm Water Plan (Doug Christenson, Utilities Civil Engineer). Deputy Mayor Hearn noted for the record that the City has taken the initiative over the years to responsibly manage its stormwater.
- Urban Forest Plan amendments (Ryan Andrews, Associate Planner). Mayor Clarkson thanked staff for their efforts over the years to move this plan forward to completion.
- Applicant initiated Land Use Plan map amendments (Dave Burns, Principal Planner).
 - First Western Development Services (Dave Burns, Principal Planner). Designation to Mixed Use High Density Corridor on Martin Way.
 - Kauffman Brothers (Dave Burns, Principal Planner). Designation to Hawks Prairie Business District.

Adoption of the Plan amendments is a step in the multi-year review of the City's Comprehensive Plan to fully update the Comprehensive Plan by 2016 as required by the Growth Management Act.

In addition, adoption of the Plan amendments finalizes the 2013 Planning Commission work program established by the Council, and address items Council determined were priority for review and action. The Planning Commission recommends approval of the amendments.

COUNCILMEMBER GADMAN MOVED TO APPROVE ORDINANCE NO. 1417 TO ADOPT THE 2013 COMPREHENSIVE LAND USE AMENDMENTS. COUNCILMEMBER GREENSTEIN SECONDED. MOTION CARRIED.

MAYOR'S REPORT:

Mayor Clarkson presented a request to Council for approval of the following appointments:

- Reappointment of Paul Royer to a 3rd term on the Parks Board
- Appointment of Ruth Weigelt to a 1st term on the Lodging Tax Advisory Committee
- Appointment of Fred Wright to an unexpired term on the Lodging Tax Advisory Committee

MAYOR CLARKSON MOVED TO APPROVE THE REAPPOINTMENT OF PAUL ROYER TO THE PARKS BOARD, AND THE APPOINTMENT OF RUTH WEIGELT AND FRED WRIGHT TO THE LODGING TAX ADVISORY COMMITTEE. COUNCILMEMBER RYDER SECONDED. MOTION CARRIED.

CITY MANAGER'S REPORT:

Scott Spence, City Manager, announced the Lacey Museum Open House will be held on August 5, followed by the Lacey Historical Commission meeting.

STANDING GENERAL
COMMITTEES:

Community Relations & Public Affairs

Councilmember Greenstein reported the Committee met on July 1, 2013, to receive an update on the July 3 Fireworks Spectacular and the Lacey Community Market.

Land Use Committee

Councilmember Pratt reported the Committee met on July 1, 2013, to discuss concerns related to coal exports transported by rail through Thurston County.

Transportation Committee:

Councilmember Gadman reported the Committee met on July 9, 2013, to discuss citizen concerns about pedestrian safety when crossing Carpenter Road.

BOARDS & COMMISSIONS:

Community Action Council

Councilmember Lawson reported the Board received an update on the insulation program, and discussed converting an old septic tank at Tolmie Cove into a 3 acre garden. In addition, the Board received a demonstration of how court dogs work with traumatized children.

Emergency Medical Services

Councilmember Greenstein reported a new 24/7 medic unit has been located at the fire station in Hawks Prairie by Jubilee.

TCOMM 911

Councilmember Greenstein reported preliminary discussion has begun regarding the budget and potential shortfalls.

HHSS

Councilmember Gadman announced that HHSS and Home Consortium will be consolidated into one organization to more efficiently manage funding allocations for social services agencies.

Human Trafficking

Deputy Mayor Hearn reported the Human Trafficking Alliance will hold a summit of elected officials and community leaders representing multiple agencies,

organizations and municipalities to focus on the issue of human trafficking.

Intercity Transit

Mayor Clarkson reported he represented Intercity Transit at a national conference attended by various transportation agencies.

Law & Justice Council

Councilmember Gadman reported a new UID law will go into effect without additional funding for law enforcement. The Council received an update on how to help the mentally ill before entering the court system. The Board also received an update on plans to staff and open the ARC.

SWAC

Councilmember Lawson reported the Board held a retreat and budget cuts that have impacted staffing. He announced the County Commissioners have approved a bag ban in the county and will enact the law in the fall. In other business, the Board discussed the amount of compostable quantities in the waste stream and solutions for addressing the issue.

Sustainable Task Force

Councilmember Gadman reported the Board Discussed how each jurisdiction will implement regional guidelines. A presentation will be to the Lacey City Council in the fall.

ADJOURNMENT: Mayor Clarkson adjourned the meeting at 8:55 p.m.

MAYOR: _____

ATTESTED BY CITY CLERK: _____

DATE APPROVED: _____



Lacey City Council Meeting August 8, 2013

SUBJECT: Final Subdivision Approval for Campus Ridge. Project no. 11-195.

RECOMMENDATION: As a consent agenda item, authorize the Mayor to sign the final subdivision map for Campus Ridge, project number 11-195.

STAFF CONTACT: Scott Spence, City Manager *SS*
Rick Walk, Community Development Director
Sarah Schelling, Associate Planner *SS*

ATTACHMENTS: 1. Final Subdivision Map

**PRIOR COUNCIL/
COMMISSION/
COMMITTEE REVIEW:**

— Preliminary Subdivision Approval given by the City Council on March 8, 2012

BACKGROUND:

On March 8, 2012, the City Council approved the preliminary subdivision of Campus Willows. The project was approved for 55 single-family residential lots generally located within the Meridian Campus Planned Community, on a parcel known as MF2, northwesterly of Campus Highlands Drive Northeast, northeasterly of Hole 17 of the Woodlands Golf Course. The subdivision has been developed in accordance with its approval. All public works and planning improvements are in place or financial securities are in place for their installation.

Appropriate agencies and departments have reviewed the request. The appropriate signatures have been obtained and it is now ready for the Mayor's signature. The applicant requests that the City Council authorize the Mayor to sign the final subdivision map for Campus Ridge. This will allow the applicant to proceed with the development of the subdivision.

ADVANTAGES:

1. Signing the final subdivision map would allow the applicant to proceed with the development of the subdivision and the sale of lots. The final subdivision application meets the requirements of preliminary approval, is consistent with the City Comprehensive Plan, the City Zoning Code, and all applicable City regulations.

DISADVANTAGES:

1. Staff has not identified any disadvantages of approving this subdivision.

**PLAT OF
CAMPUS RIDGE, A P.R.D.
A REPLAT OF LOT 2, LACEY BINDING SITE PLAN NO. 08-0004 LA
LOCATED IN PORTIONS OF THE NE1/4 OF THE SW1/4, THE SW1/4
OF THE NW1/4 AND THE SE1/4 OF THE NW1/4 OF SECTION 36,
TOWNSHIP 19 NORTH, RANGE 1 WEST, W.M.,
CITY OF LACEY, THURSTON COUNTY, WASHINGTON**

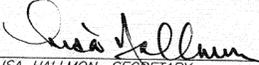
LEGAL DESCRIPTION

LOT 2 OF CITY OF LACEY BINDING SITE PLAN NO. 08-0004 LA, ACCORDING TO SURVEY RECORDED NOVEMBER 9, 2012 UNDER RECORDING NO. 4299671, IN THURSTON COUNTY, WASHINGTON.

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS:

THAT WE, THE UNDERSIGNED, ARE THE OWNER(S) IN FEE SIMPLE OF THE LAND HEREBY PLATTED, HEREBY DECLARE THIS PLAT OF CAMPUS RIDGE AND DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, AVENUES, PLACES OR WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON THE PLAT AND THE USE THEREOF FOR ANY AND ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES; ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS OR FILLS UPON THE LOTS, BLOCKS, TRACTS, ETC., SHOWN ON THIS BINDING SITE PLAN IN THE REASONABLE ORIGINAL GRADING OF ALL STREETS, AVENUES, PLACES, ETC., SHOWN THEREON.

 DATE: 7/15/13
LISA HALLMON, SECRETARY
CAMPUS RIDGE, LLC

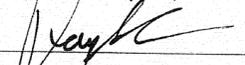
ACKNOWLEDGEMENT

STATE OF WASHINGTON
COUNTY OF ~~PIERCE~~ PIERCE

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT LISA HALLMON IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE SECRETARY OF CAMPUS RIDGE, LLC

TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: JULY 15, 2013


PRINTED NAME: RAY A HARRIES
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT POST ORCHARD
MY COMMISSION EXPIRES: 2/10/2016



NOTES / CONDITIONS OF APPROVAL

- PRIOR TO BUILDING PERMIT ISSUANCE FOR ANY LOT WITHIN THIS SUBDIVISION, AN APPROVED LOT TYPICAL LANDSCAPE PLAN SHALL BE SUBMITTED WITH THE APPLICATION FOR BUILDING PERMIT THAT IDENTIFIES THE TYPE, NUMBER AND LOCATION OF TREES TO BE PLANTED ON SITE.
- ANY IRRIGATION LINES PLACED WITHIN TREE PROTECTION ZONES ESTABLISHED FOR THE PROJECT MUST BE INSTALLED IN SUCH A MANNER AS TO NOT CAUSE DAMAGE TO THE ROOT PROTECTION ZONE, SUCH AS BY CUTTING ROOTS, DIGGING TRENCHES, OPERATION OF MACHINERY, ETC. SPECIAL CARE MUST BE TAKEN (HAND DIGGING TRENCHES, DESIGNING LINES TO STAY OUT OF THESE AREAS WHERE POSSIBLE, ETC.) TO ENSURE DAMAGE TO THE TREES DOES NOT OCCUR. IN THE EVENT DAMAGE TO THESE AREAS DOES OCCUR, THE CITY MAY REQUIRE, AT THEIR DISCRETION, REPLACEMENT OF THE COMPARABLE LANDSCAPE VALUE OF THE TREES DAMAGED OR OTHER MEANS TO MAKE UP THAT LOSS.
- ANY CONSTRUCTION ACTIVITIES ON THE SITE SHALL OCCUR ONLY BETWEEN THE HOURS OF 7:00 A.M. AND 9:00 P.M.
- ALL LAND WITHIN THE BOUNDARIES OF THIS PLAT IS WITHIN A COMMUNITY FACILITIES DISTRICT OF THE CITY OF LACEY AND ALL SALEABLE LOTS ARE SUBJECT TO ALL SERVICE FEES AND CHARGES WHICH MAY BE LEVIED BY THE CITY OF LACEY FOR THE MAINTENANCE, OPERATION AND IMPROVEMENT OF ANY COMMUNITY FACILITIES AND FOR LIENS FOR ANY UNPAID SERVICE FEES OR CHARGES.
- THE CITY OF LACEY HAS NO RESPONSIBILITY TO BUILD, IMPROVE, MAINTAIN, OR OTHERWISE SERVICE THE PRIVATE ROADS AND/OR ALLEYS WITHIN OR PROVIDING ACCESS TO THE PROPERTY DESCRIBED ON THE PLAT DOCUMENT.
- ALL OPEN SPACE TRACTS SHALL BE OWNED AND MAINTAINED BY THE CAMPUS RIDGE HOMEOWNERS' ASSOCIATION, IN ACCORDANCE WITH THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED UNDER AUDITOR'S FILE NO.
- THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTAINING AND LOCATING ALL IRRIGATION LINES LOCATED IN THE PUBLIC RIGHT-OF-WAY.
- ROOF DRAINS SHALL HAVE DRY WELLS AND BE PLACED ON INDIVIDUAL LOTS. DRY WELLS SHALL BE SIZED TO ACCOMMODATE STORM RUNOFF PER THE CITY OF LACEY DEVELOPMENT GUIDELINES AND PUBLIC WORKS STANDARDS.
- THE HOMEOWNERS' ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTAINING THE PRIVATE STREETS (ALONG WITH THE ASSOCIATED PARKING AREAS) AND PLANTER STRIPS (WEEDING, MOWING, PRUNING OF THE STREET TREES, ETC.) IN A HEALTHY AND GROWING MANNER IN PERPETUITY.
- THIS PLAT IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS (CC&R'S) FOR THE MERIDIAN CAMPUS RESIDENTIAL OWNERS ASSOCIATION, AS RECORDED UNDER RECORDING NO'S. 9304080184 AND 9304080185, AND MODIFICATION AND/OR AMENDMENT BY INSTRUMENTS RECORDED UNDER RECORDING NO'S. 3073462; 3150033; 3226655; 3232742; 3325010; 3325011; 3592110; 3666327; 3666330; 3666331; 3666332; 3666333; 3781698; 3781699; 3784046; 3882339; 3882340; 3882341; 3882342; 4112085 AND 4270829.

GENERAL EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF LACEY, A MUNICIPAL CORPORATION, PUGET SOUND ENERGY, INC., A GAS AND ELECTRIC COMPANY, CENTURYLINK, INC., A TELECOMMUNICATIONS COMPANY, ANY CABLE TELEVISION COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE PRIVATE STREETS DESIGNATED AS TRACT "G" TOGETHER WITH THE FRONT TEN FEET PARALLEL WITH AND ADJOINING SAID PRIVATE STREET FRONTAGES OF ALL LOTS AND TRACTS IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND PIPE, CONDUIT, CABLES AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, GAS, SEWER, WATER, STREET LIGHTING AND UTILITY SERVICE TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED. THESE EASEMENTS ENTERED UPON FOR THESE PURPOSES SHALL BE RESTORED AS NEAR AS POSSIBLE TO THEIR ORIGINAL CONDITION. NO LINES OR WIRES FOR THE TRANSMISSION OF ELECTRIC CURRENT OR FOR TELEPHONE USE OR CABLE TELEVISION SHALL BE PLACED OR PERMITTED TO BE PLACED UPON ANY LOT UNLESS THE SAME SHALL BE UNDERGROUND OR IN CONDUIT ATTACHED TO A BUILDING.

ALSO, AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO INTERCITY TRANSIT AND NORTH THURSTON SCHOOL DISTRICT OVER AND UPON THE PRIVATE STREETS DESIGNATED AS TRACT "G" FOR THE PURPOSE OF INGRESS AND EGRESS.

APPROVALS

CERTIFICATE - CITY ENGINEER

EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 20____.

CITY ENGINEER

CERTIFICATE - CITY PLANNER

EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 20____.

CITY PLANNER

CERTIFICATE - HEALTH OFFICER

EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 20____.

HEALTH OFFICER

CERTIFICATE - ASSESSOR

EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 20____.

THURSTON COUNTY ASSESSOR

CERTIFICATE - TREASURER

I HEREBY CERTIFY THAT ALL TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN FULLY PAID TO AND INCLUDING THE YEAR _____.

THURSTON COUNTY TREASURER

CERTIFICATE - MAYOR FOR LACEY CITY COUNCIL

EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 20____.

ATTEST: _____ LACEY CITY COUNCIL

CITY CLERK

MAYOR

CERTIFICATE - COUNTY AUDITOR

FILED FOR RECORD AT THE REQUEST OF _____ THIS _____ DAY OF _____, 20____, AT _____ MINUTES PAST _____ O'CLOCK _____ M., AND RECORDED UNDER AUDITOR'S FILE NO. _____.

THURSTON COUNTY AUDITOR

BY: _____ DEPUTY AUDITOR

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF CAMPUS RIDGE IS BASED UPON AN ACTUAL FIELD SURVEY IN SECTION 36, TOWNSHIP 19 NORTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, THAT THE COURSES AND DISTANCES ARE CORRECT; THAT THE MONUMENTS HAVE BEEN SET AND LOT CORNERS HAVE BEEN STAKED ON THE GROUND.

RICHARD R. LARSON, REGISTERED PROFESSIONAL LAND SURVEYOR, CERTIFICATE NO. 18096



DATE SIGNED: 7-15-13

SHEET 1 OF 4 SHEETS



7925-PLAT-1
07-11-2013

4401 South 66th Street
Tacoma, Washington 98409
253-474-3404 / Fax 253-472-7358

7925

PLAT OF CAMPUS RIDGE, A P.R.D.

A REPLAT OF LOT 2, LACEY BINDING SITE PLAN NO. 08-0004 LA
LOCATED IN PORTIONS OF THE NE1/4 OF THE SW1/4, THE SW1/4
OF THE NW1/4 AND THE SE1/4 OF THE NW1/4 OF SECTION 36,
TOWNSHIP 19 NORTH, RANGE 1 WEST, W.M.,
CITY OF LACEY, THURSTON COUNTY, WASHINGTON



SCALE: 1"=100'
0 50 100 200

BASIS OF BEARINGS
HELD MONUMENTED CENTERLINE (N55°25'38"E)
OF CAMPUS HIGHLANDS DRIVE NE,
PER PLAT OF CAMPUS HIGHLANDS, DIV. 1,
RECORDED UNDER A.F. NO. 3814130
(ALL DISTANCES SHOWN HEREON ARE GROUND SCALE)

METHOD OF SURVEY AND
FIELD EQUIPMENT UTILIZED
FOR THIS SURVEY:
METHOD: FIELD TRAVERSE
UTILIZING A TRIMBLE S6
TOTAL STATION
"THIS SURVEY COMPLIES WITH
ALL STANDARDS AND
GUIDELINES OF THE SURVEY
RECORDING ACT,
CHAPTER 58.09 RCW
AND 332-130 WAC"

TRACT SUMMARY			
TRACT	USE	AREA	ADDRESS (LACEY, WA 98516)
A	WETLAND/WETLAND BUFFER TRACT	2.10 AC.	8789 JAYDEN LANE NE
B	WETLAND BUFFER/OPEN SPACE	15,390 SF	8795 JAYDEN LANE NE
C	OPEN SPACE	14,391 SF	3997 CAMERON LANE NE
D	LANDSCAPING	2,989 SF	3996 CAMERON LANE NE
E	UTILITY ACCESS & LANDSCAPING	1,237 SF	4026 CAMERON LANE NE
F	LANDSCAPING	3,880 SF	4125 CAMERON LANE NE
G	PRIVATE STREET TRACT	1.80 AC	NOT APPLICABLE
H	PASSIVE & ACTIVE RECREATION	4,472 SF	4111 CAMERON LANE NE

LEGEND

- FOUND BRASS CAP IN CASED MONUMENT
(DATE VISITED: SEPTEMBER 2011)
- FOUND 1/2" DIA. REBAR & PLASTIC CAP MARKED
"LARSON #18096" (SET FOR BSP NO. 08-0004 LA)
(DATE VISITED: MAY 2013)

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	250.00'	218.17'	50°00'00"
C2	280.00'	244.35'	50°00'00"
C3	250.00'	333.12'	76°20'48"
C4	125.00'	53.07'	24°19'28"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S11°16'03"W	23.16'
L2	S34°34'22"E	29.70'
L3	N35°20'41"E	30.59'



DATE SIGNED: 7-15-13

LARSON
And Associates
Land Surveyors & Engineers, Inc.

7925-PLAT-2
07-11-2013

4401 South 66th Street
Tacoma, Washington 98409
253-474-3404 / Fax 253-472-7358

PLAT OF CAMPUS RIDGE, A P.R.D.

A REPLAT OF LOT 2, LACEY BINDING SITE PLAN NO. 08-0004 LA
LOCATED IN PORTIONS OF THE NE1/4 OF THE SW1/4, THE SW1/4
OF THE NW1/4 AND THE SE1/4 OF THE NW1/4 OF SECTION 36,
TOWNSHIP 19 NORTH, RANGE 1 WEST, W.M.,
CITY OF LACEY, THURSTON COUNTY, WASHINGTON

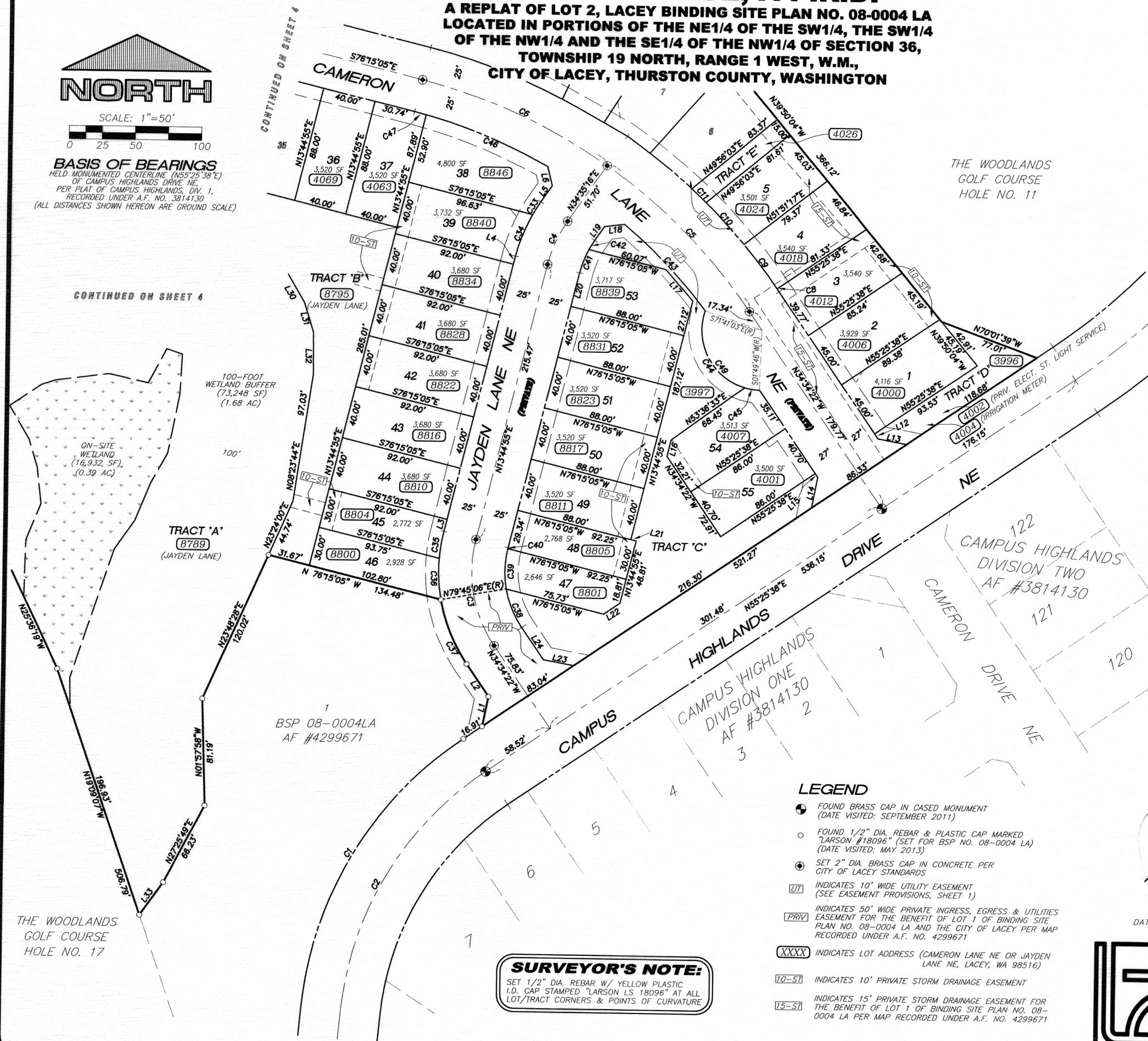


SCALE: 1"=50'
0 25 50 100

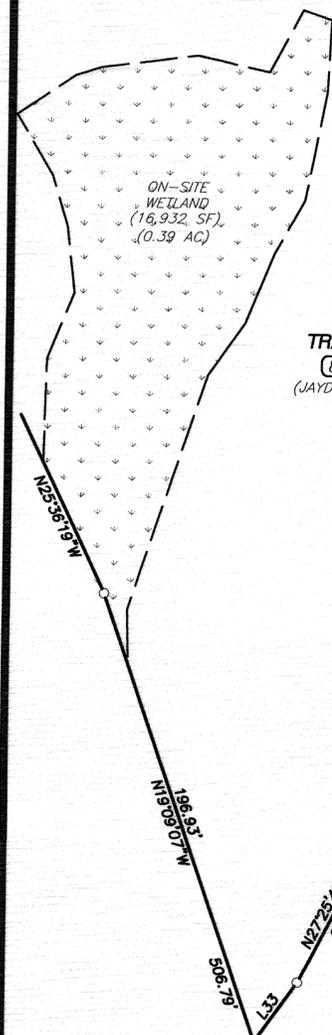
BASIS OF BEARINGS
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OF CAMPUS HIGHLANDS DRIVE NE,
PER PLAT OF CAMPUS HIGHLANDS, DIV. 1,
RECORDED UNDER A.F. NO. 3814130
(ALL DISTANCES SHOWN HEREON ARE GROUND SCALE)

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	244.35	280.00	50°00'00"
C2	218.17	250.00	50°00'00"
C3	84.34	100.00	48°19'17"
C4	36.37	100.00	20°50'21"
C5	154.57	425.00	20°50'19"
C6	154.58	425.00	20°50'24"
C8	2.73	452.00	0°20'46"
C9	41.77	452.00	5°17'39"
C10	42.44	452.00	5°22'45"
C11	15.10	452.00	1°54'50"
C33	11.35	125.00	5°12'05"
C34	34.12	125.00	15°38'16"
C35	20.93	125.00	9°35'43"
C36	31.42	125.00	14°24'06"
C37	53.07	125.00	24°19'28"
C38	31.67	75.00	24°11'28"
C39	30.93	75.00	23°37'31"
C40	0.66	75.00	0°30'17"
C41	19.07	75.00	14°34'18"
C42	8.20	75.00	6°16'03"
C43	89.52	398.00	12°53'12"
C44	73.35	45.50	92°21'37"
C45	11.22	45.50	14°07'34"
C46	99.93	400.00	14°18'50"
C47	9.26	400.00	1°19'37"
C49	84.56	40.50	106°29'11"

LINE TABLE		
LINE	LENGTH	BEARING
L1	23.16	N11°16'03"E
L2	29.70	N34°34'22"W
L3	9.16	N13°44'55"E
L4	6.31	N13°44'55"E
L5	14.98	N34°35'16"E
L6	15.10	N13°33'36"W
L12	4.56	N34°34'22"W
L13	21.93	N79°50'11"W
L14	23.57	N10°43'18"E
L15	3.42	N34°34'22"W
L16	12.67	N13°44'55"E
L17	31.15	N41°13'49"W
L18	15.08	N82°45'08"E
L19	12.99	N34°35'16"E
L20	26.13	N13°44'55"E
L21	4.25	N76°15'05"W
L22	14.98	N55°25'38"E
L23	23.20	N79°40'13"W
L24	29.45	N34°34'22"W
L30	24.28	N30°05'40"W
L31	23.91	N17°30'29"W
L32	32.25	N00°24'14"W
L33	30.59	N35°20'41"E



CONTINUED ON SHEET 4



THE WOODLANDS GOLF COURSE HOLE NO. 17

THE WOODLANDS GOLF COURSE HOLE NO. 11

CAMPUS HIGHLANDS DIVISION TWO AF #3814130

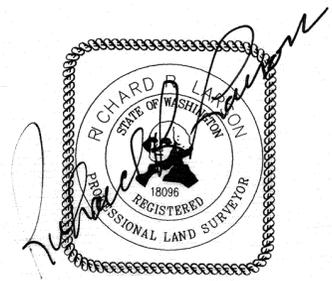
CAMPUS HIGHLANDS DIVISION ONE AF #3814130

BSP 08-0004LA AF #4299671

LEGEND

- FOUND BRASS CAP IN CASED MONUMENT (DATE VISITED: SEPTEMBER 2011)
- FOUND 1/2" DIA. REBAR & PLASTIC CAP MARKED "LARSON #18096" (SET FOR BSP NO. 08-0004 LA) (DATE VISITED: MAY 2013)
- SET 2" DIA. BRASS CAP IN CONCRETE PER CITY OF LACEY STANDARDS
- UT INDICATES 10' WIDE UTILITY EASEMENT (SEE EASEMENT PROVISIONS, SHEET 1)
- PRIV INDICATES 50' WIDE PRIVATE INGRESS, EGRESS & UTILITIES EASEMENT FOR THE BENEFIT OF LOT 1 OF BINDING SITE PLAN NO. 08-0004 LA AND THE CITY OF LACEY PER MAP RECORDED UNDER A.F. NO. 4299671
- XXXX INDICATES LOT ADDRESS (CAMERON LANE NE OR JAYDEN LANE NE, LACEY, WA 98516)
- 10-ST INDICATES 10' PRIVATE STORM DRAINAGE EASEMENT
- 15-ST INDICATES 15' PRIVATE STORM DRAINAGE EASEMENT FOR THE BENEFIT OF LOT 1 OF BINDING SITE PLAN NO. 08-0004 LA PER MAP RECORDED UNDER A.F. NO. 4299671

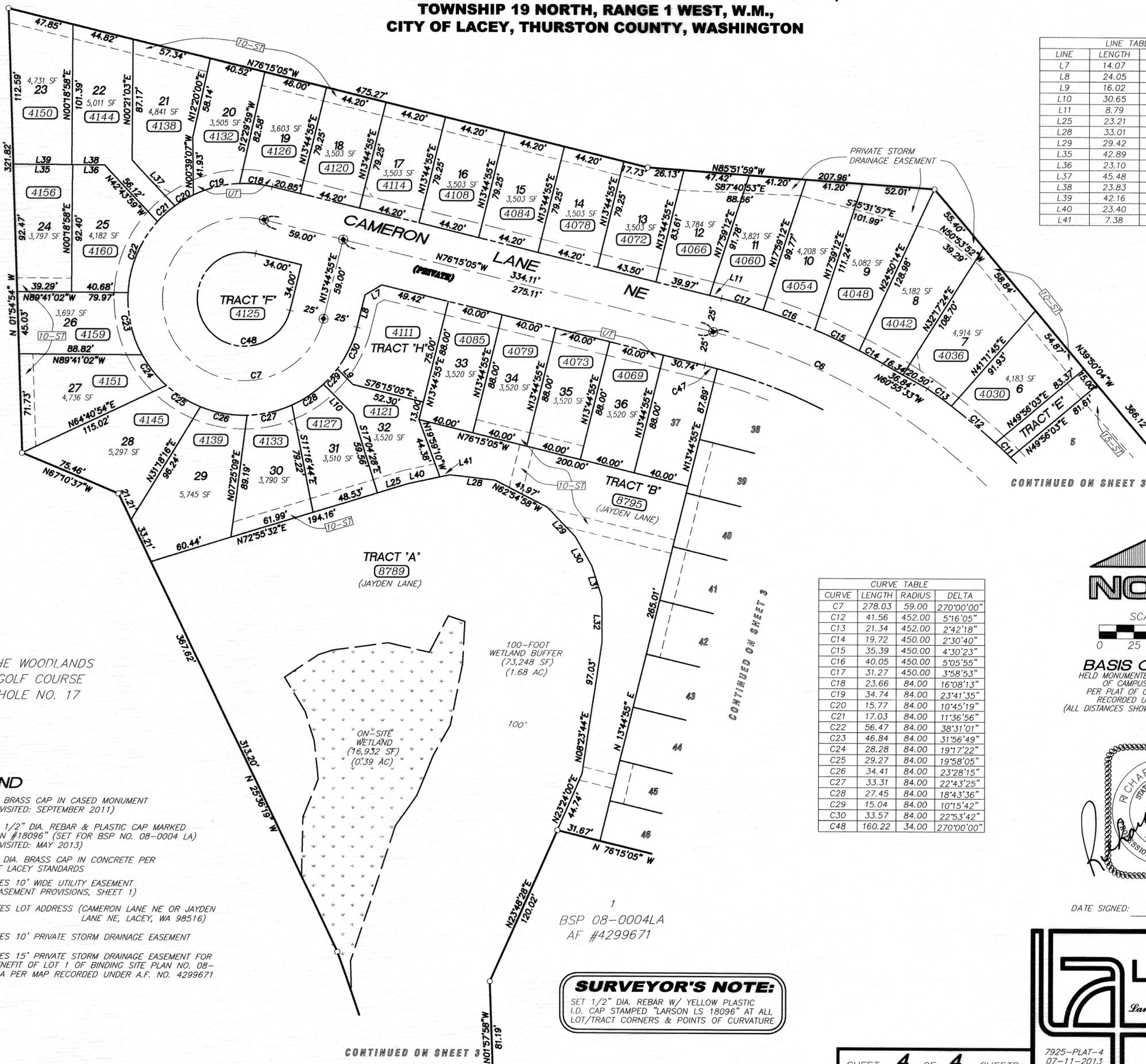
SURVEYOR'S NOTE:
SET 1/2" DIA. REBAR W/ YELLOW PLASTIC I.D. CAP STAMPED "LARSON LS 18096" AT ALL LOT/TRACT CORNERS & POINTS OF CURVATURE



DATE SIGNED: 7-15-13

LARSON
And Associates
Land Surveyors & Engineers, Inc.

**PLAT OF
CAMPUS RIDGE, A P.R.D.
A REPLAT OF LOT 2, LACEY BINDING SITE PLAN NO. 08-0004 LA
LOCATED IN PORTIONS OF THE NE1/4 OF THE SW1/4, THE SW1/4
OF THE NW1/4 AND THE SE1/4 OF THE NW1/4 OF SECTION 36,
TOWNSHIP 19 NORTH, RANGE 1 WEST, W.M.,
CITY OF LACEY, THURSTON COUNTY, WASHINGTON**



LINE TABLE		
LINE	LENGTH	BEARING
L7	14.07	S58°44'55"W
L8	24.05	N13°44'55"E
L9	16.02	N44°58'15"W
L10	30.65	N44°58'15"W
L11	8.79	N76°15'05"W
L25	23.21	N72°55'32"E
L28	33.01	N83°26'39"W
L29	29.42	N43°39'57"W
L35	42.89	N89°41'02"W
L36	23.10	N89°41'02"W
L37	45.48	N42°43'59"W
L38	23.83	N89°41'02"W
L39	42.16	N89°41'02"W
L40	23.40	N77°52'19"E
L41	7.38	N77°52'19"E

THE WOODLANDS
GOLF COURSE
HOLE NO. 11

CONTINUED ON SHEET 3

THE WOODLANDS
GOLF COURSE
HOLE NO. 17

LEGEND

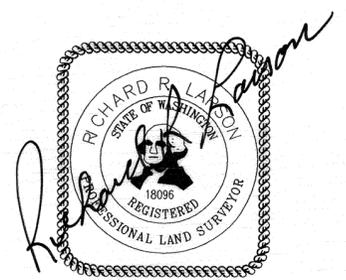
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- 10-S1 INDICATES 10' PRIVATE STORM DRAINAGE EASEMENT
- 15-S1 INDICATES 15' PRIVATE STORM DRAINAGE EASEMENT FOR THE BENEFIT OF LOT 1 OF BINDING SITE PLAN NO. 08-0004 LA PER MAP RECORDED UNDER A.F. NO. 4299671

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C7	278.03	59.00	270°00'00"
C12	41.56	452.00	5°16'05"
C13	21.34	452.00	2°42'18"
C14	19.72	450.00	2°30'40"
C15	35.39	450.00	4°30'23"
C16	40.05	450.00	5°05'55"
C17	31.27	450.00	3°58'53"
C18	23.66	84.00	16°08'13"
C19	34.74	84.00	23°41'35"
C20	15.77	84.00	10°45'19"
C21	17.03	84.00	11°36'56"
C22	56.47	84.00	38°31'01"
C23	46.84	84.00	31°56'49"
C24	28.28	84.00	19°17'22"
C25	29.27	84.00	19°58'05"
C26	34.41	84.00	23°28'15"
C27	33.31	84.00	22°43'25"
C28	27.45	84.00	18°43'36"
C29	15.04	84.00	10°15'42"
C30	33.57	84.00	22°53'42"
C48	160.22	34.00	270°00'00"



SCALE: 1"=50'
0 25 50 100

BASIS OF BEARINGS
HELD MONUMENTED CENTERLINE (N55°25'38"E)
OF CAMPUS HIGHLANDS DRIVE NE,
PER PLAT OF CAMPUS HIGHLANDS, DIV. 1,
RECORDED UNDER A.F. NO. 3814130
(ALL DISTANCES SHOWN HEREON ARE GROUND SCALE)



DATE SIGNED: 7-15-13

SURVEYOR'S NOTE:
SET 1/2" DIA. REBAR W/ YELLOW PLASTIC I.D. CAP STAMPED "LARSON LS 18096" AT ALL LOT/TRACT CORNERS & POINTS OF CURVATURE

CITY OF LACEY
Official Proclamation

WHEREAS, on August 23, 1973, a group of concerned citizens, inspired by Westminster Presbyterian Church, with help from state and city officials, created The Senior Center of Thurston County; and

WHEREAS, the staff worked hard and built a structure valuing dignity and respect for older adults, supporting their vitality and independence; and

WHEREAS, the Senior Center continued to grow, adding services and facilities to serve Mason County and more of Thurston County; and

WHEREAS, in 1982, the staff at the center started the STARS Program to support a community need when the local Day Health Program was closing; and

WHEREAS, by the 1980s, Lacey opened the Willow Street Community Center to seniors two days a week, and in 1996, the Willow Street Center became the Lacey Senior Center; and

WHEREAS, the City of Lacey built the Lacey Senior Center on Pacific Avenue in 2003 and entered into a ten year partnership with Senior Services for South Sound, then renewing the partnership for another ten years, and dedicating the 5400 square foot expansion project on April 16, 2013; and

WHEREAS, Lacey's senior citizens recognize the contribution that Senior Services has made to them and their quality of life for 40 years;

NOW, THEREFORE, I, Virgil Clarkson, Mayor of the City of Lacey, do hereby proclaim the 8th day of August, 2013, to be

Senior Services for South Sound Day in Lacey

AND FURTHER, I encourage all citizens to join me in celebrating Senior Services for South Sounds' 40 years of service to our seniors during this 40th Anniversary celebration today and throughout the year.



Virgil S. Clarkson, Mayor
August 8, 2013

SUMMARY OF HEARINGS EXAMINER REPORT TO CITY COUNCIL

SUBJECT: Conditional Use Permit Application for Verizon Wireless – Project# 13-03

DESCRIPTION OF PROPOSAL: Verizon Wireless requests approval of a conditional use permit application to install a wireless communication tower with antennas and associated ground equipment, including radio equipment batteries and an emergency backup generator. The facility is proposed to be 140 feet tall. The tower is proposed to be located on a 4,055 square foot area in the northwest corner of the South Sound Center retail center, at 653 Sleater Kinney Road SE.

SUMMARY OF CONCLUSIONS: The Hearings Examiner conducted a public hearing on Friday, July 12, 2013 regarding the conditional use permit request. Staff and the applicant provided testimony at the hearing in regards to the project. No members of the public attended the hearing. Discussion at the hearing reflected those submitted in the staff report such as co-location requirements and site development standards.

The Hearings Examiner has recommended approval of the conditional use permit application. The conditions of approval recommended to the City Council for the project are as suggested by staff. Staff is requesting the Council approve the proposal including adoption of findings, conclusions and conditions outlined in the written recommendation of the Hearings Examiner's report dated July 23, 2013.

ACTION OPTIONS FOR CITY COUNCIL: The City Council may take one of the following actions:

1. Approve the recommendation of the Hearings Examiner.
2. Reverse the decision of the Hearings Examiner.
3. Modify the recommendation of the Hearings Examiner.

Any decision to modify or reject the Examiner's decision shall be made based on the open record hearing and supported by findings of fact and conclusions.

**BEFORE THE HEARINGS EXAMINER
FOR THE CITY OF LACEY**

In the Matter of the Application of)	No. 13-03
)	
Verizon Wireless)	
)	
<u>For a Conditional Use Permit</u>)	FINDINGS, CONCLUSIONS AND RECOMMENDATION

SUMMARY OF RECOMMENDATION

The Hearings Examiner recommends that the request for a Conditional Use Permit to install a 140-foot tall wireless communication facility with antennas and associated ground equipment, cabinets, and diesel generator in the northwest corner of the South Sound Center retail center, at 653 Sleater Kinney Road Southeast, Lacey, Washington, be **APPROVED**. Conditions of approval are necessary to mitigate specific impacts of the proposed development.

SUMMARY OF RECORD

Hearing Date:

The City of Lacey Hearings Examiner held an open record hearing on July 12, 2013.

Testimony:

The following individuals presented testimony under oath at the open record hearing:

Samra Seymour, City Associate Planner
Allison Zike, Applicant Representative

Exhibits:

The following exhibits were admitted into the record:

1. List of Exhibits
2. Staff Report
3. General Land Use Application, dated April 11, 2013
4. Conditional Use Permit Supplemental Application, dated April 9, 2013
5. Verizon Wireless OLY Martin Way RF Documentation, undated, with propagation maps 1-6
6. B.J. Thomas, P.E., Non-Ionizing Electromagnetic Exposure Analysis & Engineering Certification, dated May 1, 2013, with the following exhibits:
 - a. MPE Calculations
 - b. Antenna Data Sheet
 - c. WCF Location Map
7. Co-location and Removal Acknowledgment, dated February 11, 2013
8. Option and Lease Agreement, dated August 10, 2005

*Findings, Conclusions, and Recommendation
City of Lacey Hearings Examiner
Verizon Wireless CUP, No. 13-03*

9. SEPA Environmental Checklist, dated April 11, 2013
10. Determination of Nonsignificance, dated June 20, 2013
11. Project Drawings
 - a. Title Sheet (Sheet T-1), dated April 11, 2013
 - b. General Notes (Sheet G-1), dated April 11, 2013
 - c. Site Plan (Sheet A-1), dated April 11, 2013
 - d. Enlarged Site Plan (Sheet A-1.1), dated April 11, 2013
 - e. Equipment Plan (Sheet A-1.2), dated April 11, 2013
 - f. South Elevation (Sheet A-2), dated April 11, 2013
 - g. Landscape Notes & Details (Sheet L-2), dated April 11, 2013
12. Six photo simulations of proposed view corridors
13. Cornerstone Engineering, Inc., Stormwater Pollution Prevention Plan, dated April 18, 2013
14. Notice of Application with the Optional DNS Process, undated
15. Notice of Application to *The Olympian*, undated
16. Presubmission Conference Notes from Wade R. Duffy, Building Official/Fire Marshall, meeting date May 29, 2013
17. Letter from Terry M. Davis, Fire Code Specialist, to Samra Seymour, dated May 17, 2013
18. Notice of Public Hearing, undated
19. Notice of Public Hearing to *The Olympian*, undated
20. Certification of Public Notice, dated July 2, 2013
21. Verizon – OLY Martin Way Alternative Candidate Summary, undated
22. Aerial photo, undated

The Hearings Examiner enters the following Findings and Conclusions based upon the testimony and evidence submitted at the open record hearing:

FINDINGS

1. Verizon Wireless (Applicant) requests a Conditional Use Permit (CUP) to install a 140-foot wireless communication facility (WCF) with antennas and associated ground equipment, cabinets, and diesel generator in the northwest corner of the South Sound Center retail center, at 653 Sleater Kinney Road Southeast, Lacey, Washington.¹ *Exhibit 2, Staff Report, page 1; Exhibit 3; Exhibit 4.*
2. The City of Lacey (City) determined the CUP application was complete on May 15, 2013. The City posted notice of the application on site on May 15, 2013, and published notice in *The Olympian* on May 16, 2013. On July 2, 2013, the City published notice of the open record hearing associated with the application in *The Olympian*, posted notice on site, and mailed notice to owners of property within 300 feet of the subject property. *Exhibit 2, Staff Report, page 3; Exhibit 14; Exhibit 15; Exhibit 18; Exhibit 19; Exhibit 20.*

¹ The property is identified by tax parcel number 65101000700. *Exhibit 2, Staff Report, page 1; Exhibit 3.* A legal description is provided on the Title Sheet of the project plans. *Exhibit 11.a.*

3. The City acted as lead agency and analyzed the environmental impact of the proposal, as required by the State Environmental Policy Act (SEPA). The City reviewed the Applicant's Environmental Checklist and other information on file with the City. The City determined that, with compliance with the City's development regulations, comprehensive plan, and other local, state, and federal laws and rules, the proposal is not likely to have a significant adverse impact on the environment. The City issued a Determination of Nonsignificance (DNS) on June 20, 2013. The DNS was not appealed. *Exhibit 2, Staff Report, page 2; Exhibit 9; Exhibit 10.*
4. The City of Lacey and Thurston County Land Use Plan for the Lacey Urban Growth Area (Comprehensive Plan)² designates the subject property as Woodland District. The Comprehensive Plan contains several goals and policies that are applicable to the proposal, including polices to encourage development in urban areas where adequate public facilities exist, to plan around and complement natural features and resources, and to analyze proposed development for anticipated impact on utilities and services.³ *Exhibit 2, Staff Report, pages 2, 3, and 7.*
5. The proposed WCF would be located on a 4,055 square foot grassy area covered with sandy gravelly topsoil in the northwest corner of the South Sound Center retail area. The property is zoned Woodland District. The intent of the Woodland District relevant to this project includes a diverse mix of uses and provides for the needs of a diverse population. *Lacey Municipal Code (LMC) 16.24.010.* WCFs are listed in chapter 16.66 LMC, conditional uses and permits, as a permitted use subject to approval of a conditional use permit and the requirements of chapter 16.68 LMC, the City's WCF ordinance. *LMC 16.66.020.C.4.* Zoning and land use compatibility shall be a primary consideration in the location of WCFs. Industrial, commercial, and public properties, and existing commercial and industrial buildings, with the exception of neighborhood commercial zones, shall be encouraged for such use. *LMC 16.68.030.A.*
6. To the north of the site is the I-5 bicycle trail, which is adjacent to I-5, running east/west. To the west is a large berm between the shopping center and a single-family residential area within the City of Olympia zoned High Density Corridor 4. To the south and east is an existing storm drainage pond, beyond which are paved parking areas associated with the shopping center. *Exhibit 2, Staff Report, page 2; Exhibit 11.c.*
7. LMC 16.68.040 limits the height of WCFs to "the minimum height reasonably required to accommodate the technology." The Applicant submitted an OLY Martin Way RF

² The City of Lacey and Thurston County Land Use Plan for the Lacey Urban Growth Area is known as the City Comprehensive Land Use Plan, and was developed as a joint planning document by the City and Thurston County for Lacey and the Lacey Urban Growth Area. *Exhibit 2, Staff Report, page 2.*

³ The City planning staff identified the following sections of the Comprehensive Plan as relevant to the proposal: Growth Management Act Land Use Goals and County-Wide Planning Policies (Section III.A), and Utilities and Capital Facilities (Section VI.N, Goal 1, Policy 1.a.). *City of Lacey and Thurston County Land Use Plan for the Lacey Urban Growth Area, 2003 Plan Update; Exhibit 2, Staff Report, pages 2 and 3.*

(radio frequency) Documentation (RF justification), prepared by Renald Gasparovic for Verizon Wireless. The RF Justification states that increased coverage is not the intended purpose of the new site. It would be a capacity site to prevent lost and dropped calls and to increase the capacity of the cellular system in Thurston County area between Sleater Kinney Rd NE and South Bay Rd NE, and between 26th Avenue NE and Martin Way E in the City of Lacey. The RF Justification provides maps showing existing WFC sites and proposed new sites, existing coverage in the area, coverage with the proposed new sites on Martin Way, the dominant server coverage in the area, the dominant server coverage with the new Martin Way site with a height of 120 feet, and the dominant server coverage with the new Martin Way site with a height of 140 feet. The Applicant determined that the minimum required antenna height is 140 feet. B. J. Thomas, P.E., prepared a “Non-Ionizing Electromagnetic Exposure Analysis & Engineering Certification” report for the Applicant, dated May 1, 2013. The report states that the proposed WCF would comply with all Federal Communication Commission rules and regulations. *Exhibit 5; Exhibit 6.*

8. WCFs must be setback from all residential property lines a distance equal to the height of the support structure. *LMC 16.68.050.A.1.* As proposed, the 140-foot monopole would be setback approximately 270 feet from the nearest residential property line. The Applicant provided photos of existing and proposed project views from the northwest, southwest, and east. *Exhibit 2, Staff Report, page 4; Exhibit 9; Exhibit 12.*
9. LMC 16.68.060.A requires an applicant for a WCF to exercise good faith in accommodating co-locators. In addition, LMC 16.68.027.6.a requires an applicant to submit a signed statement that it will allow for the potential of co-location. The proposed WCF would provide co-location opportunities for additional wireless carriers and the Applicant has provided a signed co-location accommodation statement, dated February 11, 2013. *Exhibit 2, Staff Report, page 3; Exhibit 7.*
10. LMC 16.68.060.B requires an applicant for a WCF to demonstrate reasonable efforts in developing a co-location alternative for the proposal. The Applicant submitted an alternative candidate summary that describes the site selection process carried out to meet the objectives of improved coverage in the area. The Applicant submitted a written statement that no license agreement was reached to collocate on an existing lattice tower east of the site. The Applicant determined that there were no existing nonresidential buildings in the area with the needed height for a WCF. *Exhibit 5; Exhibit 21.*
11. Allison Zike, Applicant Representative, testified that access to the proposed site would be from Sleater Kinney Road SE, through the South Sound Center parking lot. A new private access driveway is proposed along the end of the existing storm detention pond to provide access to the WCF. In addition to the 140-foot monopole with panel antennas, an equipment cabinet would be located on a 14- by 24-foot concrete equipment pad. A separate 30kW diesel generator and fuel tank would be located along the east side of the site. The Applicant would provide landscaping on the perimeter of the site to screen the

ground equipment and security fencing. The proposed ground equipment, cabinets, and diesel generator would be screened by a six-foot-high security fence coated with a non-reflective color as required by the City's WCF ordinance. *LMC 16.68.050.A.6*. The west side would be partially screened by an existing 10-foot-tall berm with substantial mature vegetation located along the berm. The Applicant would submit a detailed landscaping plan to the City Planning Department for review and approval prior to issuance of a building permit. The Applicant would paint the support structures and associated hardware a non-reflective color appropriate to the background against which the proposed WCF would be viewed. City Associate Planner Samra Seymour testified that the non-reflective color would likely be either grey or green. The Applicant would submit the WCF color scheme to the City for approval prior to issuance of a building permit. *LMC 16.68.050.A.2. Exhibit 2, Staff Report, pages 2 and 4; Testimony of Ms. Zike; Testimony of Ms. Seymour.*

12. Cornerstone Engineering, Inc., prepared a Stormwater Pollution Prevention Plan (SPPP) for the Applicant, dated April 18, 2013. The site is currently pervious. Runoff from the site drains north to south into the storm detention pond. After construction, the site would be 100 percent impervious. The SPPP lists temporary erosion and sediment control Best Management Practices (BMPs) including silt fences and protection of storm drain inlets. *Exhibit 13.*
13. Terry M. Davis, City Fire Code Specialist, provided comments dated May 17, 2013, requesting that the Applicant comply with the International Fire Code (IFC) (2009 edition) and provide a gate near the southwest corner of the fenced enclosure for the site. Conditions are included to meet the IFC, as well as providing a gate access near the southwest corner of the fenced enclosure. *Exhibit 2, Staff Report, page 7; Exhibit 17.*
14. The City staff determined that, with conditions, the proposed CUP application would be consistent with the City's Comprehensive Plan and the City Zoning Code, and recommends approval of the CUP request. Conditions proposed by City staff would require that the requested CUP expire ten years after the effective date of the permit approval; that the permit become null, void, and non-renewable if the permitted facility is not constructed and placed into use within 18 months of the date of City approval; and that the facility be removed by the Applicant if the facility is not put into use within ninety days after construction, or if use is discontinued for a period in excess of ninety days. Proposed conditions also concern landscaping and compliance with all City adopted codes and ordinances, including the 2012 International Codes. *Exhibit 2, Staff Report, page 5 to 8.*

CONCLUSIONS

Jurisdiction

The Hearings Examiner has authority to hear and make a recommendation on conditional use permit applications according to the quasi-judicial process and timelines in Section 1C.050 of the City of Lacey Development Guidelines and Public Works Standards. *Lacey Municipal Code*

*Findings, Conclusions, and Recommendation
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Verizon Wireless CUP, No. 13-03*

(LMC) 2.30.090.B.5; LMC 16.66.030, -090. The Hearings Examiner may recommend approval, approval with conditions, or denial of the application. *City Development Guidelines and Public Works Standards 1C.050.H*. A conditional use may be granted by the City Council, after public hearing and review, for those uses requiring such permits. *LMC 16.66.070*.

Criteria for Review

Conditional use permits are reviewed under chapter 16.66 LMC. In order to recommend approval of a conditional use permit, the Hearings Examiner must:

Impose all LMC Title 16 requirements for such use and other conditions and safeguards necessary to secure adequate protection for the locality where the use is to be permitted. *LMC 16.66.100*.

Ensure that conditional uses comply with the environmental performance standards described in Chapter 16.57 LMC, and may require stricter environmental performance standards upon a City finding that stricter standards are necessary and reasonable to protect adjacent properties, or community health or general welfare. *LMC 16.66.040.A*.

Use the design standards for permitted uses in a given district as the initial base of reference in determining the design standards for conditional uses in the same district, while allowing alternations of design standards including size and shape of lots, building coverage, development coverage, parking, and landscaping. *LMC 16.66.050*.

Recommend a time limit for beginning or completion of the conditional use. *LMC 16.66.100*.

Federal Telecommunications Act of 1996

In addition to considering the criteria and guidance in the Lacey Municipal Code, the Hearings Examiner must be cognizant of federal statutes and court decisions that impact what authority a local government has over the siting of wireless communication facilities.

Federal law places certain limitations upon the power of local government to control the siting of personal wireless service facilities ("wireless facilities"). 47 U.S.C. 332(c)(7).⁴ Chief

⁴ (7) Preservation of local zoning authority

(A) General authority

Except as provided in this paragraph, nothing in this chapter shall limit or affect the authority of a State or local government or instrumentality thereof over decisions regarding the placement, construction, and modification of personal wireless service facilities.

(B) Limitations

(i) The regulation of the placement, construction, and modification of personal wireless service facilities by any State or local government or instrumentality thereof—

(I) shall not unreasonably discriminate among providers of functionally equivalent services; and

among those limitations is the preemption of control over radio frequency emissions. 47 U.S.C. 332(c)(7)(B)(iv). As long as the wireless facility emits radio energy within the Federal Communications Commission's guidelines, local jurisdictions are forbidden from considering the environmental effects of such emissions in decisions about placement, construction, or modification of wireless facilities.

Conclusions Based on Findings

1. **With conditions, the proposed use would meet Title 16 LMC requirements and safeguards to secure adequate protection for the locality.** The City provided adequate notice of the CUP application and associated open record hearing. The City reviewed the Applicant's Environmental Checklist and determined that the proposal would not have a probable significant adverse impact on the environment. The proposed WCF would comply with the Federal Communication Commission rules and regulations. The proposed WCF would be located in the northwest corner of an existing shopping center. Conditions are necessary to ensure that the proposed WCF conforms to Title 16 LMC requirements, including those for the Woodland District, WCF construction and operation, and landscaping. *Findings 1-14.*
2. **With conditions, environmental performance standards would be satisfied.** The proposed WCF would be developed in the Woodland District within an existing shopping center. The proposed 140-foot monopole would be approximately 270 feet from the nearest residential property line. No significant increase in air pollution, toxic substances, odors, radiation, heat, glare, vibration, or concussion was identified. Conditions are necessary to ensure that the Applicant complies with the City's environmental performance standards. *Findings 1, 3 – 14.*
3. **With conditions, the design standards for the Woodland District would be satisfied.** Although a WCF is not a preferred use in the Woodland District, it is a permitted conditional use on properties that can accommodate the use with screening to avoid aesthetic impacts. Here, the proposed 140-foot WCF would be painted a non-reflective color and would be partially screened from adjacent residences to the west by an existing berm and vegetation. A six-foot-high security fence would be constructed around the proposed WCF. The Applicant would submit a detailed landscaping plan to the City Planning Department for review and approval prior to issuance of a building permit. Conditions are necessary to ensure that the Applicant installs security fencing and landscaping. *Findings 1, 3-14.*
4. **Time to Commence Development of the Conditional Use.** The Hearings Examiner recommends that the proposed development commence within 18 months of the date of

(II) shall not prohibit or have the effect of prohibiting the provision of personal wireless services.

City approval. *Finding 14.*

RECOMMENDATION

The Hearings Examiner recommends that the request for a Conditional Use Permit to install a 140-foot wireless communication facility with antennas and associated ground equipment, cabinets, and diesel generator in the northwest corner of the South Sound Center retail center, at 653 Sleater Kinney Road Southeast be **APPROVED**, subject to the following conditions:⁵

The project shall proceed in substantial conformance with the plans on file, except as modified below:

1. Support structures and any associated hardware shall be painted a non-reflective color or color scheme appropriate to the background against which the facility would be viewed from a majority of points within its view shed. The Applicant shall submit color samples to the City Planning Department for approval prior to building permit issuance (LMC 16.68.050).
2. Security fencing shall not exceed 6 feet in height. The proposed chain-link fence shall be painted or coated with a non-reflective color and shall be effectively screened from view (except at gates) through the use of Type I landscaping. The use of barbed wire fencing is prohibited in the City of Lacey.
3. Construction activity shall be limited to between the hours of 7:00 AM and 9:00 PM (chapter 16.57 LMC).
4. This conditional use permit shall become null, void and non-renewable if the facility is not constructed and placed into use within eighteen months of the date of the city approval, provided that the permit may be extended one time for six months if construction has commenced before expiration of the original time period (LMC 16.68.100).
5. The Applicant must remove the facility within eighteen months after that site's use is discontinued or be subject to the terms of noncompliance/penalty (LMC 16.66.110 and LMC 16.68.027).
6. The Applicant shall comply with federal standards for radio frequency emissions. Within six months after the issuance of its operational permit, the Applicant shall submit a project implementation report, which provides cumulative field measurements of radio frequency emissions of all antennas installed at the subject site and compares the results with established federal standards. If, on review, the City finds the facility does not meet

⁵ This recommendation includes conditions required to reduce project impacts as well as conditions required to meet City Code standards.

federal standards, the City may revoke or modify this conditional use permit (LMC 16.68.080).

7. The Applicant shall ensure that the facility does not cause localized interference with the reception of area television or radio broadcasts. If on review the City finds such interference and if such interference is not cured within 60 days, the City may revoke or modify this conditional use permit (LMC 16.68.080).
8. This conditional use permit shall expire ten years after the effective date of the permit approval. A permittee wishing to continue the use of this facility at the end of the 10-year period must apply for a new permit to continue such use at least 6 months prior to its expiration (LMC 16.68.100.A).
9. The permit shall expire and the Applicant must remove the facility if the facility is not put into use within ninety days after construction or if use is discontinued for a period in excess of ninety days. If the facility is not so removed, the city may cause the facility to be removed and all expenses of removal shall be paid by the owner of the land where the facility is located (LMC 16.68.100.C).
10. The Applicant shall maintain the facility to standards that are imposed by the city at the time of the granting of a permit. Such maintenance shall include, but shall not be limited to, maintenance of the paint, structural integrity and landscaping. If the Applicant fails to maintain the facility, the city may undertake the maintenance at the expense of the Applicant or terminate the permit, at the city's sole option (LMC 16.68.100.D).
11. The Applicant shall notify the city of all changes in ownership or operation of the facility within sixty days of the change (LMC 16.68.100.E).
12. Prior to building permit issuance a detailed landscaping plan shall be prepared by a licensed landscape architect, nursery person, or landscaper and submitted to the Planning Department for review and approval. The plan shall include the type, number, and location of the vegetative improvements as well as a specific time line for completion of the improvements. A separate irrigation plan must also be submitted showing the location of all irrigation lines, location of sprinkler heads, and approximate coverage areas. The plans must include a note stating that the property owner is responsible for maintaining all plants in a healthy growing condition for the life of the project. All requirements of Chapter 16.80 of the Zoning Code shall be satisfied (chapter 16.80 LMC).
13. A detailed estimate from a landscape installer shall be submitted to the Planning Department. The estimate should include all costs associated with installing landscaping and irrigation as called out on the approved plans, including labor (chapter 16.80 LMC).

14. A letter of credit or assignment of savings must be provided to the Planning Department in the amount of 150 percent of the above mentioned landscape estimate. The City shall release this financial security once the landscaping for the project is installed and approved by the Planning Department and a financial security is in order to ensure that all plant materials are properly maintained. This security device shall be in the amount of 20 percent of the value of the vegetative improvements and shall be held for a period of one year (chapter 16.80 LMC).
15. The Applicant/developer shall be responsible for obtaining all applicable permits required for the project, including National Pollutant Discharge Elimination System Permit (NPDES), Forest Practices Application, and any others. These permits will require additional review time from the appropriate agencies.
16. A building and electrical permit shall be required for the proposed project.
17. The proposed cell tower shall be designed by a Washington State licensed engineer (chapter 18.43 RCW).
18. The proposed cell tower shall comply with all of the codes and ordinances adopted by the City of Lacey, including the 2012 International Codes.
19. The new address for the proposed monopole site shall be 645 Sleater Kinney Road SE.
20. In order to allow safe site access to fire department personnel in case of an emergency, a gate shall be installed near the southwest corner of the fenced enclosure.
21. Approved address numbers shall be provided near the southwest corner of the perimeter fence facing south toward South Sound Center parking area near the west side bike trail. Address numbers will be necessary to identify this location for fire department response purposes. The address numbers shall be not less than 9-inches in height and shall contrast with their background.
22. Fire extinguishers shall be provided on maintenance vehicles that service the site. Extinguishers shall have a UL rating of not less than 20B:C (IFC Section 906).

Recommended this 23rd day of July 2013.



THEODORE PAUL HUNTER
Hearings Examiner
Sound Law Center

LIST OF EXHIBITS
Verizon Wireless Facility, Case #13-03

<u>Exhibit #</u>	<u>Description</u>
1	List of Exhibits
2	Staff Report
3	General Land Use Application received May 1, 2013
4	Conditional Use Permit Supplemental received May 1, 2013
5	Verizon Wireless Radio Frequency engineering report, including site and height justification, Renald Gasparovic
6	Non-ionizing electromagnetic exposure analysis and engineering certification, B.J. Thomas P.E, dated May 1, 2013
7	Signed co-location and removal agreement
8	Site lease agreement
9	Environmental Checklist
10	Determination of non significance, dated June 20, 2013
11	Preliminary construction drawings <ul style="list-style-type: none"> a) Site plan b) Equipment/conceptual landscape plan c) Architectural elevation
12	Photo simulations of proposed view corridors
13	Stormwater Pollution Prevention Plan, Mark Olson, P.E., dated April 30, 2013
14	Notice of Application
15	Notice to Application to The Olympian
16	Comments from Wade Duffy – City of Lacey Building Official dated May 29, 2013
17	Comments from Terry Davis – Fire Code Specialist, dated May 17, 2013
18	Notice of Public Hearing to Surrounding Property Owners
19	Notice of Public Hearing for Publication in The Olympian
20	Certificate of Public Notice
21	<i>Alternative candidate site summary</i>
22	



STAFF REPORT

Date: July 12, 2013
To: City of Lacey Hearings Examiner
From: City of Lacey Community Development Department
Subject: Conditional Use Permit Application for Verizon Wireless Monopole
Project# 13-03

I. GENERAL INFORMATION

- A. Applicant:
Verizon Wireless
3350 161st Ave SE, MS #221
Bellevue, WA 98008
- B. Property Owner:
Capital Development Company
PO Box 3487
Lacey, WA 98509-3487
- B. Authorized Representative:
Allison Zike
Smartlink, LLC
14432 SE Eastgate Way, Suite 260
Bellevue WA 98007

II. DESCRIPTION OF PROPOSAL

Request for conditional use permit approval to install a wireless communication tower with antennas and associated ground equipment, including radio equipment batteries and an emergency backup generator. The facility is proposed to be 140 feet tall. The tower is proposed to be located on a 4,055 square foot area in the northwest corner of the South Sound Center retail center.

III. LEGAL DESCRIPTION OF SUBJECT PARCEL

The site address is 653 Sleater Kinney Road Southeast, Lacey, Washington. The parcel number is 65101000700 and is located in a portion of Section 17, Township 18N, Range 1W, W.M. City of Lacey, Thurston County, Washington.



Growth Management Act Land Use Goals and County-Wide Planning Policies (Section III)

"Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner."

Utilities and Capital Facilities

Goal: Coordinate with the Comprehensive Plan's Utilities Element and Capital Facilities Element to ensure land use policies provide for developments that take full advantage of, but do not exceed, capabilities of utilities or infrastructure to provide necessary services.

Policy: All proposed development should be analyzed for anticipated impact on utilities and services, either as an element of the site plan review, subdivision review or as part of the environmental impact assessments.

VII. NOTIFICATION

The application for conditional use permit was received on May 1, 2013, and was deemed complete pursuant to RCW 36.70B.070 on May 15, 2013. The comment period for the Notice of Complete Application had a 14-day comment period that ended on May 29, 2013. A notice was published in The Olympian and the site was posted with the notice of complete application at two places on the subject parcel.

Written notice of the public hearing was sent to all property owners within 300 feet of the site on July 2, 2013, and notice was published in The Olympian on July 2, 2013, at least 10 days prior to the public hearing. Notice was posted on-site on July 2, 2013. These notices are attached to this report as exhibits # 14, 15, 18 and 19. The City received no written comments.

IX. COMMUNITY DEVELOPMENT DEPARTMENT ANALYSIS

In review of this proposal it is important to consider the goals and policies of the comprehensive plan, the required findings and general provisions of the Conditional Use, Woodland District and Wireless Communication Facility ordinances of the Lacey Municipal Code (LMC).

Co-location requirements

The Lacey Municipal Code requires that efforts be made by the applicant to co-locate wireless communication facilities on existing structures. These can be structures such as existing communication towers, commercial buildings or publicly owned structures. The applicant is aware of this requirement and will be submitting the appropriate documentation for consideration at the public hearing.

The LMC also requires the applicant to allow for the potential co-location of additional wireless communication facilities by other providers on the applicant's structure or within the same site location. Verizon has submitted a signed Co-location and Removal Acknowledgement form acknowledging and agreeing to allow co-locations on this facility (exhibit 7).

X. HEARING EXAMINER AUTHORITY

The Hearings Examiner has the responsibility and authority to recommend action to the City Council on conditional use permits. Pursuant to section 2.30.140 of the Lacey Municipal Code, the Examiner has the authority to render a decision on the application which may be to grant, deny, or grant with such conditions, limitations, modifications and restrictions as the Examiner finds necessary to make the application compatible with its environment, the comprehensive plan, other official policies and objectives and land use regulatory enactments.

XI. SUMMARY OF STAFF ANALYSIS

Staff finds that the proposed conditional use permit is consistent with the City Comprehensive Development Plan, the City Zoning Code, and other applicable codes and regulations provided that the conditions recommended below, under Section XII, are implemented.

XII. STAFF RECOMMENDATIONS CONCERNING ACTION ON THE PROPOSED CONDITIONAL USE

Based upon the above analysis, city staff recommends approval of the conditional use permit. The project shall proceed in substantial conformance with the plans on file, except as modified below:

Community Development Department:

1. Support structures and any associated hardware shall be painted a non-reflective color or color scheme appropriate to the background against which the facility would be viewed from a majority of points within its view shed. The applicant shall submit color samples to the City Planning Department for approval prior to building permit issuance (16.68.050).
2. Security fencing shall not exceed 6 feet in height. The proposed chain-link fence shall be painted or coated with a non-reflective color and shall be effectively screened from view (except at gates) through the use of Type I landscaping. The use of barbed wire fencing is prohibited in the City of Lacey.
3. Construction activity is limited to between the hours of 7:00 am and 9:00 pm (LMC 16.57).
4. This conditional use permit shall become null, void and non-renewable if the facility is not constructed and placed into use within eighteen months of the date of the city approval, provided that the permit may be extended one time for six months if construction has commenced before expiration of the original time period. (LMC 16.68.100)
5. The applicant must remove the facility within eighteen months after that site's use is discontinued or be subject to the terms of noncompliance/penalty (LMC 16.66.110 and LMC 16.68.027).
6. The applicant shall comply with federal standards for radio frequency emissions. Within six months after the issuance of its operational permit, the applicant shall submit a project implementation report, which provides cumulative field measurements of radio frequency

14. A letter of credit or assignment of savings must be provided to the Planning Department in the amount of 150 percent of the above mentioned landscape estimate. The City shall release this financial security once the landscaping for the project is installed and approved by the Planning Department and a financial security is in order to ensure that all plant materials are properly maintained. This security device shall be in the amount of 20 percent of the value of the vegetative improvements and shall be held for a period of one year. (LMC 16.80)
15. The applicant/developer shall be responsible for obtaining all applicable permits required for the project, including National Pollutant Discharge Elimination System Permit (NPDES), Forest Practices Application, and any others. These permits will require additional review time from the appropriate agencies.
16. A building and electrical permit will be required for the proposed project.
17. The proposed cell tower shall be designed by a Washington State licensed engineer (RCW 18.43).
18. The proposed cell tower shall comply with all of the codes and ordinances adopted by the City of Lacey, including the 2012 International Codes.
19. The new address for the proposed monopole site will be 645 Sleater Kinney Road SE.
20. In order to allow safe site access to fire department personnel in case of an emergency, a gate shall be installed near the southwest corner of the fenced enclosure.
21. Approved address numbers shall be provided near the southwest corner of the perimeter fence facing south toward South Sound Center parking area near the west side bike trail. Address numbers will be necessary to identify this location for fire department response purposes. The address numbers shall be not less than 9-inches in height and shall contrast with their background.
22. Fire extinguishers shall be provided on maintenance vehicles that service the site. Extinguishers shall have a UL rating of not less than 20B:C (IFC Section 906).

XIII. FINDINGS OF FACT

This recommendation is supported by the following suggested findings of fact.

1. The City of Lacey and Thurston County Land Use Plan designate the subject property for the Lacey Urban Growth Area, as Woodland District.
2. The subject property is zoned Woodland District by the City of Lacey Zoning Ordinance, which allows conditional uses approved through the conditional use permit process. Wireless communication facilities are permitted subject to approval of a conditional use permit and meeting the requirements of LMC 16.68 "Wireless Communication Facilities".



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CITY
OF **LACEY**

DEPARTMENT OF COMMUNITY DEVELOPMENT
420 College Street SE, Lacey, WA 98503 (360) 491-5642

OFFICIAL USE ONLY
Date: _____
Case #: _____
Received By: _____
Planner: _____
Related Cases: _____

GENERAL LAND USE APPLICATION

Please Identify Supplemental Forms Accompanying This Application:

- | | |
|--|---|
| <input type="checkbox"/> Binding Site Plan (Preliminary)
<input type="checkbox"/> Binding Site Plan (Final)
<input type="checkbox"/> Boundary Line Adjustment
<input checked="" type="checkbox"/> Conditional Use Permit
<input checked="" type="checkbox"/> Environmental Checklist (SEPA) (must include 2 CD's containing .pdf copies of all submittal materials, including applications)
<input type="checkbox"/> Joint Aquatic Resources Permit Application (JARPA)
<input type="checkbox"/> Landclearing Permit/Class IV Forest Practices | <input type="checkbox"/> Planned Residential Development (Preliminary)
<input type="checkbox"/> Planned Residential Development (Final)
<input type="checkbox"/> Short Subdivision (Preliminary)
<input type="checkbox"/> Short Subdivision (Final)
<input type="checkbox"/> Site Plan Review
<input type="checkbox"/> Subdivision (Preliminary)
<input type="checkbox"/> Subdivision (Final)
<input type="checkbox"/> Townhouse Development Permit
<input type="checkbox"/> Wetland Development Permit |
|--|---|

*Applicant/Property Owner Information

Owner: Capital Development Company, a Washington Corporation

Mailing Address: PO Box 3487 Lacey, WA 98509-3487

Phone Number(s): (360) 491-6850

E-mail Address: budc@capdevco.com

Signature: *[Handwritten Signature]*

** For projects with multiple owners, attach a separate sheet with above owner information and signatures.*

Applicant: Verizon Wireless c/o Smartlink LLC

Mailing Address: 3350 161st Ave SE / MS #221, Bellevue, WA 98008

Phone Number(s): N/A

E-mail Address: N/A

*Authorized Representative: Smartlink, LLC - Allison Zike

Mailing Address: 14432 SE Eastgate Way, Suite 260, Bellevue, WA 98007

Phone Number(s): (425) 274-4444 x112

E-mail Address: allison.zike@smartlinkllc.com

**The authorized representative will be the primary staff contact for all project related questions and correspondence.*



Project Information

Project Name: Verizon - OLY Martin Way

Project Description: The applicant, Verizon, proposed to construct a new monopole in order to accommodate a new telecommunication facility and associated ground equipment, including radio equipment, batteries, and an emergency back up generator.

Property Description

Site Address: 653 Sleater-Kinney Road SE

Full Legal Description of Subject Property (attached):

Section 17 Township 18 Range 1W Quarter SW Plat NEW STATE ADDITION TO OLYMPIA BLA000009 TR PTN A Document 3309033 AMENDED BLA060022LA TRACT A 3877983; 65103100101 LEASE TO SKIPPERS FORTAX PURPOSES ONLY; 65101000702 APPLEBEES GROUND LEASE FOR TAX PURPOSES ONLY, 65101000703 APPLEBEES BUILDING ONLY FOR TAX PURPOSES ONLY, EXCEPTING PTN TO CITY OF LACEY FOR ST AFN 3654080; EXC PTN FORPACIFIC AVE PER AFN:4014587.

Section: 17 Township: 18 Range: 1W

Assessor Tax Parcel Number(s): 65101000700

Zoning District: Open Space - Institutional

Shoreline Designation (if applicable): _____

Area of Project Site (in square feet if less than 1 acre; in acres if greater): Approximately 842 square feet

Critical Areas on or near Site (show areas on site plan):

- None
- Creek or stream (name): _____
- Lake or pond (name): _____
- Endangered or threatened species (identify): _____
- Encumbrances, such as wells with radius, and easements: _____

- Wetland
- Steep slopes/draw/gully/ravine
- Historic site or structure
- Flood hazard area, provide FEMA flood zone and map number: _____

Utilities (Existing and Proposed)

Water: Existing _____ Proposed N/A

Sewer: Existing _____ Proposed N/A

Access (name of street(s) from which access will be gained): _____

I affirm, under penalty of perjury, that all answers, statements, and information submitted with this application are correct and accurate to the best of my knowledge. I also affirm that I am the owner of the subject site or am duly authorized by the owner to act with respect to this application. Further, I grant permission from the owner to any and all employees and representatives of the City of Lacey and other governmental agencies to enter upon and inspect said property as reasonably necessary to process this application. I agree to pay all fees of the City that apply to this application.

Allison Zike

Allison Zike

4-11-13

Print Name

Signature

Date

Please attach all applicable supplemental forms



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DEPARTMENT OF COMMUNITY DEVELOPMENT
420 College Street SE, Lacey, WA 98503 (360) 491-5642

OFFICIAL USE ONLY
Date: _____
Case #: _____
Received By: _____
Planner: _____
Related Cases: _____

CONDITIONAL USE PERMIT SUPPLEMENTAL

(This form to be accompanied by the General Land Use Application)

Project Information
Applicant Name and Phone Number: <u>Verizon Wireless c/o Smartlink, LLC</u>
Authorized Rep. Name and Number: <u>Smartlink, LLC - Allison Zike - (425) 274-4444 x112</u>
Project Name: <u>Verizon Wireless - OLY Martin Way</u>
Planning Project Number: _____
Summary Of Request (list types of uses)
The applicant proposes to construct a 140' monopole to accommodate a new wireless communications facility including: an antenna array on the monopole, and associated ground equipment and backup power generator.
Hours of Operation (include number of days per week): <u>24 hours a day/7 days a week (unmanned facility)</u>
Total Square Footage of Site: <u>approx. 842</u> <input checked="" type="checkbox"/> Total Square Footage in Paved or Covered Surfaces: <u>Approx. 200</u>
Number of Dwelling Units: Proposed: <u>None</u> <input checked="" type="checkbox"/> Permitted: <u>N/A</u> <input checked="" type="checkbox"/>
Existing Zoning
Existing Zoning Designation: <u>Woodland District</u> Comprehensive Plan Designation: <u>Unknown</u> <input checked="" type="checkbox"/>
How does the project conform to the Comprehensive Plan and Zoning Ordinance (attach additional sheets with narrative if necessary)? <u>Please see attached project description</u>
Essential Public Facility? <u>N/A</u> Type One: _____ Type Two: _____ Type Three: _____
Commercial Uses
Total gross square footage of commercial buildings: <u>N/A</u>
Description of each commercial use: <u>Wireless communication facility</u>
What provisions have been made to safeguard the adjoining properties against any detrimental effects caused by the development? <u>Please see attached Environmental Checklist and project description</u>



What provisions have been made to make the development compatible with the appearance and character of the surrounding neighborhood? _____

The monopole has been engineered to be the minimum height possible to achieve coverage objectives and allow for colocation. The monopole and antennas will be painted blend in with the existing surroundings.

Protective Covenants

Are there protective covenants for the subdivision in which this use is to be located? No

If so, attach a copy of the covenants and explain how the proposed use does or does not conform to the covenants. Cite specific section(s) of the covenants for reference _____

Day Care Centers And Nursery Schools

Maximum Number of Students: _____ Estimated Maximum Vehicular Trips Generated: _____

How are these vehicular trips distributed by mode and time of day? _____

Attach a commercial traffic generation worksheet to the application form.

Essential Public Facilities Identified:

Does the proposed use meet the definition and criteria of 16 66 060 for essential public facilities review:

Yes No

If yes, what type of facility is it classified as:

Type 1 Type 2 Type 3

Please see additional submittal requirements for Type 1 and 2 essential public facilities below.

I affirm, under penalty of perjury, that all answers, statements, and information submitted with this application are correct and accurate to the best of my knowledge. I also affirm that I am the owner of the subject site or am duly authorized by the owner to act with respect to this application. Further, I grant permission from the owner to any and all employees and representatives of the City of Lacey and other governmental agencies to enter upon and inspect said property as reasonably necessary to process this application. I agree to pay all fees of the City that apply to this application.

Allison Zike

Print Name

Allison Zike

Signature

4/9/13

Date

Please attach all applicable supplemental forms

OLY Martin Way RF Documentation

Overview: Verizon Wireless strives to provide excellent wireless service for their customers with a network of cell sites that allows their customers to reliably place and receive mobile phone calls. The cell site OLY Martin Way is needed to off load traffic from the existing site Puget Power beta sector. The cell site OLY Martin Way is not being built for coverage improvement, but is needed to prevent lost and dropped calls due to capacity limitations of Verizon Wireless cellular system in this area of our market.

Capacity Issues: The capacity of wireless networks is limited by the number of available antennas and the radios associated with those antennas. When a mobile user attempts to make a call on a wireless network where capacity is limited by these factors, the resulting busy signal can be very frustrating. As usage increases on a site a capacity limit is eventually reached that requires either the addition of more sectors or channels to the site, or building adjacent sites that will off load traffic from the site or sectors approaching capacity. Presently we have used all available channels of our licensed spectrum in this area of Thurston County. Also, the existing site Puget Power has been sectored to maximize its capacity. Since we have now exhausted all other methods to add capacity to the Puget Power site, we now need to add sites to provide more capacity in this area of Thurston County. Without the additional capacity calls will be dropped or cannot be placed due to limitations of our infrastructure. Also, as more traffic is added to the site and it approaches capacity, its coverage area is reduced due to intra-system interference of too many calls per sector. The attached Existing Site Coverage and Proposed Site Coverage maps portray how the OLY Martin Way site will become the dominant server in areas presently served by Puget Power site's beta sector. As a part of integrating the new OLY Martin Way site, modifications will also be made to the Puget Power site to shed traffic onto this new site. This will reduce the signal levels of the Puget Power site in the area to be served by the OLY Martin Way site resulting in Puget Power traffic being shed onto the new sites. It should be noted that too much overlap of high signal levels in the service areas of adjacent sites reduces the capacity improvement since a call placed in these areas will use infrastructure of multiple cell site sectors to handle the call.

Coverage Issues: Although the site is primarily a capacity relief site, areas near the site will have an improvement in coverage due to the higher signal levels near the new site. Coverage within nearby buildings will also be improved.

Antenna Height and Location: The antenna height and location of the site should have a line of sight to the area between Sleater Kinney Rd NE and S Bay Rd NE and between 26th Ave NE and MARTIN WAY E in the city of Lacey, WA in order to provide good coverage on these roads and in the area and hence provide the capacity relief for the Puget power site's beta sector. This is the reason that the location and the antenna tip height was selected for the sites in order for antennas to be above the tree lines in the area, as an antenna height below the tree lines will not provide a good coverage due to the lack of line of sight to the area between Sleater Kinney Rd NE and S Bay Rd NE and between 26th Ave NE and Martin Way E in the city of Lacey, WA.

Antenna Diversity: Antenna diversity, also known as space diversity, is one method of enhancing wireless signal to improve the quality and reliability of a wireless link. Often, in rural environments such as the environment surrounding the subject site, there is not a clear line of sight between the antennas and customers' handsets because of existing tree cover and other factors. In these cases, the signal may be reflected along multiple paths before it finally reaches the receiver. These reflections can result in phase shifts, time delays, attenuations, and signal distortion that the customer may experience as an echo or warbling in the signal, or the signal dropping altogether.

Antenna diversity is especially effective at remedying these types of issues because multiple antennas provide several "observations" of the same signal. Each antenna will experience a different interference



environment resulting in an added 5-8 dB in processing gain in the RF link budget. So, for example, if one antenna is experiencing a deep fade it is likely that another antenna physically separated, but in the same sector, will have sufficient signal. Providing receive signal diversity then, is absolutely necessary for providing robust signal at the proposed location.

Propagation Maps: There are several methods for determining where coverage exists within a given network of wireless sites. One of these is through the use of propagation maps. The propagation map is a computer simulation of the strength of Verizon Wireless signals at a given height and location in the context of the network. Propagation maps are one tool for determining whether a proposed site will meet the coverage objective and what antenna height is needed to provide robust service for Verizon Wireless customers. The radio propagation tool is designed to take factors such as terrain and tree coverage into account, and is calibrated with drive test data so that it depicts a reliable estimate of coverage that would be provided by a proposed site.

The propagation maps that follow show three levels of service, designated as the following colors:

Green = -80 dBm, a level of service adequate for providing reliable coverage inside a building

Yellow = -90 dBm, a level of service adequate for providing reliable coverage outdoors or inside a car

White = > -90 dBm, unreliable signal strength, not capable of reliably making and holding a call

Verizon Wireless has analyzed the proposed antenna height for new sites OLY Martin Way in order to determine a minimum required antenna height for these sites that will provide a capacity relief for the sector Puget Power beta. Verizon Wireless has determined that proposed height of 140 ft for sites Martin Way and is a minimum required antenna height in order to provide capacity relief for the sector Puget power beta, per the maps below.

The Map 1) shows the existing sites and proposed new sites OLY Martin Way locations in the area.

The Map 2) shows the existing coverage in the area.

The Map 3) shows the coverage with proposed new sites Martin Way

The Map 4) shows the dominant server coverage in the area, where the dominant server of the sector Puget power beta is marked with red color on the map.

The Map 5) shows the dominant server coverage with the new site Martin Way with the antenna's height of 120 ft for the site that shows that Verizon Wireless will not be able to provide a capacity relief for the sector Puget power beta with antenna's height of 120 ft for the site Martin Way, as Puget power beta sector will still provide service to area between Sleater Kinney Rd NE and S Bay Rd NE and between 26th Ave NE and Martin Way E in the city of Lacey, WA, that is marked with red color on the map.

The Map 6) shows the dominant server coverage with the new site Martin Way and proposed height of 140 ft for the new site Martin Way that shows that Verizon Wireless will be able to provide a capacity relief for the sector Puget Power beta with proposed height of 140 ft for the new site Martin Way, as Puget Power beta sector will not provide service to area between Sleater Kinney Rd NE and S Bay Rd NE and between 26th Ave NE and Martin Way E in the city of Lacey, WA, as the area does not show a red color on the map.

Wireless E- 911: Approximately 230,000 Wireless 911 calls are made every day nationwide, and this number continues to increase. (Source: CTIA, the Wireless Association) Wireless E-911 service depends on reliable signal strength in order to function effectively. Because of our federally-mandated obligation to provide wireless E-911 service, signal reliability is paramount. Providing well-distributed wireless antenna sites is an effective way to decrease the number of drop-outs and lost connections to ensure that coverage in this area is robust and reliable.

FCC standards for radio frequency emissions: Verizon Wireless' RF Engineering Department has conducted a radio frequency (RF) emission analysis for new sites OLY Martin Way. The analysis was

conducted pursuant to the guidelines and specifications provided in FCC OET Bulletin No. 65, Edition 97-01 dated August 1997, entitled *Evaluating Compliance with FCC Guidelines for Human Exposure to Radio Frequency Electromagnetic Fields*. Based upon Verizon Wireless' engineering study, Verizon Wireless' maximum power density S was calculated per the formula below, so at R=122 ft (the distance from the bottom of the antenna to the ground of 132 ft plus 10 ft margin, as a minimum distance from antenna to population), cumulative power into antennas of P=336W and antenna gain G=16dBd the maximum the power density S=0.077 mW/cm². The power density S was calculated using the maximum power of the equipment; true power will be lower. The calculated power density S for sites OLY Martin Way are under the FCC's limit for "General Population/Uncontrolled Exposure" at Verizon Wireless' lowest transmit frequency of 746 MHz (worst case) specified in the FCC OET Bulletin No. 65, Edition 97-01 dated August 1997, per the table below.

$$S = \frac{PG}{4\pi R^2}$$

The table below Verizon Wireless' frequencies that will be operated at the new sites OLY Martin Way .

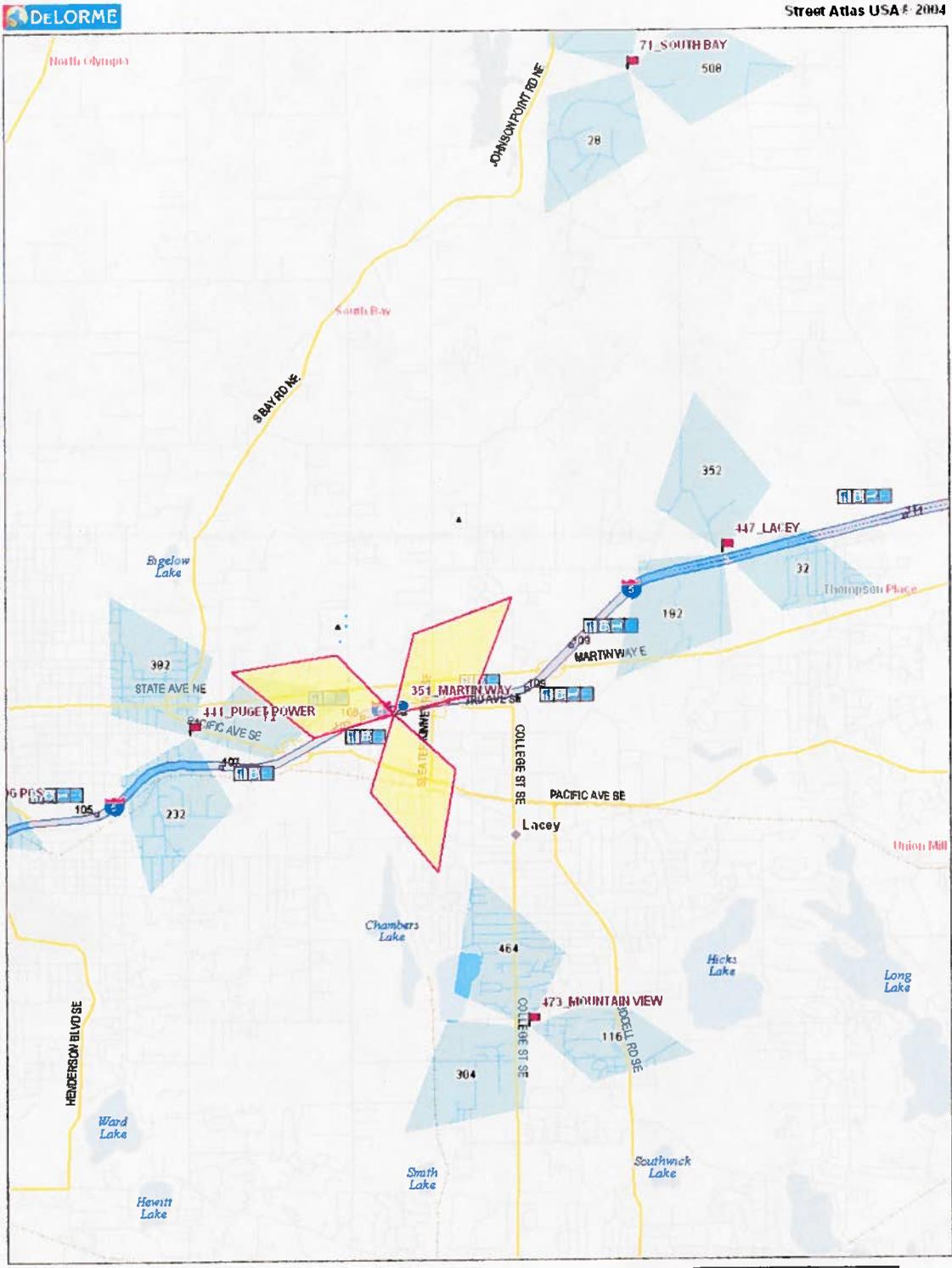
service	Call Sign	Tx (MHz)	Rx (MHz)	Max Tx Power (W) into antenna	FCC Power density (S) limit for General population/uncontrolled exposure (mW/cm ²)
CDMA/EVDO	KNKA280	880-890 891.5-894	835-845 846.5-849	8x20W	0.59 mW/cm ²
EVDO	WPOI202 WPOH985	1940-1942.5 1942.5-1945	1860-1862.5 1862.5-1865	3x16W	1 mW/cm ²
EVDO	WQCS433	1985-1990	1905-1910	3x16W	1 mW/cm ²
LTE	WQJQ694	746-757	776-787	2x40W	0.50 mW/cm ²
			total cumulative Power (W)	336	

Summary: The coverage is not the intended purpose of the new site OLY Martin Way . The new site OLY Martin Way is a capacity site to increase the capacity of our cellular system in the Thurston County the area the area between Sleater Kinney Rd NE and S Bay Rd NE and between 26th Ave NE and Martin Way E in the city of Lacey, WA. Verizon Wireless has analyzed the proposed antenna height for new sites OLY Martin Way in order to determine a minimum required antenna height for these sites that will provide a capacity relief for the sector Puget power beta. Verizon Wireless has determined that proposed height of 140 ft for sites Martin Way is a minimum required antenna height in order to provide capacity relief for the sector Puget power beta, per the maps in the document.

Sincerely,

Renald Gasparovic
Verizon Wireless

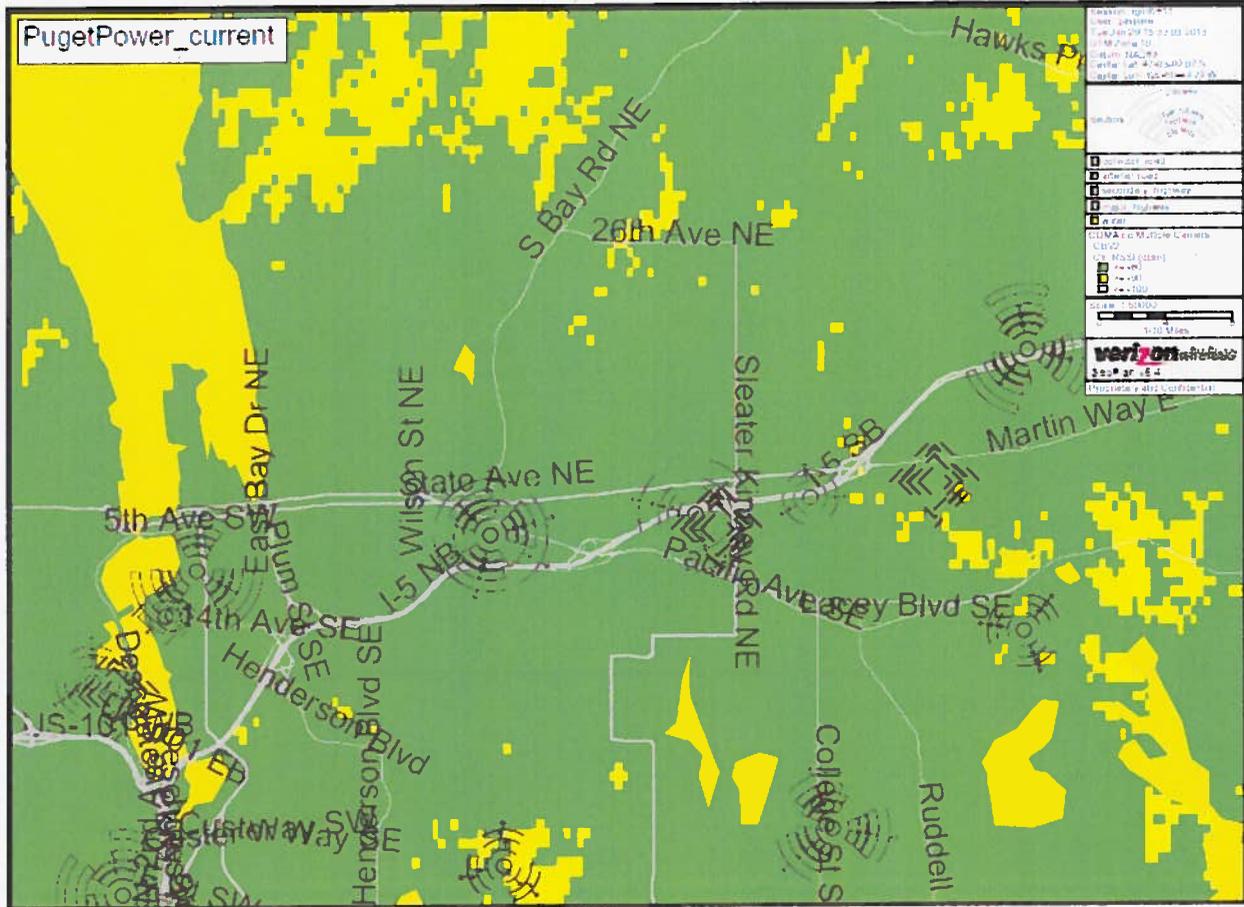
The Map 1) below shows the existing sites and proposed new sites OLY Martin Way' location in the area.



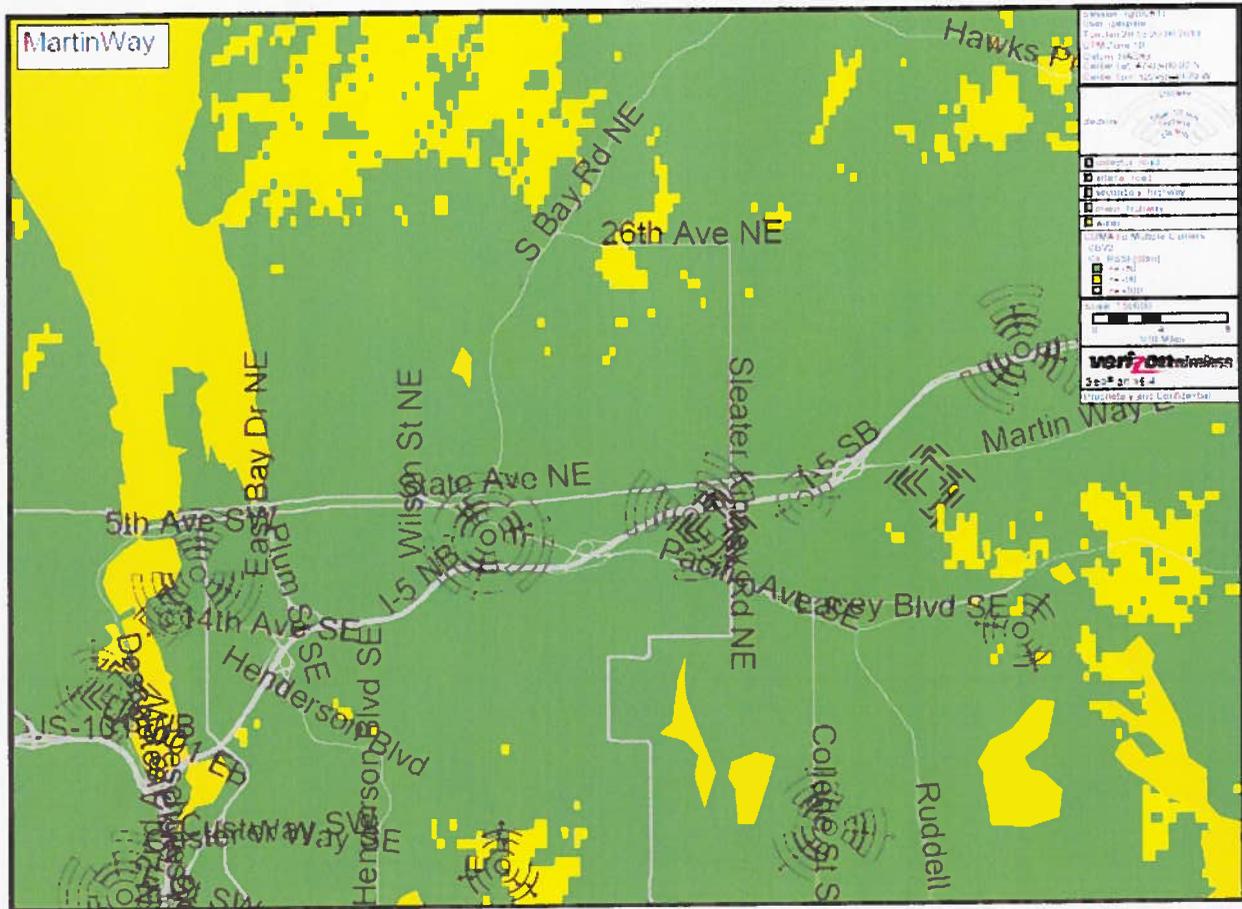
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The Map 2) below shows the existing coverage in the area.



The Map 3) below shows the coverage with proposed new sites Martin Way.



**NON-IONIZING ELECTROMAGNETIC EXPOSURE ANALYSIS
&
ENGINEERING CERTIFICATION**



SITE NAME: OLY Martin Way

**SITE ADDRESS: 653 Sleater-Kinney Road SE
Lacey, WA 98503**

DATE: May 1, 2013

PREPARED BY:

**B. J. THOMAS, P.E.
7607 80th Ave NE
Marysville, WA 98270
(206) 851-1106**



PROJECT

The proposed Verizon Wireless project consists of a WCF (Wireless Communications Facility) located at 653 Sleater-Kinney Road SE, Lacey, WA 98503, Thurston County Tax Parcel 65101000700. The planned improvements include antennas mounted on a 140' AGL steel monopole with supporting BTS (Base Transmission System) radio equipment located in a lease area near the base of the monopole.

EQUIPMENT

Type of Service: CDMA, PCS, AWS & LTE

Antennas: Antel QXW-638063160-DP

Sectors: (3) (alpha = 285°, beta = 45°, gamma = 165°)

Frequencies: Send (746 - 756 Mhz, 880 - 890 Mhz, 891.5 - 894 Mhz,
1940 - 1945 Mhz, 2110 - 2155 Mhz)
Receive (776 - 786 Mhz, 835- 845 Mhz, 846.5 - 849 Mhz, 1710 -
1755 Mhz, 1860 -1865 Mhz)

Antenna Rad Center: 140' AGL

CALCULATIONS

Calculations for RF power densities near ground level are based on the "Evaluating Compliance with FCC Guidelines for Human Exposure to Radio Frequency Electromagnetic Fields OET Bulletin 65" Edition 97-01, August 1997 issued by the Federal Communications Commission Office of Engineering & Technology.

Section 2 of **OET Bulletin 65** demonstrates that "for a truly worst-case prediction of power density at or near the surface, such as at ground-level or on a rooftop, 100% reflection of incoming radiation can be assumed, resulting in a potential doubling of predicted field strength and a four-fold increase in (far field equivalent) power density". Therefore the following equation is used:

$$S = EIRP/\pi R^2$$

Where S = power density (mW/cm^2), EIRP = equivalent isotropically radiated power and R = distance to the center of the radiation antenna (cm)

Attached as an exhibit are the MPE (Maximum Power Exposure) calculations using the above referenced formula and the antenna manufacturer vertical pattern information using a conservative 20 dB loss below main lobe. The calculations show that the maximum MPE at ground level (6' above AGL) at the base of the monopole and the power density is $0.000628 \text{ mW}/\text{cm}^2$ with an assumed worst-case power level of 2,000 watts ERP for the lowest antenna array. This is 0.1069% of the MPE limit for the general population/uncontrolled exposure of $0.467 \text{ mW}/\text{cm}^2$ as referenced in **Table I OET Bulletin 65 Appendix A** for the lowest frequency range.

ENVIRONMENTAL EVALUATION

Routine environmental evaluation is required if the PCS broadband facility is less than 10 m (32.81 feet) AGL and has a total power of all channels in any given sector greater than 2,000W ERP as referenced in "**Table 2 Transmitters, Facilities and Operations subject to Routine environmental Evaluation**" of **Bulletin 65**. As the proposed antennas lowest point above ground level is 41.4 m (135.7 feet), the WCF is categorically exempt from requirement for routine environmental processing.

FCC COMPLIANCE

The general population/uncontrolled exposure near the monopole, including persons at ground level, surrounding properties, inside and on existing structures will have RF exposure much lower than the "worst case" scenario, which is a small fraction of the MPE limit.

Only trained persons will be allowed to access the monopole for maintenance operations. Verizon Wireless and/or its contractors will provide training to make the employees fully aware of the potential for RF exposure occupational training and they can exercise control over their exposure that is within the occupational/controlled limits.

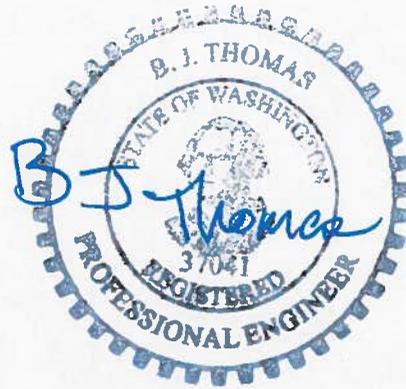
CONCLUSIONS

Based on calculations, the proposed WCF will comply with current FCC and county guidelines for human exposure to radiofrequency electromagnetic fields.

All representations contained herein are true to the best of my knowledge.

EXHIBITS

- MPE Calculations
- Antenna Data Sheet
- WCF Location Map



5/1/13

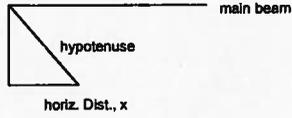
**OLY Martin Way
MPE Calculations**

Effective tower height assumes a person 6 ft tall.

140 height (ft)

6.28E-04	
0.000628	max power density in mW/cm ²
0.1069%	percentage of standard

tower height, y



Note: 0.587 mW/cm² is 100% of allowable standard for lowest frequency

radiation center (feet), y	effective tower height (feet), y	minor lobe angle	dB below main lobe	horiz. dist. x	hypotenuse length (feet)	hypotenuse length (km)	hypotenuse length (cm)	ERP main lobe (watts)	ERP main lobe (dBm)	minor lobe ERP (dBm)	minor lobe EIRP (dBm)	minor lobe EIRP (mW)	Power at point x at ground level mW/cm ²
140	134	90	20	0.000	134.000	0.041	4084.320	2000	63.01	43.01	45.17	32887.43	6.28E-04
TOTAL												6.28E-04	

QXW-638X6316X-DP-EDIN

Replace "X" with desired electrical downtilt.

XX-Pol | Dual Band FET Panel | 65° / 65° | 17.6 / 19.4 dBi | Duplexed

Electrical Characteristics	696-900 MHz			1710-2170 MHz	
	696-806	806-900	1710-1880	1850-1990	1900-2170
Frequency bands					
Polarization	±45°			±45°	
Horizontal beamwidth	70°	65°	68°	65°	60°
Vertical beamwidth	9°	7°	3.7°	3.5°	3.3°
Gain	15.0 dBd/17.1 dBi	15.5 dBd/17.6 dBi	16.7 dBd/18.8 dBi	17.0 dBd/19.1 dBi	17.3 dBd/19.4 dBi
Electrical downtilt (X)	0,2,4,6,8,10			0,2,4,5,6,8,10	
Impedance	50Ω			50Ω	
VSWR	≤1.5:1			≤1.5:1	
Isolation between ports	> 25 dB			> 25 dB	
Input power	500 W			300 W	
Lightning protection	Direct ground				
Connector(s)	2 / EDIN / Female / Bottom				
Mechanical Characteristics					
Dimensions Length x Width x Depth	2820 x 305 x 180 mm			103.1 x 12.0 x 7.1 in	
Weight without mounting brackets	20.9 kg			46 lbs	
Survival wind speed	201 km/hr			125 mph	
Wind area	Front: 0.8 m ² Side: 0.5 m ²		Front: 8.6 ft ² Side: 5.1 ft ²		
Wind load @ 161 km/hr (100 mph)	Front: 974 N Side: 576 N		Front: 219 lbf Side: 130 lbf		
Mounting Options	Part Number	Fits Pipe Diameter		Weight	
3-Point Mounting Bracket Kit	36210008	40-115 mm	1.57-4.5 in	6.9 kg	15.2 lbs



Antenna Bottom View

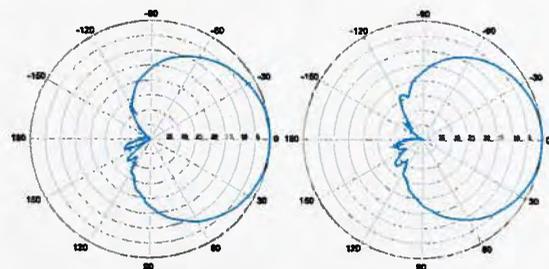


Quoted performance parameters are provided to offer typical or range values only and may vary as a result of normal manufacturing and operational conditions. Extreme operational conditions and/or stress on structural supports is beyond our control. Such conditions may result in damage to this product. Improvements to product may be made without notice.

QXW-638X6316X-DP-EDIN

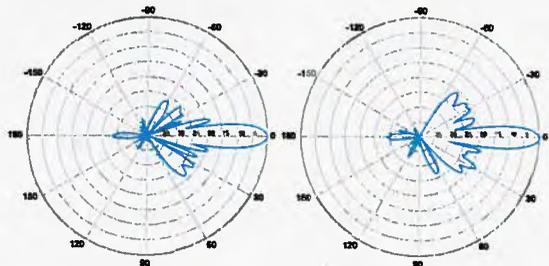
XX-Pol | Dual Band FET Panel | 65° / 65° | 17.6 / 19.4 dBi | Diplexed

696-900 MHz



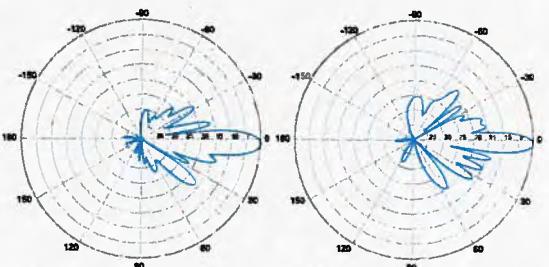
Horizontal | 696-806 MHz

Horizontal | 806-900 MHz



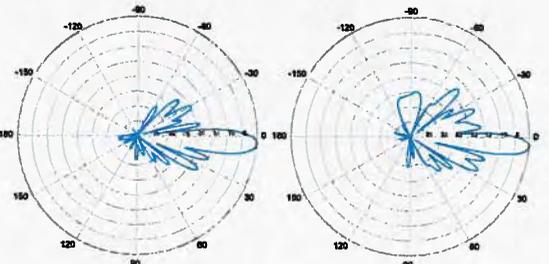
0° | Vertical | 696-806 MHz

0° | Vertical | 806-900 MHz



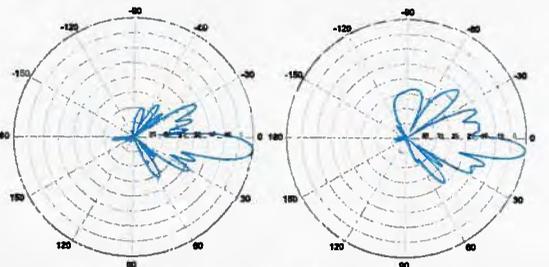
2° | Vertical | 696-806 MHz

2° | Vertical | 806-900 MHz



4° | Vertical | 696-806 MHz

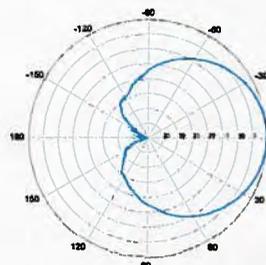
4° | Vertical | 806-900 MHz



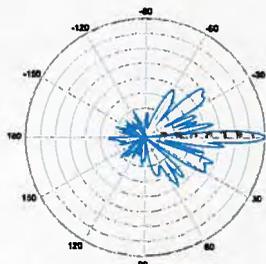
6° | Vertical | 696-806 MHz

6° | Vertical | 806-900 MHz

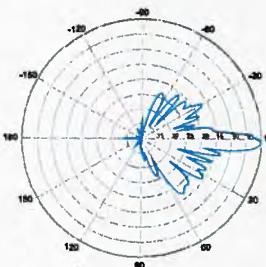
1710-2170 MHz



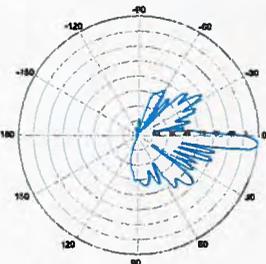
Horizontal | 1710-2170 MHz



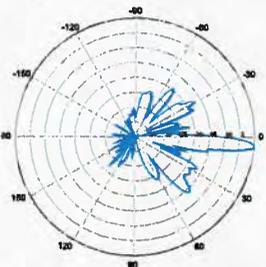
0° | Vertical | 1710-2170 MHz



2° | Vertical | 1710-2170 MHz



4° | Vertical | 1710-2170 MHz



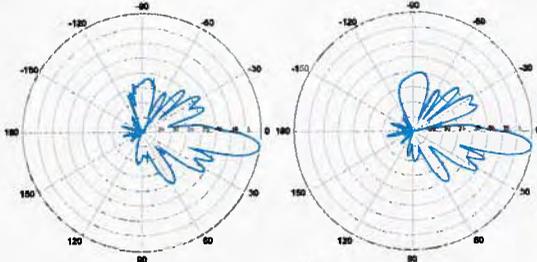
5° | Vertical | 1710-2170 MHz

Quoted performance parameters are provided to offer typical or range values only and may vary as a result of normal manufacturing and operational conditions. Extreme operational conditions and/or stress on structural supports is beyond our control. Such conditions may result in damage to this product. Improvements to product may be made without notice.

QXW-638X6316X-DP-EDIN

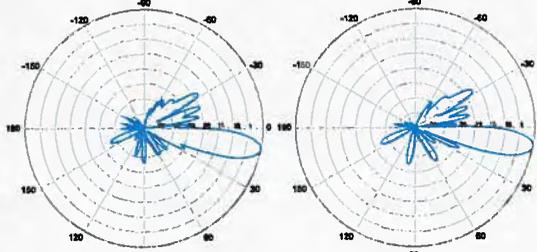
XX-Pol | Dual Band FET Panel | 65° / 65° | 17.6 / 19.4 dBi | Diplexed

696-900 MHz



8° | Vertical | 696-806 MHz

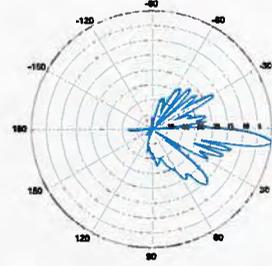
8° | Vertical | 806-900 MHz



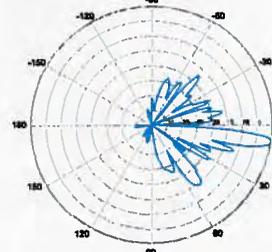
10° | Vertical | 696-806 MHz

10° | Vertical | 806-900 MHz

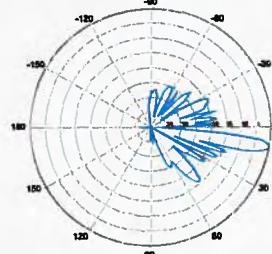
1710-2170 MHz



6° | Vertical | 1710-2170 MHz



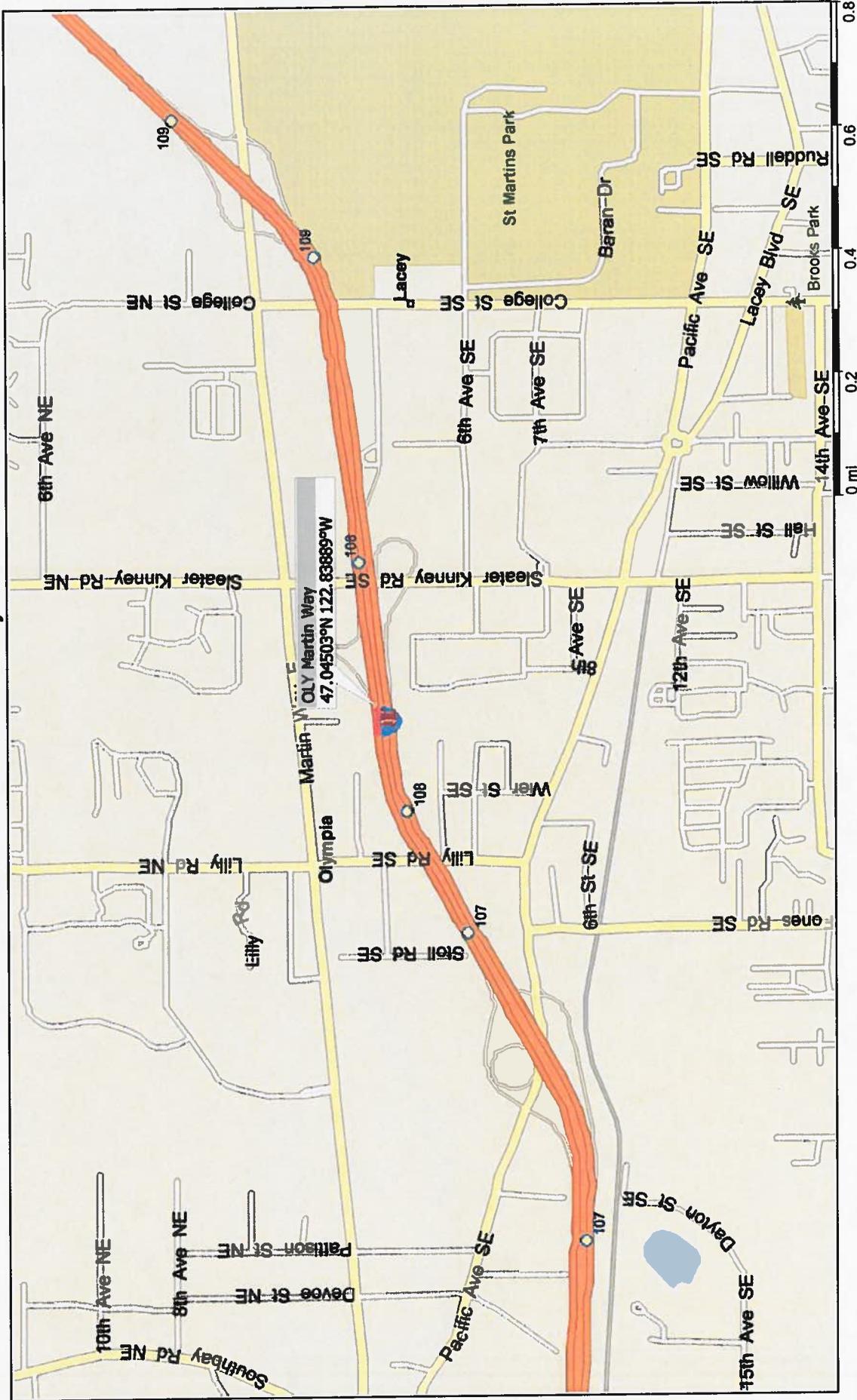
8° | Vertical | 1710-2170 MHz



10° | Vertical | 1710-2170 MHz

Quoted performance parameters are provided to offer typical or range values only and may vary as a result of normal manufacturing and operational conditions. Extreme operational conditions and/or stress on structural supports is beyond our control. Such conditions may result in damage to this product. Improvements to product may be made without notice.

OLY Martin Way



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Co-location and Removal Acknowledgement

I understand and accept the following City of Lacey Code Section 16.68.027.A.6 for the proposed Verizon Wireless telecommunication facility located at 653 Sleater-Kinney Way:

A signed statement indicating:

- a. *The applicant agrees to allow for the potential co-location of additional WCF requirement by other providers on the applicant's structure or within the same site location; and*
- b. *That the applicant agrees to remove the facility within eighteen months after that site's use is discontinued.*

Tina D. Lewis

Print Name

Verizon Wireless

Print Company Name

Tina D. Lewis

Signature

RE Specialist

Print Title

2/11/13

Date

EXHIBIT

7

tabular

ORIGINAL

SITE NAME: OLYMARTINWAY

OPTION AND LEASE AGREEMENT

This Agreement, made this 10 day of August, 2005, between Capital Development Company, a Washington corporation, with its mailing address located at 711 Sleater Kinney Rd. S.E., Lacey, WA 98503, Tax ID # 91-0755890 hereinafter designated LESSOR and Olympia Cellular Limited Partnership d/b/a Verizon Wireless, with its principal office located at 180 Washington Valley Road, Bedminster, New Jersey 07921, hereinafter designated LESSEE. The LESSOR and LESSEE are at times collectively referred to hereinafter as the "Parties" or individually as the "Party."

OPTION AGREEMENT

LESSOR is the owner of that certain real property located at 651 Sleater Kinney Road S.E., City of Lacey, Thurston County, State of Washington, as shown on Exhibit A attached hereto and made a part hereof (the entirety of LESSOR's property is referred to hereinafter as the "Property"). LESSEE desires to obtain an option to lease a portion of said Property, with rights-of-way for access and utilities thereto (hereinafter referred to as the "Premises"), containing approximately 3,000 square feet, more specifically described as a 50' by 60' parcel and as substantially shown on Exhibit "A" attached hereto and made a part hereof.

NOW THEREFORE, in consideration of [REDACTED] hereinafter referred to as Option Money, to be paid by LESSEE to LESSOR, which LESSEE will provide upon its execution of this Agreement, LESSOR hereby grants to LESSEE the right and option to lease said Premises including a right-of-way for access thereto, for the term and in accordance with the covenants and conditions set forth herein.

The option may be exercised at any time on or prior to August 1, 2005, or the start of construction, whichever event occurs first. The time during which the option may be exercised may be further extended by mutual agreement in writing. If during said option period, or during the term of the lease, if the option is exercised, LESSOR decides to subdivide or change the status of the Property or his property contiguous thereto he shall immediately notify LESSEE in writing so that LESSEE can take steps necessary to protect LESSEE's interest in the Premises.

This option may be sold, assigned or transferred by LESSEE without any approval or consent of LESSOR to LESSEE's principal, affiliates, subsidiaries of its principal; to any entity which acquires all or substantially all of LESSEE's assets in the market defined by the Federal Communications Commission in which the Property is located by reason of a merger, acquisition or other business reorganization; or to any entity which acquires or receives an interest in the majority of communication towers of LESSEE in the market defined by the Federal Communications Commission in which the Property is located. As to other parties, this Agreement may not be sold, assigned or transferred without the written consent of LESSOR, which such consent will not be unreasonably withheld or delayed.



Should LESSEE fail to exercise this option or any extension thereof within the time herein limited, all rights and privileges granted hereunder shall be deemed completely surrendered, this option terminated, and LESSOR shall retain all money paid for the option, and no additional money shall be payable by either Party to the other.

LESSOR shall cooperate with LESSEE in its effort to obtain all certificates, permits and other approvals that may be required by any Federal, State or Local authorities which will permit LESSEE use of the Premises. LESSOR shall take no action which would adversely affect the status of the Property with respect to the proposed use by LESSEE.

The LESSOR shall permit LESSEE, during the option period, free ingress and egress to the Premises to conduct such surveys, inspections, structural strength analysis, subsurface soil tests, and other activities of a similar nature as LESSEE may deem necessary, at the sole cost of LESSEE. LESSEE shall promptly repair any damage to the Property caused by LESSEE's activities thereon and agrees not to unreasonably interfere with LESSOR and its existing tenants during such option period.

LESSOR agrees to execute a Memorandum of Option and Lease Agreement ("Memorandum") which LESSEE may record with the appropriate Recording Officer. The date set forth in the Memorandum is for recording purposes only and bears no reference to commencement of either term or rent payments.

Notice of the exercise of the option shall be given by LESSEE to LESSOR in writing by certified mail, return receipt requested. Notice shall be deemed effective on the date it is posted. On the date of such notice the following agreement shall take effect:

LEASE AGREEMENT

1. PREMISES. LESSOR hereby leases to LESSEE a portion of that certain parcel of property (the entirety of LESSOR's property is referred to hereinafter as the Property), located at 651 Sleater Kinney Road S.E., City of Lacey, Thurston County, State of Washington, and being described as a 50' by 60' parcel containing 3,000 square feet, as shown on Exhibit "A" together with the non-exclusive right for ingress and egress, seven (7) days a week twenty-four (24) hours a day, on foot or motor vehicle, including trucks, along the right-of-way set forth in Exhibit "A" which extends from the nearest public rights-of-way, Sleater Kinney Rd. SE, and Pacific Avenue, and for the installation and maintenance of utility wires, poles, cables, conduits, and pipes along a right-of-way extending from the nearest public right-of-way, Pacific Avenue, to the demised premises, said demised premises and rights-of-way (hereinafter collectively referred to as the "Premises") for access and utilities being substantially as described herein in Exhibit "A" attached hereto and made a part hereof.

In the event any public utility is unable to use the aforementioned right-of-way, LESSOR hereby agrees to grant an additional right-of-way either to LESSEE or to the public utility at no cost to LESSEE.

2. SURVEY. LESSOR also hereby grants to LESSEE the right to survey the Property and the Premises, and said survey shall then become Exhibit "B" which shall be attached hereto and made a part hereof, and shall control in the event of boundary and access discrepancies between it and Exhibit "A." Cost for such work shall be borne by LESSEE.

3. TERM. This Agreement shall be for an initial term of five (5) years, and beginning on the date the option is exercised by LESSEE at an annual rental [REDACTED] be paid in equal monthly installments on the first day of the month, in advance, without deduction or setoff, to Capital Development Company, or to such other person, firm or place as LESSOR may, from time to time, designate in writing at least thirty (30) days in advance of any rental payment date. The obligation to pay rent will begin immediately upon the exercise of the option, at which time rental payments and term will begin.

4. EXTENSIONS. This Agreement shall automatically be extended for four (4) additional five (5) year terms unless LESSEE terminates it at the end of the then current term by giving LESSOR written notice of the intent to terminate at least six (6) months prior to the end of the then current term.



6. USE: GOVERNMENTAL APPROVALS. LESSEE shall use the Premises for the purpose of constructing, maintaining and operating a communications facilities and uses incidental and all necessary appurtenances. A security fence consisting of chain link construction or similar but comparable construction may be placed around the perimeter of the Premises at the discretion of LESSEE (not including the access easement). All improvements shall be at LESSEE's expense and the installation of all improvements shall be at the discretion and option of LESSEE. LESSEE agrees to make a diligent and good faith effort to ensure that any work by LESSEE does not unreasonably interfere with LESSOR's other tenants at the Property. LESSEE shall have the right to replace, repair, add or otherwise modify its equipment or any portion thereof, whether the equipment is specified or not on any exhibit attached hereto, during the term of this Agreement. Before commencing any subsequent alterations to the Property, LESSEE shall submit plans and specifications to the LESSOR for the LESSOR's written approval, which approval shall not be unreasonably withheld, conditioned or delayed. In the event the LESSOR does not either (i) object to the plans in writing or (ii) furnish the LESSEE with written approval, within thirty (30) days of the date of submission of the plans, LESSOR will be deemed to have approved them. All work to be done by LESSEE shall be preformed in accordance with the approved plans unless otherwise approved in writing by the LESSOR, which approval shall not be unreasonably withheld, conditioned or delayed. LESSEE will maintain the Premises in a good condition reasonable wear and tear excepted. LESSOR will maintain the Property, excluding the Premises, in good condition,

reasonable wear and tear excepted. It is understood and agreed that LESSEE's ability to use the Premises is contingent upon its obtaining after the execution date of this Agreement all of the certificates, permits and other approvals (collectively the "Governmental Approvals") that may be required by any Federal, State or Local authorities as well as satisfactory soil boring tests which will permit LESSEE use of the Premises as set forth above. LESSOR shall cooperate with LESSEE in its effort to obtain such approvals and shall take no action which would adversely affect the status of the Property with respect to the proposed use by LESSEE. In the event that any of such applications for such Governmental Approvals should be finally rejected or any Governmental Approval issued to LESSEE is canceled, expires, lapses, or is otherwise withdrawn or terminated by governmental authority or soil boring tests are found to be unsatisfactory so that LESSEE in its sole discretion will be unable to use the Premises for its intended purposes or LESSEE determines that the Premises is no longer technically compatible for its intended use, LESSEE shall have the right to terminate this Agreement. Notice of LESSEE's exercise of its right to terminate shall be given to LESSOR in writing by certified mail, return receipt requested, and shall be effective upon the mailing of such notice by LESSEE. All rentals paid to said termination date shall be retained by LESSOR. Upon such termination, this Agreement shall be of no further force or effect except to the extent of the representations, warranties and indemnities made by each party to the other hereunder. Otherwise, all the Parties shall have no further obligations including the payment of money, to each other.

7. REAL ESTATE TAXES. As additional rental, LESSEE agrees to pay its proportionate share of real estate taxes assessed on the Property (based on the square footage of the Premises in comparison to the entire Property). LESSOR shall provide to LESSEE a copy of any notice, assessment or billing relating to real estate taxes for which LESSEE is responsible under this Agreement within ninety (90) days of receipt of the same by LESSOR. LESSEE shall have no obligation to make payment of any real estate taxes until LESSEE has received the notice, assessment or billing relating to such payment as set forth in the preceding sentence. In the event LESSOR fails to provide to LESSEE a copy of any real estate tax notice, assessment or billing within the ninety (90) day period set forth herein, LESSEE shall be relieved of any obligation or responsibility to make payment of real estate taxes referred to in the notice, assessment or billing which was not timely delivered by LESSOR to LESSEE.

LESSEE shall have the right, at its sole option and at its sole cost and expense, to appeal, challenge or seek modification of any real estate tax assessment or billing for which LESSEE is wholly or partly responsible for payment under this Agreement. LESSOR shall reasonably cooperate with LESSEE in filing, prosecuting and perfecting any appeal or challenge to real estate taxes as set forth in the preceding sentence, including but not limited to, executing any consent to appeal or other similar document.

8. REDEVELOPMENT. Notwithstanding anything in this Agreement to the contrary, LESSOR shall have the right, after the initial term, to redevelop the Property subject to the following conditions:

(1) If LESSOR intends to redevelop the Property, LESSOR shall provide LESSEE with written notice of such intent at least six (6) months ("LESSOR's Notice") prior to the

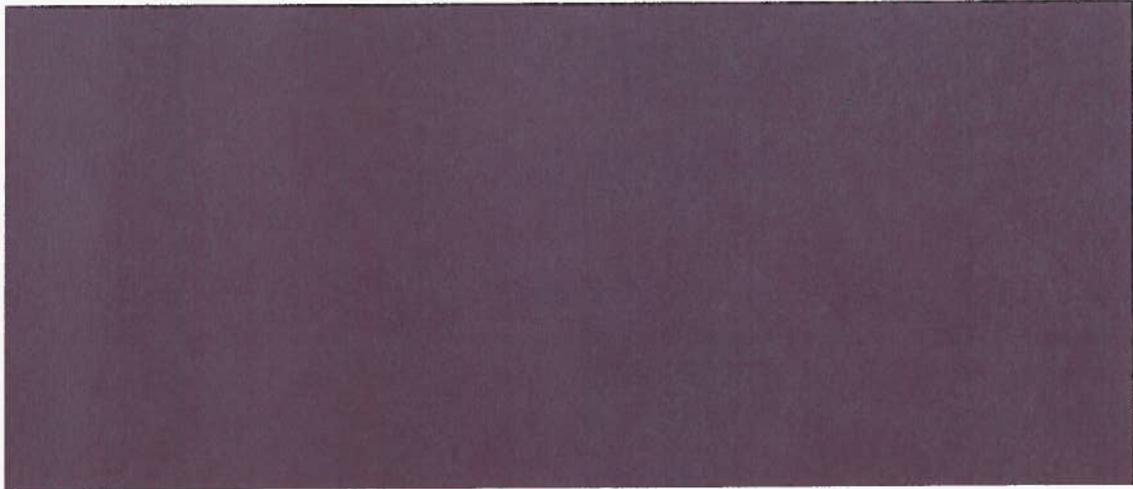
commencement of any construction implementing LESSOR's redevelopment plans. LESSOR's Notice shall contain a description of LESSOR's redevelopment plans and shall also notify LESSEE whether the location of the Premises is (a) inconsistent with LESSOR's redevelopment plans, or (b) that the location of the Premises shall be unaffected by LESSOR's redevelopment plans and that the Agreement shall remain in full force and effect. In the event the location of Premises is inconsistent with LESSOR's redevelopment plans, then the parties to this Agreement shall use their best efforts to identify promptly another location on the Property satisfactory to both the parties to which the Premises shall be permanently relocated. If the parties cannot identify a satisfactory location to which the Premises can be permanently relocated, then the parties shall use their best efforts to identify promptly another area on the Property satisfactory to both parties to which the Premises shall be temporarily relocated. Following such temporary relocation and upon completion of the construction of the improvements contemplated by LESSOR's redevelopment plans, the parties shall then use their reasonable efforts to find suitable premises on or in any of the improvements constructed by LESSOR in connection with the redevelopment plans to which our Premises shall be permanently relocated.

(2) In the event that LESSEE determines, in its sole discretion, during the implementation of its redevelopment plans that LESSEE will be unable to operate continuously without interference, then LESSEE shall have the right to terminate the Agreement upon thirty (30) days written notice.

(3) If the Premises are either temporarily or permanently relocated as described in subparagraph (1), then LESSOR shall pay the cost of relocating and reconstructing the communications facility. LESSOR shall be responsible for all costs of implementing the redevelopment plans, including, without limitation, the construction costs for any improvements (other than the communications facility) which may constitute LESSEE's temporary or permanent Premises. Notwithstanding the foregoing, LESSOR shall have no obligation for the cost of the obtainment of any electronic communication devices, including without limitation any transmitter, receiver, antenna or cable.

(4) Upon permanent relocation of the Premises pursuant to subparagraph (1), the parties shall execute an amendment to the Agreement which redefines the Premises and which deletes the existing Exhibit A-2 and replaces it with a revised Exhibit A-2. Except as otherwise provided in this Paragraph 8 all other terms and conditions of the Agreement shall remain in full force and effect upon relocation of the Premises.

9. INDEMNIFICATION. Subject to Paragraph 10 below, each Party shall indemnify and hold the other harmless against any claim of liability or loss from personal injury or property damage resulting from or arising out of the use and occupancy of the Premises or the Property by the Party, its servants or agents, excepting, however, such claims or damages as may be due to or caused by the acts or omissions of the other Party, or its servants or agents.



11. INTERFERENCE. LESSEE agrees to have installed radio equipment of the type and frequency which will not cause interference to LESSOR, other current lessees of the Property. In the event LESSEE's equipment causes such interference, and after LESSOR has notified LESSEE of such interference pursuant to this Agreement, LESSEE will take all steps necessary to correct and eliminate the interference within thirty (30) days of said notice. LESSOR acknowledges that interference may come from different sources, and LESSEE shall only be responsible to correct interference caused by LESSEE's equipment. In the event LESSEE fails to so correct such interference after said notice and time period, LESSEE shall be in default under this Agreement. LESSOR agrees that LESSOR and/or any other future tenants of the Property will be permitted to install only such radio equipment that is of the type and frequency which will not cause interference to LESSEE. LESSOR further agrees that the current tenants will only be permitted to install additional equipment that is of a type and frequency which will not cause interference to the LESSEE. However, LESSOR shall not be required to bring any legal action against the interfering tenant. Nothing in this section or Agreement shall be deemed to limit LESSEE's right of action against the interfering tenant.

12. REMOVAL UPON TERMINATION. LESSEE, upon termination of the Agreement, shall, within ninety (90) days, remove its building(s), antenna structure(s) (except footings and the vacant flagpole which shall become LESSOR's property), fixtures and all personal property and otherwise restore the Premises to its original condition, reasonable wear and tear and casualty excepted. LESSOR agrees and acknowledges that all of the equipment, fixtures and personal property of LESSEE shall remain the personal property of LESSEE and LESSEE shall have the right to remove the same, whether or not said items are considered fixtures and attachments to real property under applicable law. If such time for removal causes LESSEE to remain on the Premises after termination of this Agreement, LESSEE shall pay rent at the then existing monthly rate or on the existing monthly pro-rata basis if based upon a longer payment term, until such time as the removal of the building, antenna structure, fixtures and all personal property are completed.

13. RIGHTS UPON SALE. Should LESSOR, at any time during the term of this Agreement, decide to sell all or any part of the Property to a purchaser other than LESSEE, such sale shall be under and subject to this Agreement and LESSEE's rights hereunder, and any sale by LESSOR of the portion of this Property underlying the rights-of-way herein granted shall be under and subject to the right of LESSEE in and to such rights-of-way.

14. QUIET ENJOYMENT. LESSOR covenants that LESSEE, on paying the rent and performing the covenants shall peaceably and quietly have, hold and enjoy the Premises.

15. TITLE. LESSOR covenants that LESSOR is seized of good and sufficient title and interest to the Property and has full authority to enter into and execute this Agreement. LESSOR further covenants that there are no other liens, judgments or impediments of title on the Property or affecting LESSOR's title to the same and that there are no covenants, easements or restrictions which prevent the use of the Premises by LESSEE as set forth above.

16. INTEGRATION. It is agreed and understood that this Agreement contains all agreements, promises and understandings between LESSOR and LESSEE and that no verbal or oral agreements, promises or understandings shall be binding upon either LESSOR or LESSEE in any dispute, controversy or proceeding at law, and any addition, variation or modification to this Agreement shall be void and ineffective unless made in writing and signed by the Parties. In the event any provision of the Agreement is found to be invalid or unenforceable, such finding shall not effect the validity and enforceability of the remaining provisions of this Agreement. The failure of either Party to insist upon strict performance of any of the terms or conditions of this Agreement or to exercise any of its rights under the Agreement shall not waive such rights and such Party shall have the right to enforce such rights at any time and take such action as may be lawful and authorized under this Agreement, either in law or in equity.

17. GOVERNING LAW. This Agreement and the performance thereof shall be governed, interpreted, construed, and regulated by the laws of the State in which the Property is located.

18. ASSIGNMENT. This Agreement may be sold, assigned or transferred by LESSEE without any approval or consent of LESSOR to LESSEE's principal, affiliates, subsidiaries of its principal; to any entity which acquires all or substantially all of LESSEE's assets in the market defined by the Federal Communications Commission in which the Property is located by reason of a merger, acquisition or other business reorganization; or to any entity which acquires or receives an interest in the majority of communication towers of LESSEE in the market defined by the Federal Communications Commission in which the Property is located. As to other parties, this Agreement may not be sold, assigned or transferred without the written consent of LESSOR, which consent will not be unreasonably withheld or delayed. LESSEE may not sublet the Premises without the written consent of LESSOR, which consent will not be unreasonably withheld or delayed. Any sublease that is entered into by LESSEE shall be subject to the provisions of this Agreement and shall be binding upon the successors, assigns, heirs and legal representatives of the respective parties hereto.

19. **NOTICES.** All notices hereunder must be in writing and shall be deemed validly given if sent by certified mail, return receipt requested or by commercial courier, provided the courier's regular business is delivery service and provided further that it guarantees delivery to the addressee by the end of the next business day following the courier's receipt from the sender, addressed as follows (or any other address that the Party to be notified may have designated to the sender by like notice):

LESSOR: Capital Development Company
Attn: Robert L. Blume, President, CEO
711 Sleater Kinney Rd. S.E.
Lacey, WA 98503
Telephone: (360) 491-6850

LESSEE: Olympia Cellular Limited Partnership
d/b/a Verizon Wireless
180 Washington Valley Road
Bedminster, New Jersey 07921
Attention: Network Real Estate

Notice shall be effective upon actual receipt or refusal as shown on the receipt obtained pursuant to the foregoing.

20. **SUCCESSORS.** This Agreement shall extend to and bind the heirs, personal representatives, successors and assigns of the Parties hereto.

21. **SUBORDINATION AND NON-DISTURBANCE.** At LESSOR's option, this Agreement shall be subordinate to any mortgage or other security interest by LESSOR which from time to time may encumber all or part of the Property or right-of-way; provided, however, every such mortgage or other security interest shall recognize the validity of this Agreement in the event of a foreclosure of LESSOR's interest and also LESSEE's right to remain in occupancy of and have access to the Premises as long as LESSEE is not in default of this Agreement. LESSEE shall execute whatever instruments may reasonably be required to evidence this subordination clause. In the event the Property is encumbered by a mortgage or other security interest, LESSOR immediately after this Agreement is executed, will obtain and furnish to LESSEE, a non-disturbance agreement for each such mortgage or other security interest in recordable form. In the event LESSOR defaults in the payment and/or other performance of any mortgage or other security interest encumbering the Property, LESSEE, may, at its sole option and without obligation, cure or correct LESSOR's default and upon doing so, LESSEE shall be subrogated to any and all rights, titles, liens and equities of the holders of such mortgage or security interest and LESSEE shall be entitled to deduct and setoff against all rents that may otherwise become due under this Agreement the sums paid by LESSEE to cure or correct such defaults.

22. **RECORDING.** LESSOR agrees to execute a Memorandum of this Lease Agreement which LESSEE may record with the appropriate Recording Officer. The date set forth

in the Memorandum of Lease is for recording purposes only and bears no reference to commencement of either term or rent payments.

23. DEFAULT. In the event there is a default by LESSEE with respect to any of the provisions of this Agreement or its obligations under it, including the payment of rent, LESSOR shall give LESSEE written notice of such default. After receipt of such written notice, LESSEE shall have fifteen (15) days in which to cure any monetary default and thirty (30) days in which to cure any non-monetary default, provided LESSEE shall have such extended period as may be required beyond the thirty (30) days if the nature of the cure is such that it reasonably requires more than thirty (30) days and LESSEE commences the cure within the thirty (30) day period and thereafter continuously and diligently pursues the cure to completion. The LESSOR may not maintain any action or effect any remedies for default against LESSEE unless and until LESSEE has failed to cure the same within the time periods provided in this Paragraph.

24. ENVIRONMENTAL.

a. Each Party will be responsible for the compliance of its activities on the Property with any and all environmental and industrial hygiene laws, including any regulations, guidelines, standards, or policies of any governmental authorities regulating or imposing standards of liability or standards of conduct with regard to any environmental or industrial hygiene conditions or concerns as such laws may now or at any time hereafter be in effect.

b. Each Party shall hold the other harmless and indemnify the other from and assume all duties, responsibility and liability at its sole cost and expense, for all duties, responsibilities, and liability (including without limitation for payment of penalties, sanctions, forfeitures, losses, costs, or damages) and for responding to any action, notice, claim, order, summons, citation, directive, litigation, investigation or proceeding which is in any way related to: a) that Party's failure to comply with any environmental or industrial hygiene law, including without limitation any regulations, guidelines, standards, or policies of any governmental authorities regulating or imposing standards of liability or standards of conduct with regard to any environmental or industrial hygiene concerns or conditions as such laws may now or at any time hereafter be in effect; and b) any environmental conditions arising out of or in any way related to that Party's activities conducted on the Property; provided, that each Party's obligations hereunder shall be limited to the extent such noncompliance or environmental or industrial hygiene conditions are caused by the other; provided further and notwithstanding anything to the contrary contained herein, that LESSOR shall be responsible for, and shall indemnify and hold LESSEE harmless from any and all duties, responsibility and liability for any environmental or industrial hygiene conditions on the Property, or activity formerly conducted on the Property, except and only the extent the same were caused by LESSEE. The indemnity provided in this Section 24 shall be the exclusive remedy relating to environmental matters.

25. CASUALTY. In the event of damage by fire or other casualty to the Premises that cannot reasonably be expected to be repaired within forty-five (45) days following same or, if the Property is damaged by fire or other casualty so that such damage may reasonably be expected to disrupt LESSEE's operations at the Premises for more than forty-five (45) days, then LESSEE may

at any time following such fire or other casualty, provided LESSOR has not completed the restoration required to permit LESSEE to resume its operation at the Premises, terminate this Agreement upon fifteen (15) days written notice to LESSOR. Any such notice of termination shall cause this Agreement to expire with the same force and effect as though the date set forth in such notice were the date originally set as the expiration date of this Agreement and the Parties shall make an appropriate adjustment, as of such termination date, with respect to payments due to the other under this Agreement. Notwithstanding the foregoing, all rental shall abate during the period of repair following such fire or other casualty, provided such casualty renders the Premises inaccessible or unusable by LESSEE in its reasonable discretion.

26. **CONDEMNATION**. In the event of any condemnation of the Property, LESSEE may terminate this Agreement upon fifteen (15) days written notice to LESSOR if such condemnation may reasonably be expected to disrupt LESSEE's operations at the Premises for more than forty-five (45) days. LESSEE may on its own behalf make a claim in any condemnation proceeding involving the Premises for losses related to the antennas, equipment, its relocation costs and its damages and losses (but not for the loss of its leasehold interest). Any such notice of termination shall cause this Agreement to expire with the same force and effect as though the date set forth in such notice were the date originally set as the expiration date of this Agreement and the Parties shall make an appropriate adjustment as of such termination date with respect to payments due to the other under this Agreement.

27. **SUBMISSION OF LEASE**. The submission of this Agreement for examination does not constitute an offer to lease the Premises and this Agreement becomes effective only upon the full execution of this Agreement by the Parties. If any provision herein is invalid, it shall be considered deleted from this Agreement and shall not invalidate the remaining provisions of this Agreement. Each of the Parties hereto warrants to the other that the person or persons executing this Agreement on behalf of such Party has the full right, power and authority to enter into and execute this Agreement on such Party's behalf and that no consent from any other person or entity is necessary as a condition precedent to the legal effect of this Agreement.

28. **APPLICABLE LAWS**. LESSEE shall use the Premises as may be required or as permitted by applicable laws, rules and regulations. LESSOR agrees to keep the Property in conformance with all applicable, laws, rules and regulations and agrees to reasonably cooperate with LESSEE regarding any compliance required by LESSEE in respect to its use of the Premises.

29. **SURVIVAL**. The provisions of the Agreement relating to indemnification from one Party to the other Party shall survive any termination or expiration of this Agreement. Additionally, any provisions of this Agreement which require performance subsequent to the termination or expiration of this Agreement shall also survive such termination or expiration.

30. **CAPTIONS**. The captions contained in this Agreement are inserted for convenience only and are not intended to be part of the Agreement. They shall not affect or be utilized in the construction or interpretation of the Agreement.

IN WITNESS WHEREOF, the Parties hereto have set their hands and affixed their respective seals the day and year first above written.

LESSOR: Capital Development Company, a Washington corporation

By: *Robert L. Blum*

Name: ROBERT L. BLUM

Title: PRESIDENT / CEO

Date: 11/20/03

LESSEE: Olympia Cellular Limited Partnership d/b/a Verizon Wireless
By Verizon Wireless (VAW) LLC, Its General Partner

By: *Craig L. Frost*

Craig L. Frost – Executive Director – Area Network
Planning, as delegatee for Richard J. Lynch – Executive
Vice President and Chief Technical Officer

Date: 8/10/05

EXHIBITS: Exhibit "A" - Legal Description/Description of Premises

LESSOR ACKNOWLEDGEMENT

STATE OF WASHINGTON)
COUNTY OF THURSTON) ss.

On this 20th day of NOVEMBER, 2003, before me, a Notary Public in and for the State of WASHINGTON, personally appeared ROBERT L BLUME personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed this instrument, on oath stated that He/She was authorized to execute the instrument, and acknowledged it as the PRESIDENT/CEO of Capital Development Company, a Washington corporation, to be the free and voluntary act and deed of said party for the uses and purposes mentioned in the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.

Robert Terhune
NOTARY-PUBLIC in and for the State of WA,
residing at OLYMPIA
My appointment expires FEB 6, 2006
Print Name ROBERT J. TERHUNE

LESSEE ACKNOWLEDGMENT

STATE OF ARIZONA)
) SS.
COUNTY OF MARICOPA)

On this 10 day of August, 2005, before me, the undersigned, a Notary Public in and for the State of Arizona, duly commissioned and sworn, personally appeared Craig L. Frost to me known to be an authorized representative of Verizon Wireless (VAW) LLC, General Partner of Olympia Cellular Limited Partnership d/b/a Verizon Wireless, the limited liability company that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of Verizon Wireless (VAW) LLC, General Partner of Olympia Cellular Limited Partnership d/b/a Verizon Wireless, for the uses and purposes therein mentioned, and on oath stated that He is authorized to execute the said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Janet Loebbs
Print or Type Name: JANET LOEBBS
Notary Public in and for the State of AZ, residing at
MARICOPA COUNTY
My appointment expires: DEC. 24, 2006

Exhibit "A"
1 of 2
LEGAL DESCRIPTION

PARCEL A OF BOUNDARY LINE ADJUSTMENT NO. BLA-000009 LA, AS RECORDED
AUGUST 21, 2000, UNDER RECORDING NO. 3309033;

SITUATE IN THE COUNTY OF THURSTON, STATE OF WASHINGTON.

Exhibit "A"

2 of 2

DESCRIPTION OF PREMISES

(E) CROSS EASEMENT ACCESS ESTABLISHED BY AMENDED AND RESTATED DECLARATION OF ESTABLISHMENT OF RESTRICTIONS AND COVENANTS AFFECTING LAND BY AND BETWEEN NEIGHBORING PROPERTIES REC# 3309739

I-5 FREEWAY

(N) GRAVEL VEHICLE PATH, MIN 12'-0" WIDE

(N) MIN 12'-0" ACCESS EASEMENT TO LEASE AREA (EASEMENT TO BE TRANSFERRED TO FRONTAGE ROAD UPON FUTURE COMPLETION OF FRONTAGE ROAD)

(E) LINE OF CAPITAL DEVELOPMENT FENCE

(N) VERIZON ANTENNAS MOUNTED ON NEW 150'-0" FLAGPOLE

(N) 12'X30' PREFABRICATED EQUIPMENT SHELTER

(N) CHAINLINK FENCE GATE

(E) GUYED UTILITY POLE W/ TRANSFORMER

(E) GATE

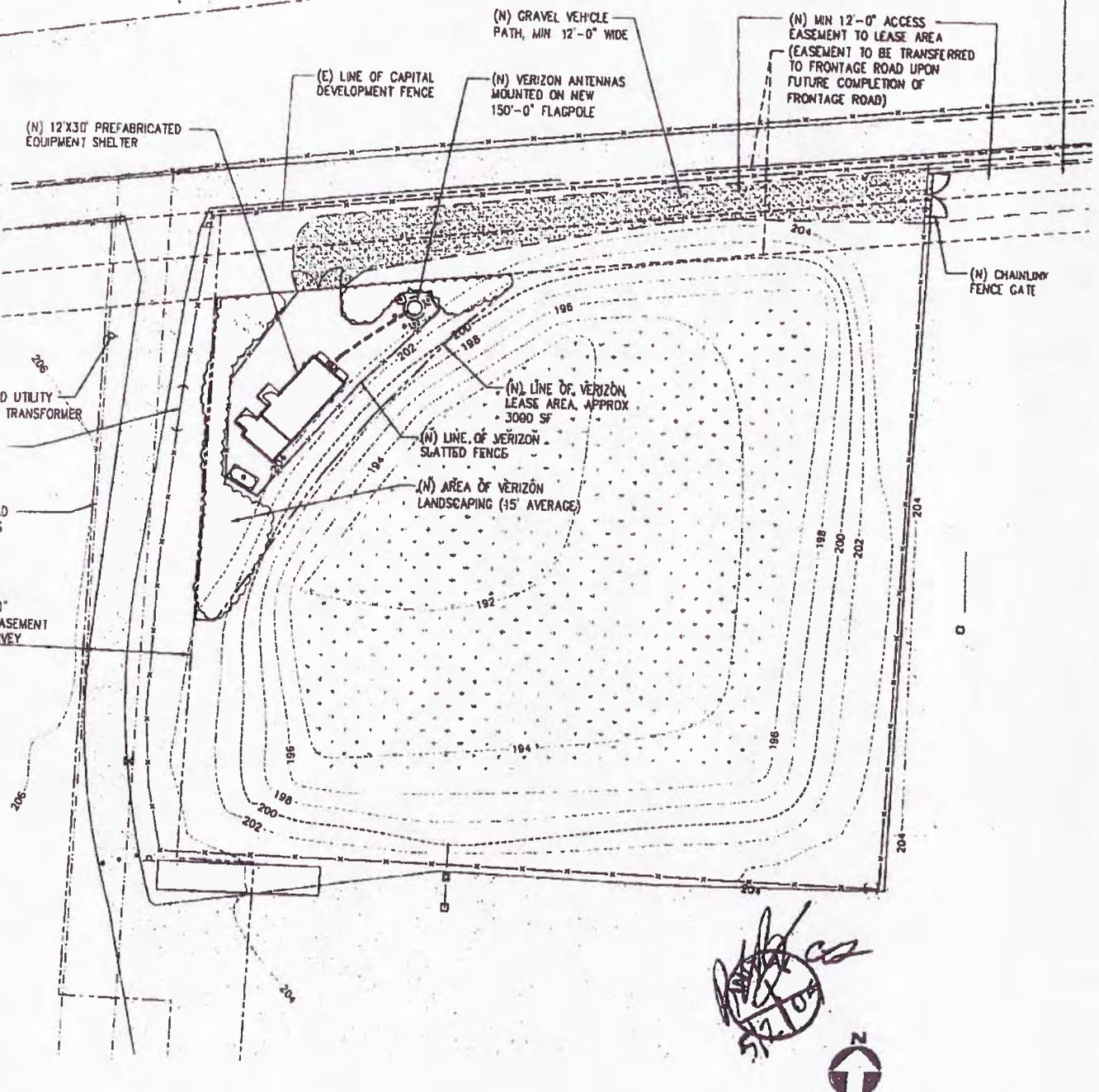
(E) OVERHEAD UTILITY LINES

30'-0" BIKE PATH EASEMENT PER SURVEY

(N) LINE OF VERIZON LEASE AREA, APPROX 3000 SF

(N) LINE OF VERIZON SLATTED FENCE

(N) AREA OF VERIZON LANDSCAPING (15' AVERAGE)



BEL 24141|v9 52051-2394
Bellevue/11/7/03
Site Name: OLYMARTINWAY



CITY OF LACEY
Community Development Department
420 College Street SE
Lacey, WA 98503
(360) 491-5642

RCW 197-11-960
ENVIRONMENTAL CHECKLIST

OFFICIAL USE ONLY

Case Number: _____

Date Received: _____

By: _____

Related Case Numbers:

PURPOSE OF CHECKLIST:

The State Environmental Policy Act (SEPA), Chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An Environmental Impact Statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

INSTRUCTIONS FOR APPLICANTS:

This Environmental Checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impacts.

USE OF CHECKLIST FOR NONPROJECT PROPOSALS:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site," should be read as "proposal," "proposer," and "affected geographic area," respectively.



ENVIRONMENTAL CHECKLIST

A. BACKGROUND (to be completed by applicant)

1. Name of proposed project, if applicable:

Verizon Wireless - OLY Martin Way

2. Name of applicant:

Verizon Wireless c/o Smartlink, LLC. (Allison Zike, Agent)

3. Address and phone number of applicant and contact person:

Allison Zike - (425) 274-4444 x112 - 14432 SE Eastgate Way, Suite 260, Bellevue, WA 980

4. Date checklist prepared:

April 9, 2013

5. Agency requesting checklist:

City of Lacey

6. Proposed timing or schedule (including phasing, if applicable):

The construction will commence as soon as all applicable permits are obtained.

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

Not at this time.

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

Verizon is not aware of previous environmental information prepared for this site.

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.

Verizon is not aware of pending governmental approvals affecting this property.

ENVIRONMENTAL CHECKLIST

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

Conditional Use Permit, Environmental Checklist, Commercial Building Permit

11. Give a 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.

Verizon is proposing to construct a 140' monopole and associated ground equipment

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.

653 Sleater-Kinney Rd. SE, Lacey, WA 98503

B. ENVIRONMENTAL ELEMENTS (to be completed by applicant)

1. EARTH

- a. General description of the site (check one): flat rolling hilly
 steep slopes mountainous other (specify):

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

0%-5%

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

Unknown

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

There are no surface indications and/or history of unstable soils.

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

There will be no grading for the proposed facility.

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

Erosion is very unlikely because no grading is proposed.

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

Approximately 25%

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

All standard erosion control methods will be utilized to reduce or control erosion.

2. AIR

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

During construction, there will be very minor dust and emissions associated with construction machinery/vehicles. There are no significant emissions associated with project operation.

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

Verizon and its agents are not aware of any off-site sources of emissions or odor that would affect this proposal.

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

All standard measures to reduce and/or control emissions during construction will be utilized. These measures may include the regular use of watering vehicles to attenuate dust particles on-site and proper maintenance of all vehicles to limit emissions.

3. WATER

- 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, wetland)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

There is a seasonal pond to the southeast of the site on the subject parcel.

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

The proposed site is being built within 200 feet of the described seasonal pond. A Storm Water Pollution Prevention Plan has been submitted for the City's review.

ENVIRONMENTAL CHECKLIST

- 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.

This project will not fill and/or dredge material from surface water/wetlands.

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

This project will not require surface water withdrawals or diversions.

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

The project does not lie within a 100-year floodplain. Please see enclosed FEMA Flood Map in the SEPA Checklist exhibits for details.

- 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.

The proposal does not involve any discharges of waste materials to surface waters.

b. Ground water:

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose and approximate quantities if known.

No groundwater will be withdrawn and /or water discharged to the groundwater.

ENVIRONMENTAL CHECKLIST

- 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.

No waste materials will be discharged into the ground from septic tanks or other sources.

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 water? If so describe.

Please see enclosed SWPPP for details.

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

The type of project does not generate waste materials. Therefore, it is very unlikely that waste materials would enter the ground or surface waters, however all preventative measures will be taken.

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

At this time, there are no proposed measures to reduce or control surface water or groundwater. Please see enclosed SWPPP for storm water runoff control measures.

4. PLANTS

a. Check types of vegetation found on the site:

- Deciduous trees: alder, maple, aspen, other
- Evergreen tree: fir, cedar, pine, other
- Shrubs
- Grasses
- Pasture

ENVIRONMENTAL CHECKLIST

- Crops or grains
- Wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
- Water plants: water lily, eelgrass, milfoil, other
- Other types of vegetation (list):

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

No vegetation will be removed.

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

No threatened and/or endangered plant species are known to be on or near the site.

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

The proposed equipment enclosure will be landscaped for screening purposes. Please see Sheet L-1 in the enclosed Construction Drawings.

5. ANIMALS

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

Birds: hawk heron eagle songbirds other (list):
Mammals: deer bear elk beaver other (list):
Fish: salmon trout herring shellfish other (list):

b. List any threatened or endangered species known to be on or near the site:

No threatened and/or endangered animal species are known to be on or near the site.

ENVIRONMENTAL CHECKLIST

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

Verizon and its agents are not aware of a migration route near the site.

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

At this time, there are no proposed measures to preserve or enhance wildlife.

6. ENERGY AND NATURAL RESOURCES

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

Electric power will be utilized to operate the antennas and associated electrical equipment.

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

The subject proposal will not affect the potential use of solar energy by adjacent properties.

- 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:

At this time, there are no energy conservation features included in the plans of this proposal.

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 such hazards have been identified with other similar installations.

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

No special emergency services will be required for this proposal.

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

At this time, there have been no measures proposed to reduce or control environmental health hazards.

b. Noise

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

There is not any existing noise in the area that would affect this project.

- 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.

There will be minor noise associated with the construction phase of the project.

ENVIRONMENTAL CHECKLIST

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

Verizon will comply with all state and local ordinances regarding noise.

8. LAND AND SHORELINE USE

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

The larger site currently accommodates commercial retail, parking, and open space. There are parking lots, open space, and Interstate-5 adjacent to the subject parcel.

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

The property has not been used for agriculture.

- c. Describe any structures on the site.

There are no structures currently on site.

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

There are no structures on site, therefore, no structures will be demolished.

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

The site is zoned Woodland District.

ENVIRONMENTAL CHECKLIST

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

The comprehensive plan designation for this area is not known.

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

Not applicable to this project.

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

Verizon and its agents are not aware of this property being classified as "environmentally sensitive."

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

The facility is unmanned. One (1) to two (2) employees are on-site for an average of four (4) hours of monthly maintenance checks. This check is typically for preventative maintenance purposes. In the event of a problem, a crew is dispatched to the site immediately.

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

This project will not displace any people.

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

This project will not displace any people, therefore no measures are needed to avoid or reduce displacement impacts.

ENVIRONMENTAL CHECKLIST

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

The proposed monopole will be the minimum height necessary to meet coverage objectives and facilitate co-location. The monopole, antennas, and associated mounting hardware will be painted a non-reflective color to match the existing surroundings. The ground equipment enclosure will be landscaped for screening purposes.

9. HOUSING

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

No units will be provided by this project.

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

No units will be eliminated by this project.

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

This project will not impact housing, therefore no measures are needed to reduce or control housing impacts.

10. AESTHETICS

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed.

The proposed monopole is 140' feet tall, which is the minimum height necessary to meet coverage objectives and facilitate co-location.

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

No significant views in the immediate vicinity will be obstructed. Please see enclosed photo simulations for more information.

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

The proposed monopole will be the minimum height necessary to meet coverage objectives and facilitate co-location. The monopole, antennas, and associated mounting hardware will be painted a non-reflective color to match the existing surroundings. The ground equipment enclosure will be landscaped for screening purposes.

11. LIGHT AND GLARE

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

Generally, this proposal will not produce any light and/or glare.

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

This proposal will not produce any light and/or glare.

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

There are no existing off-site sources of light or glare that will affect this proposal.

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

Generally, this proposal will not produce any light and/or glare impacts.

12. RECREATION

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

No recreational opportunities were noted in the immediate vicinity of the project.

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

This project will not displace any existing recreational uses.

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

This project will not displace any existing recreational uses, therefore no measures are needed to reduce or control impacts on recreational opportunities.

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.

There are no known places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to this site.

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

There are no known landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.

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

The proposed monopole will be the minimum height necessary to meet coverage objectives and facilitate co-location. The monopole, antennas, and associated mounting hardware will be painted a non-reflective color to match the existing surroundings. The ground equipment enclosure will be landscaped for screening purposes.

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.

The project will be located from the east, off of Sleater-Kinney Road.

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

Not applicable to this project.

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

The completed project will have adequate parking for maintenance vehicles.

- d. Will the proposal require any new roads or streets, or improvements to existing road or streets, not including driveways? If so, generally describe (indicate whether public or private).

A new access road to the site is proposed to be constructed from Sleater-Kinney Road.

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

This is an unmanned facility and will not require the use of water, rail or air transportation.

ENVIRONMENTAL CHECKLIST

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

The facility will be unmanned. One (1) to two (2) maintenance visits per month is expected.

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

There are no traffic impacts associated with these types of facilities as they are unmanned and require infrequent maintenance, therefore no measures are needed to reduce or control transportation impacts.

15. PUBLIC SERVICES

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

This project will not result in an increased need for public services

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

This project will not result in an increased need for public services, therefore no measures are needed to reduce or control direct impacts on public services.

16. UTILITIES

- a. Check utilities currently available at the site: electricity natural gas water
 refuse service telephone sanitary sewer septic system
 other (list):

ENVIRONMENTAL CHECKLIST

- 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.

Telephone service will be provided by the local telephone company.
Electrical power will be provided by the local power provider. Water, sewer and natural gas are not required for this project.

C. SIGNATURE

I swear, under penalty of perjury, 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: 
Allison Zike
(Print Name)

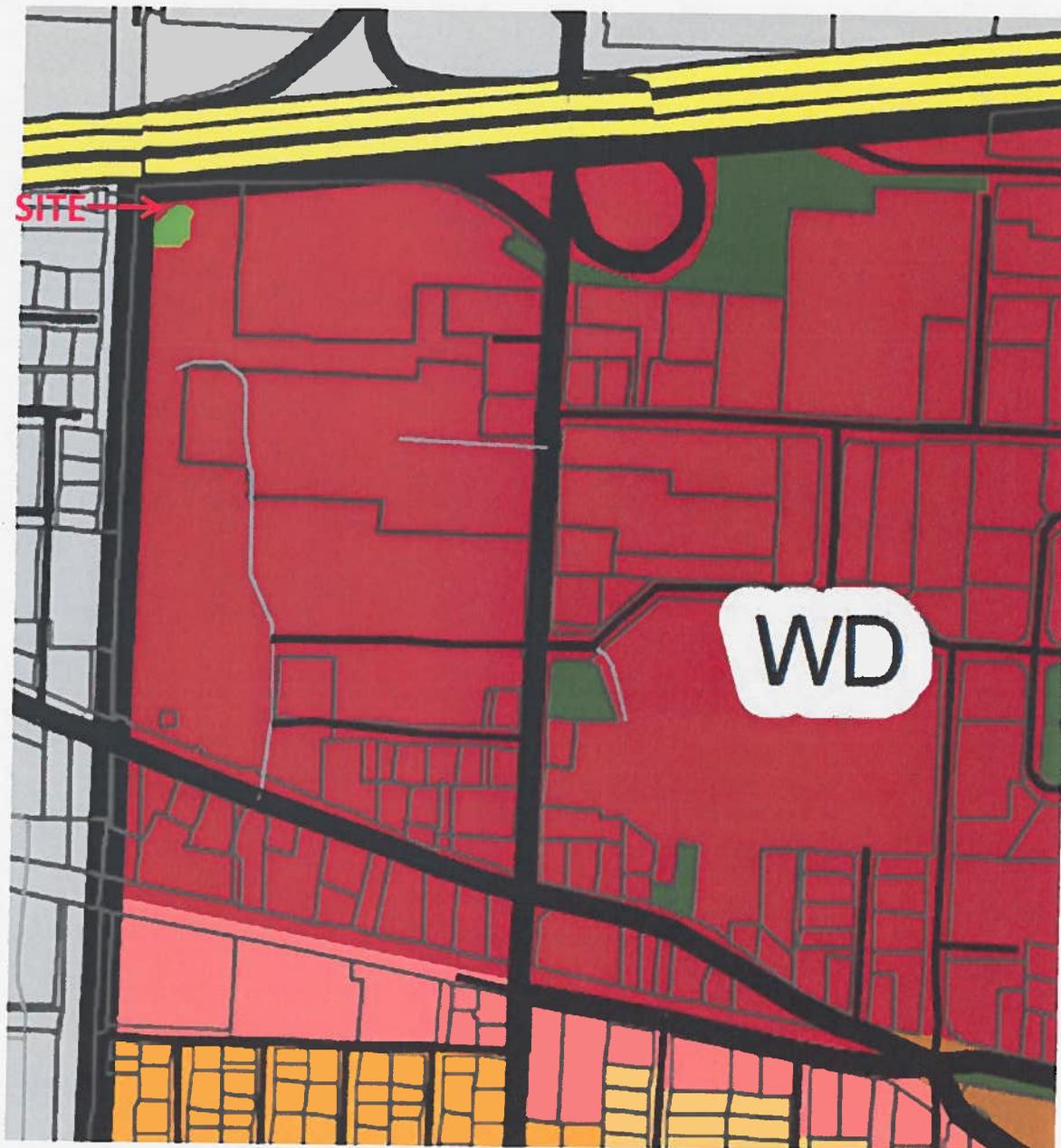
Date submitted: April 11, 2013

ZONING MAP

PROJECT NAME: Verizon OLY Martin Way

PROJECT ADDRESS: 653 Sleater-Kinney Road SE

PROJECT PARCEL NUMBER: 65101000700

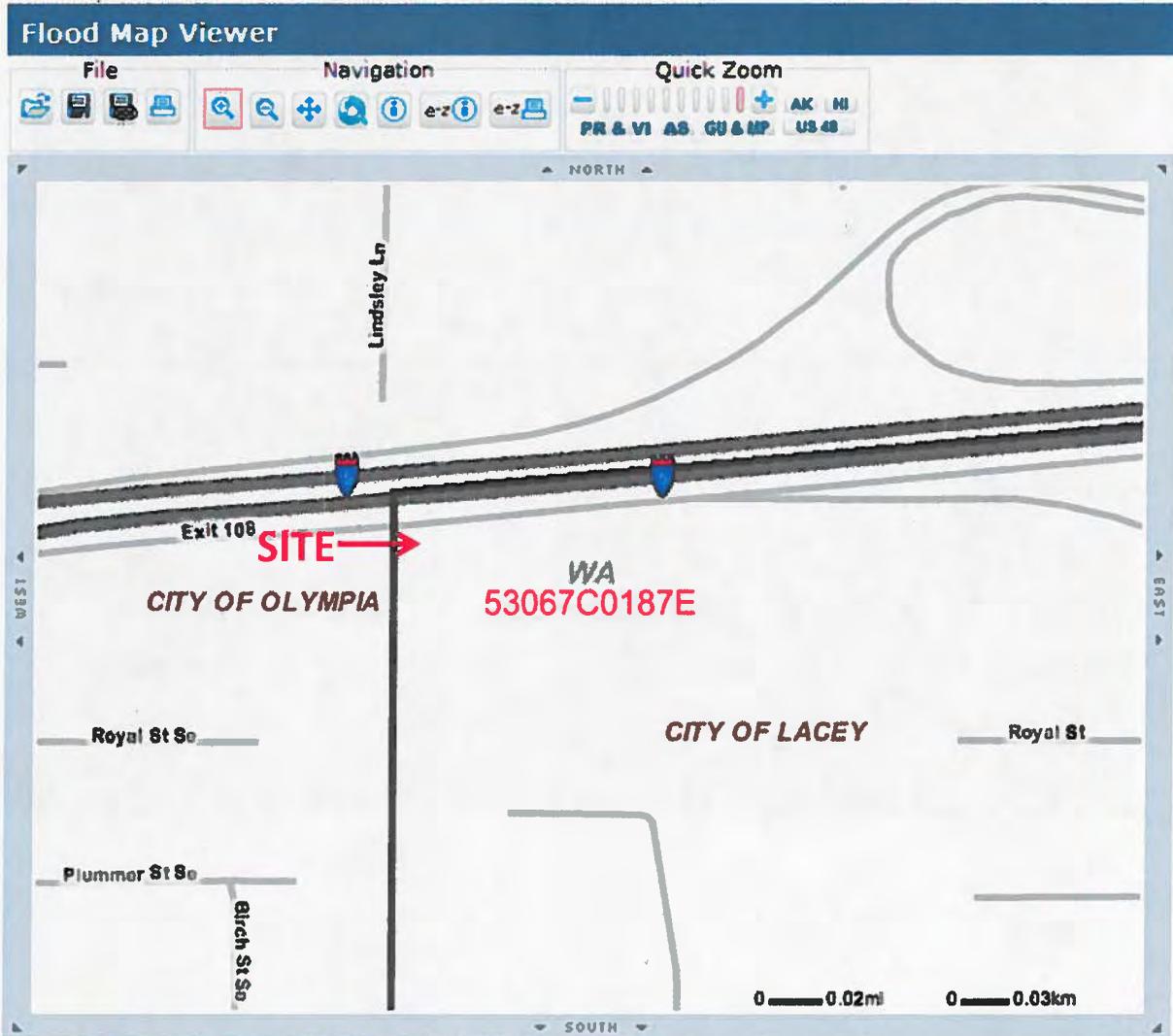


FEMA MAP

PROJECT NAME: Verizon OLY Martin Way

PROJECT ADDRESS: 653 Sleater-Kinney Road SE

PROJECT PARCEL NUMBER: 65101000700



Road data from 1984-2008 TeleAtlas, Rel. 05/2007

AERIAL-VICINITY MAP

PROJECT NAME: Verizon OLY Martin Way

PROJECT ADDRESS: 653 Sleater-Kinney Road SE

PROJECT PARCEL NUMBER: 65101000700



CITY COUNCIL

VIRGIL CLARKSON
Mayor
JASON HEARN
Deputy Mayor
JEFF GADMAN
LENNY GREENSTEIN
RON LAWSON
CYNTHIA PRATT
ANDY RYDER

CITY MANAGER
SCOTT H. SPENCE



Shaping
our community
together

CITY OF LACEY

420 COLLEGE STREET SE
LACEY, WA 98503-1238

DETERMINATION OF NONSIGNIFICANCE
SEPA/Case Number: 13-3

Description of Proposal: Proposal to construct a 140' monopole with antennas and associated ground equipment – including radio equipment, batteries and an emergency backup generator. The monopole and associated ground equipment are proposed to be located on 4,055 square foot area in the northwest corner of a 28.17 acre parcel containing retail development and parking lots.

Proponent: Verizon Wireless

Location of Proposal: The site is addressed as 653 Sleater Kinney Rd SE – northwest corner of site. The parcel number is 65101000700.

Lead Agency: City of Lacey Community Development Department

Threshold Determination: As provided by RCW 43.21C.240 and WAC 197-11-158, the lead agency has determined that the requirements for environmental analysis, protection, and mitigation measures have been adequately addressed in the applicable development regulations and comprehensive plan adopted under Chapter 36.70A RCW and in other local, state, or federal laws or rules. Therefore, this proposal is not likely to have a significant adverse impact upon the environment, an Environmental Impact Statement is not required under RCW 43.21C.030(2)(C), and the City of Lacey will not require additional mitigation measures under SEPA. This decision was made after review of an Environmental Checklist and other information on file with the City. This information is available to the public upon request.

There is no comment period for this DNS.

This DNS is issued under 197-11-340(2); the lead agency will not act on this proposal for 14 days. Comments must be submitted by [Click here and type date]

The comment period, pursuant to WAC 197-11-355, was combined with the Notice of Application comment period, using the Optional DNS Process. The comment period closed on May 29, 2013.

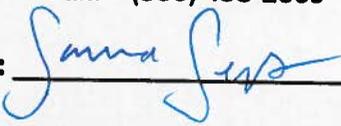


Assigned Staff Person: Samra Seymour, AICP, Associate Planner

Responsible Official: Rick Walk, AICP, Director of Community Development

Address: 420 College Street SE, Lacey, WA 98503

Phone: (360) 491-5642 **Fax:** (360) 438-2669

Date: June 20, 2013 **Signature:**  _____

Appeal Deadline: 5:00 p.m. on July 4, 2013

NOTE: Pursuant to RCW 43.21.C.075 and Lacey City Code 14.24.170(A), a project denial based upon environmental information, and a conditioned or mitigated Determination of Nonsignificance (DNS) may be appealed by any agency or aggrieved person. Appeals are filed either with the Community Development Department when there is also an underlying governmental action or with the City Council if there is no underlying governmental action. Appeals to the City Council must be filed within fourteen (14) days of the issuance of the written decision (refer to the Lacey City Code for time periods on appeals filed with the Community Development Department).

cc: Department of Ecology



OLY MARTIN WAY
653 SLEATER-KINNEY RD SE
LACEY, WA 98503
THURSTON COUNTY

PROJECT INFORMATION

APPLICANT / LESSEE:
 VERIZON WIRELESS
 1890 SE EASTGATE WAY
 BELLEVUE, WA 98008

PROJECT ENGINEER:
 CORNERSTONE ENGINEERING, INC.
 18828 WOODVILLE REDMOND ROAD NE SUITE 210
 WOODVILLE, WA 98072
 MARK W OLSON, P.E.
 PH: (425) 487-1752
 FAX: (425) 487-1734

PROPERTY OWNER:
 CAPITAL DEV CO
 P.O. BOX 3487
 LACEY, WA 98503

PROJECT MANAGER:
 CHAD OSVOG
 (425) 274-4444
 chad.osvog@cornerstone.com

ZONING / PERMITTING:
 ALLISON ZIKE
 (425) 274-4444
 allison_zike@cornerstone.com

SITE ACQUISITION:
 JIM SARANA
 (425) 922-1318
 jsarana@cornerstone.com

IMPLEMENTATION MANAGER:
 ED STEWART
 (206) 402-1878
 edward.stewart@verizonwireless.com

CODE INFORMATION:
 ZONING CLASSIFICATION: HUC-4, WD, OS-1, (OPEN SPACE)
 BUILDING CODE: 2008 IBC
 CODE INFORMATION: TIA-222-G
 2008 NEC

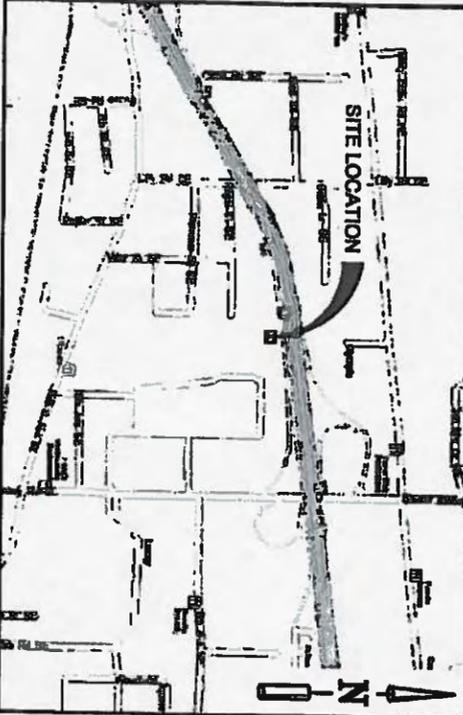
CONSTRUCTION TYPE: TELECOMMUNICATIONS
OCCUPANCY: UNOCCUPIED
JURISDICTION: THURSTON COUNTY
PROPOSED BUILDING USE: UNMANNED TELECOMM.

SITE LOCATION: (BASED ON NAD 83)
 LATITUDE: 47° 07' 42.1" N
 LONGITUDE: 122° 59' 20" W
 TOP OF STRUCTURE: 140'-0" ASL (MONOPOLE)
 BASE OF STRUCTURE: 204'-0" AMSL

PROJECT AREA:
 4786 S.F. EQUIPMENT AREA

GENERAL INFORMATION:
 1. TRAFFIC IS UNAFFECTED.
 2. NEW SIGNAGE IS PROPOSED.
 3. ADDITIONAL IMPERVIOUS AREA IS PROPOSED.

PROJECT DESCRIPTION:
 THIS PROPOSAL IS TO CONSTRUCT A NEW TELECOMMUNICATION FACILITY WHICH INCLUDES THE FOLLOWING: (B) ANTENNA ARRAYS WITH (2) ANTENNAS PER SECTOR (TOTAL OF 6) ON A PROPOSED 140'-0" HIGH STEEL MONOPOLE. CONSTRUCTION OF A 6"x24" CONCRETE SLAB WITH THE ADDITION OF (6) EQUIPMENT CABINETS, (2) FUTURE CABINETS, (12) 1.6875" COAX, (1) UTILITY H-FRAME. CONSTRUCTION OF A 4'x6'-2" CONCRETE SLAB WITH (1) 3KW DIESEL GENERATOR WITHIN A NEW FENCED LEASE AREA, ALSO THE ADDITION OF LANDSCAPING AND CONSTRUCTION OF A NEW GRAVEL ACCESS ROAD.



VICINITY MAP

DRIVING DIRECTIONS

START AT VERIZON OFFICES AT 18900 SE EASTGATE WAY, BELLEVUE. HEAD EAST ON SE EASTGATE WAY TOWARD 180TH AVE SE, SLIGHT RIGHT TO MERGE ONTO I-90 W TOWARD BEATLE. TAKE EXIT 10 FOR INTERSTATE 405 S TOWARD BENTON, MERGE ONTO I-405 S, TAKE THE INTERSTATE 5 S EXIT TOWARD PORTLAND, MERGE ONTO I-5 S, TAKE EXIT 108 TOWARD SLEATER-KINNEY ROAD S, MERGE ONTO SLEATER-KINNEY RD SE. DESTINATION WILL BE ON THE RIGHT, FOLLOW AROUND SEARS AUTO CENTER TO FENCED AREA WITH SITE

APPROVAL / SIGN OFF

APPROVED BY:	DATE	SIGNATURE
SITE ACQUISITION		
ZONING		
R.F.		
CONSTRUCTION MANAGER		
PROJECT MANAGER		

REVIEWERS SHALL CLEARLY PLACE INITIALS ADJACENT TO EACH REDLINE NOTE AS DRAWINGS ARE BEING REVIEWED

DRAWING INDEX

DWG. NO.	DESCRIPTION
T-1	TITLE SHEET
G-1	GENERAL NOTES
C-1	TOPOGRAPHIC SURVEY & EXISTING CONDITIONS MAP
C-2	TOPOGRAPHIC SURVEY & EXISTING CONDITIONS MAP
A-1	SITE PLAN
A-1.1	ENLARGED SITE PLAN
A-1.2	EQUIPMENT PLAN
A-2	SOUTH ELEVATION
L-1	LANDSCAPE PLAN
L-2	LANDSCAPE NOTES & DETAILS

LEGAL DESCRIPTION

SECTION 17 TOWNSHIP 18 RANGE 1W QUARTER 8W PLAT NEW STATE ADDITION TO OLYMPIA BL ADJ000009 TR P17N A DOCUMENT 3309033 AMENDED BL AD000221A TRACT A 587788; 85103100101 LEASE TO SKIPPERS FOR

UTILITY COMPANIES

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 PUGET SOUND ENERGY (425) 466-2778

TELEPHONE
 QWEST COMMUNICATIONS (800) 475-7526

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CORNERSTONE ENGINEERING, INC.
 18828 WOODVILLE REDMOND RD NE SUITE 210
 WOODVILLE, WA 98072
 PHONE: 425.274.4444 FAX: 425.487.1734
 EMAIL: info@cornerstone.com
 WWW.CORNERSTONE-ENGINEERING.COM

OLY MARTIN WAY
 653 SLEATER-KINNEY RD SE
 LACEY, WA 98503
 THURSTON COUNTY

ZONING

ISSUED FOR: _____
 REV. DATE: _____ ISSUED FOR: _____ BY: _____

04-11-13	FINAL ZONING	NLS
04-01-13	CLIENT REVIEW	LBS
03-21-13	CLIENT REVIEW	AJB

DRAWN BY: _____ CHK: _____ APP: _____
 LBS BMH MMD
 CURRENT ISSUE DATE: 04-11-13
 LICENSE: _____

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TITLE SHEET

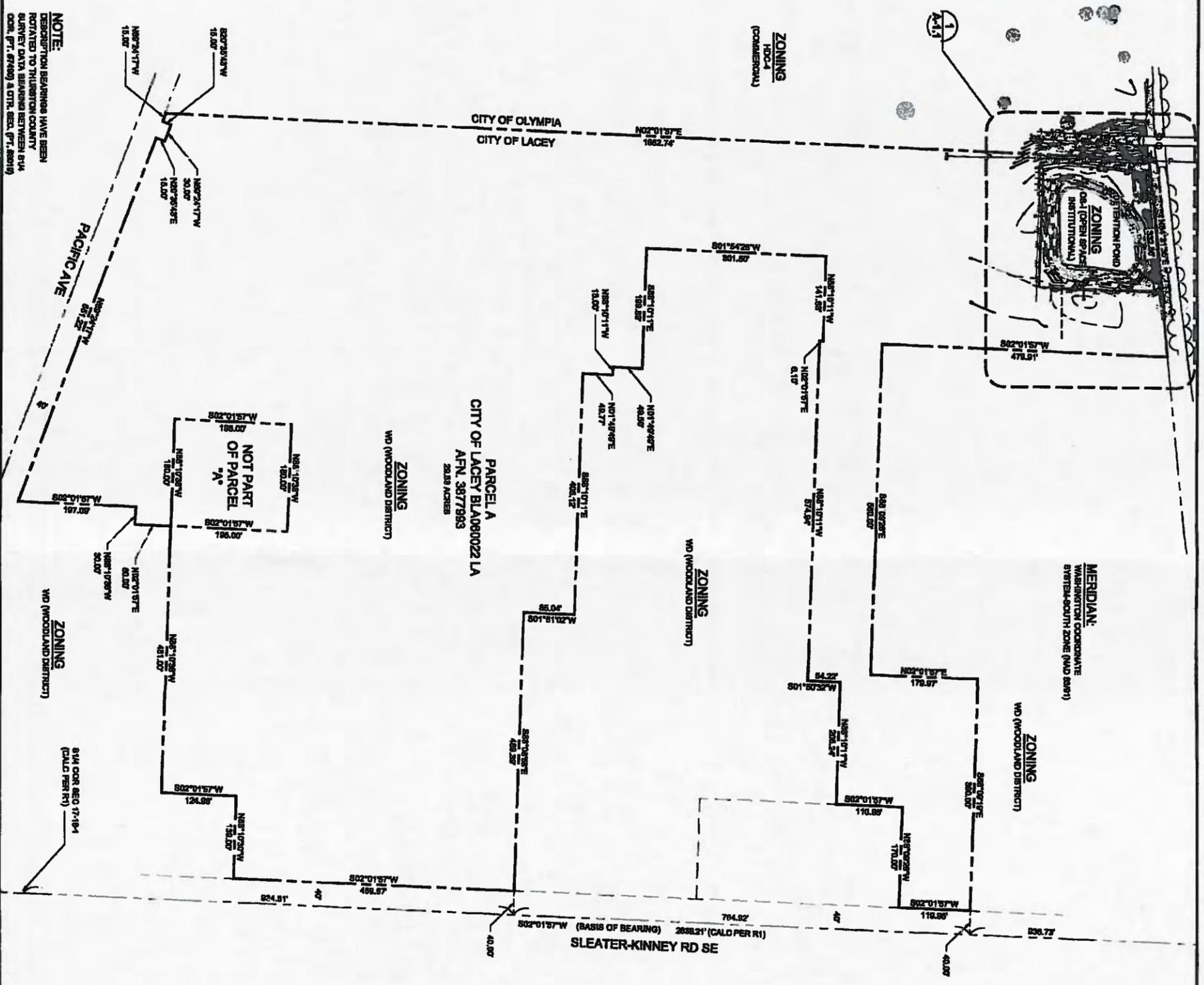
EXHIBIT 11

EXHIBIT 11

THIS IS NOT A SURVEY

ALL INFORMATION AND TRUE NORTH HAVE BEEN OBTAINED FROM EXISTING DRAWINGS AND ARE APPROXIMATE

SITE PLAN
 22x34 SCALE: 1" = 100'-0"
 11x17 SCALE: 1" = 200'-0"



CONVEYANCE ENGINEERING, INC.
 1828 WOODDALE-ARMON RD NE, SUITE 210
 WOODDALE, WA 98572
 PHONE: 425.457.1782 FAX: 425.457.1784
 EMAIL: ce@conveyance-eng.com
 WWW.CONVEYANCE-ENG.COM

OLY MARTIN WAY
 693 SLEATER-KINNEY RD SE
 LACEY, WA 98503
 THURSTON COUNTY

ISSUED FOR: **ZONING**

REV. DATE	ISSUED FOR	BY

04-11-13	FINAL ZONING	NLS
04-01-13	CLIENT REVIEW	LSB
03-21-13	CLIENT REVIEW	AJB

DRAWN BY: **CHK** APV: **MWO**
 LBS BMH MWO

LICENSE: **04-11-13**
 CURRENT ISSUE DATE:

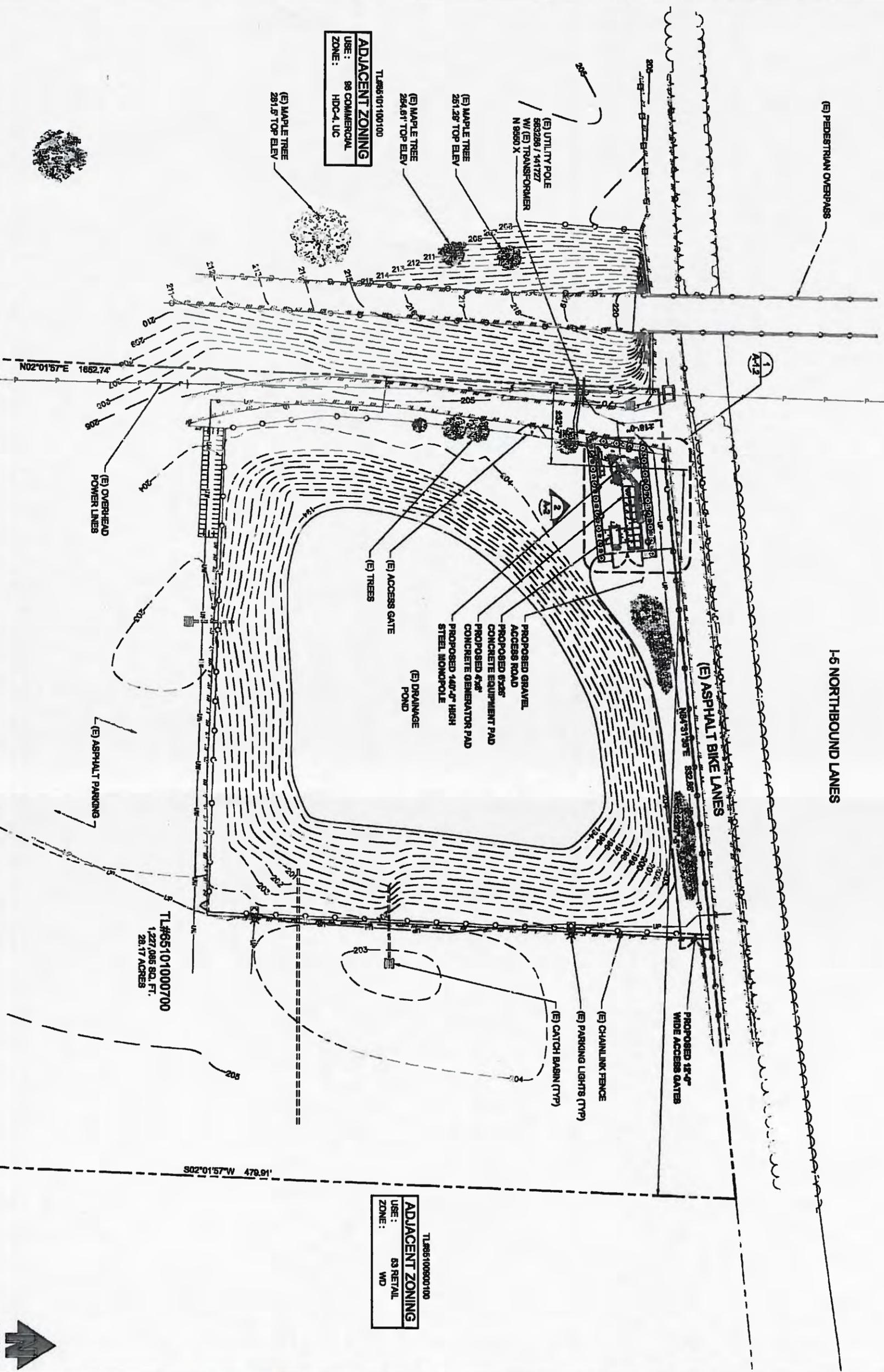


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 DRAWING NUMBER: **A-1 0**
 CEI JOB NUMBER: **13-48917**



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ADJACENT ZONING
 TL#65101000100
 USE: 88 COMMERCIAL
 ZONE: HDC-4, LC

ADJACENT ZONING
 TL#65100800100
 USE: 63 RETAIL
 ZONE: WD

TL#65101000700
 1,227,085 SQ. FT.
 28.17 ACRES

ENLARGED SITE PLAN
 22x4 SCALE: 1" = 30'-0"
 11x17 SCALE: 1" = 60'-0"

PLAN NORTH
 1

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 PLANS PREPARED BY:

CONVENTIONAL ENGINEERING, INC.
 5800 WOODMAN, 11E-BENNING RD NE, SUITE 210
 CROFTON, WA 98022
 PHONE: 425.487.7788 FAX: 425.487.7794
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OLY MARTIN WAY
 683 BLEATER-KINNEY RD SE
 LACEY, WA 98503
 THURSTON COUNTY

ISSUED FOR: **ZONING**

REV: DATE	ISSUED FOR	BY
04-11-13	FINAL ZONING	NLS
04-01-13	CLIENT REVIEW	LJS
03-21-13	CLIENT REVIEW	AJB

DRAWN BY: **CHK** / **APV**

LJS	BWH	MWD
-----	-----	-----

CURRENT ISSUE DATE: **04-11-13**

LICENSE: **04-11-13**

MARK SHELLEY
 10000 1st Ave S, Suite 100, Burien, WA 98148
 (206) 835-1111
 www.markshelley.com

AKLIS

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DRAWING TITLE: **ENLARGED SITE PLAN**

EXHIBIT
 11a



PLANS PREPARED BY:



1828 WOODHULLS ARBOUR RD NE, SUITE 210
WOODHULL, WA 98079
PHONE: 425.492.1782 FAX: 425.492.1794
EMAIL: info@cornerstone-eng.com
WWW.CORNERSTONE-ENG.COM

PROJECT INFO:

OLY MARTIN WAY
683 SLEATER-KINNEY RD SE
LACEY, WA 98503
THURSTON COUNTY

ISSUED FOR:

ZONING

REV. DATE ISSUED FOR:

BY:

△	04-11-13	FINAL ZONING	NLS
△	04-01-13	CLIENT REVIEW	LJS
△	03-21-13	CLIENT REVIEW	AJB

DRAWN BY: CHK: APV:

LJS BMH JMW

CURRENT ISSUE DATE:

04-11-13

LICENSEURE:



DRAWING INFORMATION:

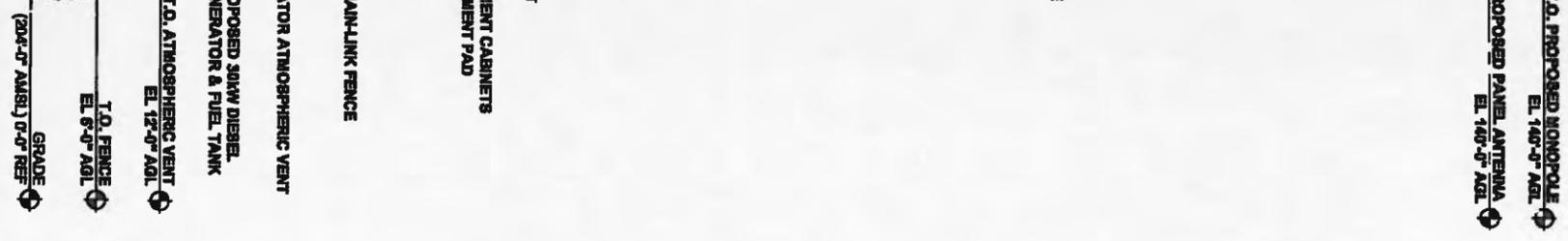
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DRAWING TITLE:

SOUTH ELEVATION

DRAWING

CEI JOB



SOUTH ELEVATION

22x34 SCALE: 1/8" = 1'-0"
11x17 SCALE: 1/16" = 1'-0"

GENERAL
 A. ALL SITE PLAN DIMENSIONS AND CONDITIONS, BUILDING DIMENSIONS, AND SITE DEVELOPMENT SHOULD BE VERIFIED PRIOR TO INSTALLATION.

SCOPE OF WORK

A. FURNISH ALL MATERIALS, LABOR EQUIPMENT AND RELATED ITEMS NECESSARY TO ACCOMPLISH SOIL PREPARATION, PLACEMENT AND GRADING OF TOPSOIL, MATERIAL, PLACEMENT AND GRADING OF FILL MATERIAL (IF REQUIRED), PLACEMENT OF SPECIFIED PLANT MATERIAL, FERTILIZER, STAKING OF FILL PROTECTION, MAINTENANCE GUARANTEE, CLEANUP, DEBRIS REMOVAL, AND RELATED ITEMS NECESSARY OR INCIDENTAL TO COMPLETE THE WORK SHOWN AND SPECIFIED. OBTAIN NECESSARY PERMITS AND INSTALL PER LOCAL MUNICIPAL CODE AS WELL AS NEIGHBORHOOD CODES, COVENANTS AND RESTRICTIONS AND PER MANUFACTURER RECOMMENDATIONS WHERE APPLICABLE.

SITE PREPARATION

A. PROTECT TREES AND SHRUBS ON SITE DURING CONSTRUCTION BY FENCING OFF WITH 4' TEMPORARY ORANGE POLY FENCING. FOR DAMAGES FOR LOSS OR INJURY SEE (NOTE 18 B.)
 B. THE SITE TO BE CLEARED AND GRUBBED OF ALL VEGETATION, PAVING, GRAVEL BASE AND OTHER DEBRIS NOT TO REMAIN. SUB-GRADES ARE TO BE SET PRIOR TO LANDSCAPE INSTALLATION.
 C. SUB-GRADES TO BE PROVIDED WITHIN 0.10 FOOT, PER SITE GRADING PLAN, PER LANDSCAPE PLAN AND FINISH GRADE SPECIFICATIONS BELOW, MINUS DEPTH OF TOP SOIL, FILL AND MULCH SPECIFIED.
 D. 2" WEEP HOLES TO BE PROVIDED IN CURBS, SPACES A MAXIMUM OF 10' O.C.

RESPONSIBILITY

A. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ADJACENT PROPERTY, EXISTING PLANT MATERIAL DESIGNATED FOR PRESERVATION, AND SAFETY OF THE GENERAL PUBLIC.
 B. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS WORK WITH ALL OTHER TRADES AS NEEDED.
 C. UTILITIES: THE LANDSCAPE CONTRACTOR SHALL CALL THE UNDERGROUND UTILITIES LOCATOR SERVICE (1-800-424-6889) PRIOR TO COMMENCING WORK. HE SHALL BE HELD RESPONSIBLE FOR PROTECTION OF, AND ANY DAMAGE TO EXISTING UTILITIES AND STRUCTURES. HE SHALL VERIFY THE LOCATION OF UTILITIES WITH THE GENERAL CONTRACTOR.

VERIFICATION OF EXISTING CONDITIONS

A. BEFORE PROCEEDING WITH ANY WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PERTAINING TO THE LOCATION OF WALLS, VAULTS, LIGHT STANDARDS, HYDRAVITS, AND ANY OTHER EXISTING CONDITIONS, INCLUDING ADVERSE DRAINAGE. SHOULD ANY ERRORS OR CONFLICTS IN DRAWINGS OR SPECIFICATIONS OCCUR, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY.

MATERIALS

A. PLANT MATERIAL SHALL CONFORM TO AMERICAN ASSOCIATION OF NURSERYMAN GRADES AND STANDARDS AS PUBLISHED IN THE AMERICAN STANDARD FOR NURSERY STOCK AND AS NOTED ON DRAWING AS FOLLOWS:
 B. ALL TREES TO BE SELF SUPPORTING, WITH FULL HEADS AND LEADERS IN TACT.
 C. ALL SHRUBS, TREES, AND GROUND COVER TO BE FULL AND BUSHY, ALL TREES TO BE STRAIGHT TRUNK WITH LEADER IN TACT, EXCEPT MULTI-TRUNK TREES, WHICH MAY HAVE IRREGULAR TRUNKS. ALL ROOT BALLS SHALL BE IN TACT AND HAVE NO MORE THAN 10% CLAY AND / OR SILT CONTENT AND BE FREE OF WEEDS.
 D. PLANT MATERIAL MAY BE REJECTED AT ANY TIME BY THE LANDSCAPE ARCHITECT AND / OR OWNER DUE TO CONDITIONS, FROM, OR DAMAGE, BEFORE OR AFTER PLANTING.

TOPSOIL

A. CEDAR GROVES TWO-WAY TOPSOIL MIX (2/3 CEDAR GROVE COMPOSTED MULCH) OR APPROVED EQUAL.
 B. SANDY LOAM MATERIAL WITH LESS THAN 10% CLAY AND / OR SILT CONTENT AND FREE ROCK AND DEBRIS OVER 2" INCH DIAMETER.

MULCH

A. GROUND COMPOSTED MULCH OR APPROVED EQUAL.
 B. JERSEY GREENSAND OR APPROVED EQUAL.
 C. NORTH ATLANTIC KELP MEAL OR APPROVED EQUAL.
 D. GROUND LIMESTONE.
 E. MONTANA ROCK PHOSPHATE OR APPROVED EQUAL.

FERTILIZERS AND AMENDMENTS

A. WALT'S ORGANIC FERTILIZER OR APPROVED EQUAL. USE FERTILIZER SPECIFIED FOR PLANT TYPE.
 B. JERSEY GREENSAND OR APPROVED EQUAL.
 C. NORTH ATLANTIC KELP MEAL OR APPROVED EQUAL.
 D. GROUND LIMESTONE.
 E. MONTANA ROCK PHOSPHATE OR APPROVED EQUAL.

EROSION CONTROL NETTING

A. LANDROCK 40769/40767 DEGRADABLE EROSION CONTROL BLANKET (OR APPROVED EQUAL) MADE OF POLYPROPYLENE MESH.
 B. POLYMER
 A. TERRA FLOMARS (800-287-8018) TERRA-SORB MEDIUM HYDROGEL POLYMERS BY PLANT HEALTH CARE INC. OR APPROVED EQUAL.

LANDSCAPE NOTES

22x34 SCALE: NOT USED
 1/4"=1' SCALE: NOT USED

EXECUTION

A. SOIL PREPARATION:
 B. IN AREAS WITH NATIVE TOPSOIL, REMAINING UNDISTURBED, AMEND SOIL IN PLANTING HOLE PER DETAILS AND AS FOLLOWS: ADDING AMENDMENTS AT RATES SPECIFIED BELOW. IN ALL OTHER AREAS, WHERE TOPSOIL HAS BEEN REMOVED OR DISTURBED, PREPARE PLANTER BEDS AS FOLLOWS. SCARIFY TO A DEPTH OF 12 INCHES AND APPLY A MINIMUM OF 4 INCHES (AFTER COMPACTION) OF SPECIFIED COMPOSTED MULCH ALONG WITH THE FOLLOWING AMENDMENTS PER 1000 SQUARE FEET (60 LBS JERSEY GREEN SAND, 10 LBS NORTH ATLANTIC KELP MEAL, 80 LBS GROUND LIMESTONE, 25 LBS MONTANA ROCK PHOSPHATE) AND ROTAVATE INTO THE TOP 12" INCHES OF THE SUBSOIL. THEN APPLY 4" INCHES OF SPECIFIED TOPSOIL. TO PROVIDE FOR EASE OF GRADING AND A HEALTHY TOPSOIL MEDIUM. IF HEAVY CLAY IS ENCOUNTERED, EITHER REMOVE CLAY OF TILL IN ALL THE FOLLOWING: 1" INCH COMPOSTED MULCH, 2 INCHES GRAV MIX OF WASHED SAND & 3/8-INCH PEA GRAVEL, AND AMENDMENTS. INSTEAD OF THE 4" INCHES OF COMPOST, THEN APPLY TOPSOIL AS SPECIFIED. REMOVE ALL DEBRIS AND ROCK OVER 2".

ROUGH GRADING

A. ALL AREAS SHALL BE ROUGH GRADED WITHIN 0.10 FOOT BEFORE PLANTING. ALL GRADERS SHALL PRODUCE POSITIVE DRAINAGE AWAY FROM BUILDING AND THROUGH ALL PLANTER AREAS TO AVOID LOW SPOTS AND STANDING WATER. AREAS SHALL BE GRADED SUCH THAT NEW GRADES MEET AND BLEND NATURALLY WITH THE EXISTING GRADES. ON SLOPES GREATER THAN 2:1, INSTALL SPECIFIED EROSION CONTROL NETTING PER MANUFACTURER RECOMMENDATIONS.

FINISH GRADES

A. FINISH GRADES ARE TO BE FOLLOW SITE GRADING PLAN EDGE DETAILS AS SPECIFIED AND MOUNTED A MINIMUM OF 6 INCHES IN THE CENTER OF THE BED FROM THE TOP OF CURB AND / OR PAVING.

PLANTING, GUYING AND STAKING (PER DETAILS AND AS FOLLOWS)

A. PLANT ONLY DURING SEASONS OF LOCALLY ACCEPTED PRACTICE:
 B. CROWN OF PLANT SHALL BE SLIGHTLY HIGHER, AFTER SETTLING, THAN ADJACENT SOIL.
 C. LAYOUT OF MASS PLANTINGS PER DETAIL AND MAINTAIN A 2' CLEARANCE FOR CAR OVERHANG AND FROM PAVING, WALLS, CURBS, AND PROPERTY LINES.
 D. BAREFOOT ROOT TREES SHALL BE PLANTED ONLY BETWEEN NOVEMBER 15TH AND MARCH 15TH, AND PLANT PER STANDARD HORTICULTURAL PRACTICES.
 E. IF HEAVY CLAY IS ENCOUNTERED, AMEND PLANT HOLE BACKFILL WITH 50% NATIVE SOIL, AND 50% MIX OF COMPOSTED MULCH, PEA GRAVEL, AND SAND. CREATE DRAINAGE AWAY FROM HOLE IF IT HOLDS WATER.
 F. FERTILIZE ALL PLANTINGS WITH SPECIFIED FERTILIZER PER MANUFACTURER RECOMMENDATIONS.
 G. AMEND PLANT HOLE BACKFILL WITH SPECIFIED POLYMER PER MANUFACTURER RECOMMENDATIONS.
 H. THE LANDSCAPE ARCHITECT SHALL SUPERVISE PRUNING OF TREES AND SHRUBS. LIMIT PRUNING TO REMOVAL OF INJURED TWIGS AND BRANCHES. UNLESS OTHERWISE DIRECTED, ALL INJURED TREE ROOTS TO BE PRUNED VERTICALLY WITH A SHARP KNIFE BEFORE PLANTING.

MULCHING

A. PROVIDE 2" (AFTER COMPACTION) LAYER OF SPECIFIED COMPOSTED MULCH ON ALL PLANTER BEDS AND WITHIN THE DRIP LINE OF ANY NEW PLANTING. MAXIMUM DEPTH OF MULCH AT THE CROWN TO BE ONE-HALF INCH.

FINAL CLEAN-UP

A. CLEAN ALL PLANTING AREAS AND FINISH RAKE. WASH CLEAN ALL BUILDING AND PAVING SURFACES THAT WERE AFFECTED BY LANDSCAPE INSTALLATION.

PLANT PROTECTION

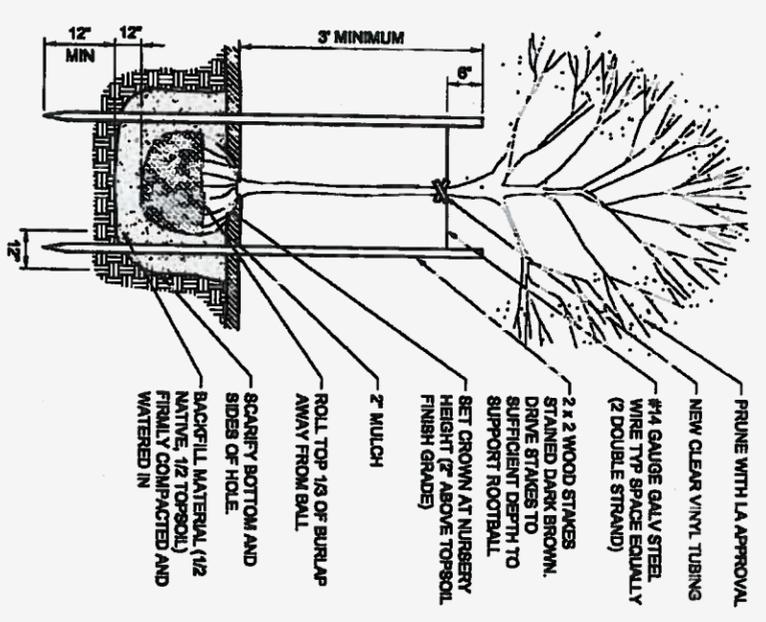
A. PROTECT ALL PLANT MATERIALS AGAINST HARM FROM WIND, UNUSUAL WEATHER, AND THE PUBLIC IN ACCORDANCE WITH ACCEPTED HORTICULTURAL PRACTICE. SPECIAL PLANTING TECHNIQUES, DEFOLIATION, WILT PROOFING, OR SPRAY MISTING MAY BE REQUIRED FOR SEASONAL PLANTING, ETC.
 B. LANDSCAPE CONTRACTOR IS LIABLE FOR DAMAGES OF LOSS OF INJURY TO EXISTING TREES AND SHRUBS RESULTING FROM THE CONTRACTOR'S FAILURE TO PROTECT THEM. THE JUST VALUE TO BE DETERMINED BY THE VALUATION OF LANDSCAPE TREES, SHRUBS AND OTHER PLANTS, CURRENT EDITION.

MAINTENANCE

A. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE DURING THE CONTRACT PERIOD FOR KEEPING ALL PLANTINGS AND WORK INCIDENTAL THEREOF IN GOOD CONDITION BY REPLANTING, PLANT REPLACEMENT, WATERING, WEEDING, CULTIVATING, PRUNING, SPRAYING, AND OTHER NECESSARY OPERATIONS OF CARE FOR THE PROMOTION OF ROOT GROWTH AND PLANT LIFE. LANDSCAPE CONTRACTOR WILL PERFORM ABOVE MAINTENANCE DUTIES IN ALL LANDSCAPE FOR TWO YEARS FROM DATE OF FINAL INSPECTIONARY.
 B. PATHS, SIDEWALKS, AND ALL OTHER PAVED SURFACES SHALL BE KEPT CLEAN WHEN PLANTING AND MAINTENANCE OPERATIONS ARE IN PROGRESS.
 C. THE TELECOMMUNICATION COMPANY SELECTS NATIVE ACCLIMATED AND DROUGHT TOLERANT PLANT SPECIES. PLANTINGS ARE INSTALLED ONLY DURING SEASONS OF LOCALLY ACCEPTED PRACTICE. IN THE EVENT OF UNFORESEEN CLIMATOLOGICAL EXTREMES.

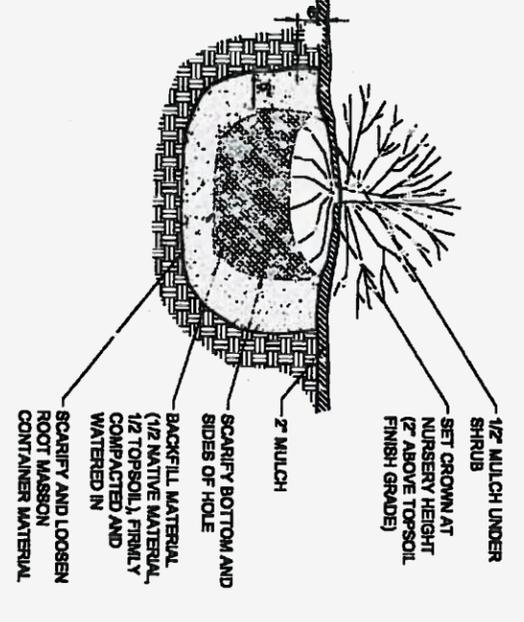
WARRANTY

A. WARRANTY MATERIALS AND WORKMANSHIP FOR ONE YEAR FROM DATE OF FINAL ACCEPTANCE. LANDSCAPE CONTRACTOR SHALL NOT BE HELD RESPONSIBLE FOR DAMAGE RESULTING FROM EXCESSIVE CLIMATOLOGICAL CONDITIONS OR WORK BY OTHER CONTRACTORS, BUT SHALL BE RESPONSIBLE FOR MISSING OR VANDALIZED MATERIALS UNTIL THE PROJECT RECEIVES A FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT AND / OR OWNER.



TREE PLANTING AND STAKING

22x34 SCALE: NTS
 1/4"=1' SCALE: NTS



SHRUB/GROUNDCOVER PLANTING

22x34 SCALE: NTS
 1/4"=1' SCALE: NTS

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ISSUED FOR: **ZONING**
 REV-DATE: ISSUED FOR: BY:

04-11-13	FINAL ZONING	NLS
04-01-13	CLIENT REVIEW	LSB
03-21-13	CLIENT REVIEW	ASB

DRAWN BY: **CHK** BY: **APV**
 LBS BHM MMD
 CURRENT ISSUE DATE: **04-11-13**
 LICENSEURE:

DRAWING INFORMATION:

 DO NOT SCALE DRAWING. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND CONDITIONS OF ANY DRAWING ARE SUPERSEDED BY THE LATEST REVISIONS. THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OF OTHER THAN WHICH IS RELATED TO MAILED CLIENT IS STRICTLY PROHIBITED.

DRAWING TITLE: **LANDSCAPE NOTES & DETAILS**
 DRAWING NUMBER:

L-2
0
 JOB NUMBER: 13-89017



OLY MARTIN WAY
EXISTING NORTHWEST ELEVATION

ver
We never stop





**OLY MARTIN WAY
PROPOSED NORTHWEST ELEVATION**





**OLY MARTIN WAY
EXISTING SOUTHWEST ELEVATION**





**OLY MARTIN WAY
PROPOSED SOUTHWEST ELEVATION**





**OLY MARTIN WAY
EXISTING EAST ELEVATION**





**OLY MARTIN WAY
PROPOSED EAST ELEVATION**



Stormwater Pollution Prevention Plan

For
OLY Martin Way

Prepared For
Verizon Wireless
15900 SE Eastgate Way
Bellevue, WA 98008

Owner
Capital Dev Co
P.O. Box 3487
Lacey, WA 98503

Developer
Verizon Wireless
15900 SE Eastgate Way
Bellevue, WA 98008

Operator/Contractor
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Bellevue, WA 98007

Project Site Location
OLY Martin Way
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Lacey, WA 98503
Thurston County

Certified Erosion and Sediment Control Lead
Chad Osgov
Smartlink, LLC

SWPPP Prepared By
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Woodinville, WA 98072
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SWPPP Preparation Date
April 18, 2013

Approximate Project Construction Dates
August 1, 2013 – August 21, 2013



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Appendix A Site plans

- Vicinity map
- Site plan with TESC measures

Appendix B Construction BMPs

- Possibly reference in BMPs, but likely it will be a consolidated list so that the applicant can photocopy from the list from the SWMM.

Appendix C Alternative Construction BMP list

- List of BMPs not selected, but can be referenced if needed in each of the 12 elements

Appendix D General Permit

Appendix E Site Log and Inspection Forms

Appendix F Engineering Calculations (if necessary)

- Flows, ponds, etc...

1.0 Introduction

This Stormwater Pollution Prevention Plan (SWPPP) has been prepared as part of the NPDES stormwater permit requirements for the OLY Martin Way construction project in Lacey, Washington. The existing site is a 28.17-acre lot with several retail buildings and paved parking lots as well as a water detention pond in the northwest corner. The proposed development is located in the northwest corner of the water detention pond enclosed by a chain-link fence and consists of the construction of a new 140' high steel monopole used to support telecommunication equipment along with two concrete slabs to support equipment cabinets and a diesel generator. The project also includes the addition of landscaping and construction of a new gravel access road.

Construction activities will include excavation, grading, relocation of onsite services/utilities, two poured concrete slabs and construction of 140' high steel monopole and new gravel access road. The purpose of this SWPPP is to describe the proposed construction activities and all temporary and permanent erosion and sediment control (TESC) measures, pollution prevention measures, inspection/monitoring activities, and recordkeeping that will be implemented during the proposed construction project. The objectives of the SWPPP are to:

1. Implement Best Management Practices (BMPs) to prevent erosion and sedimentation, and to identify, reduce, eliminate or prevent stormwater contamination and water pollution from construction activity.
2. Prevent violations of surface water quality, ground water quality, or sediment management standards.
3. Prevent, during the construction phase, adverse water quality impacts including impacts on beneficial uses of the receiving water by controlling peak flow rates and volumes of stormwater runoff at the Permittee's outfalls and downstream of the outfalls.

This SWPPP was prepared using the Ecology SWPPP Template downloaded from the Ecology website on April 15, 2013. This SWPPP was prepared based on the requirements set forth in the Construction Stormwater General Permit, *Stormwater Management Manual for Western Washington* (SWMMWW 2012). The report is divided into seven main sections with several appendices that include stormwater related reference materials. The topics presented in the each of the main sections are:

- **Section 1 – INTRODUCTION.** This section provides a summary description of the project, and the organization of the SWPPP document.
- **Section 2 – SITE DESCRIPTION.** This section provides a detailed description of the existing site conditions, proposed construction activities,

and calculated stormwater flow rates for existing conditions and post-construction conditions.

- **Section 3 – CONSTRUCTION BMPs.** This section provides a detailed description of the BMPs to be implemented based on the 12 required elements of the SWPPP (SWMMEW 2004).
- **Section 4 – CONSTRUCTION PHASING AND BMP IMPLEMENTATION.** This section provides a description of the timing of the BMP implementation in relation to the project schedule.
- **Section 5 – POLLUTION PREVENTION TEAM.** This section identifies the appropriate contact names (emergency and non-emergency), monitoring personnel, and the onsite temporary erosion and sedimentation control inspector
- **Section 6 – INSPECTION AND MONITORING.** This section provides a description of the inspection and monitoring requirements such as the parameters of concern to be monitored, sample locations, sample frequencies, and sampling methods for all stormwater discharge locations from the site.
- **Section 7 – RECORDKEEPING.** This section describes the requirements for documentation of the BMP implementation, site inspections, monitoring results, and changes to the implementation of certain BMPs due to site factors experienced during construction.

Supporting documentation and standard forms are provided in the following Appendices:

- Appendix A – Site plans
- Appendix B – Construction BMPs
- Appendix C – Alternative Construction BMP list
- Appendix D – General Permit
- Appendix E – Site Log and Inspection Forms
- Appendix F – Engineering Calculations

2.0 Site Description

2.1 Existing Conditions

The proposed site is located just south of Interstate 5 (I-5) and west of Sleater Kinney Road Southeast in Lacey, Washington. The proposed site is a 0.09-acre (4055 square feet) area located northwest of water detention pond. The topography of the proposed site is relatively level with the exception of the water detention pond. The ground surface appears to be grass covered with sandy gravelly topsoil. Surficial soils consist of 3.5 feet of asphaltic material overlaying loose sand with gravel underlain by a deep layer of medium to coarse sand with trace gravel. The site is well drained and groundwater lies approximately 30 feet below the surface, with the knowledge that groundwater levels fluctuate in response to changing precipitation patterns, off-site construction activities, and changes in site utilization.

Runoff from the site generally drains from north to south into the water detention pond where it drains into several catch basins.

There are no critical areas on the site such as high erosion risk areas, wetlands, streams, or steep slopes (potential landslide area). There is a water detention pond located southeast of the proposed site; however it is not considered a critical area.

2.2 Proposed Construction Activities

The proposed development includes the construction of a 140' high steel monopole that will be used to support telecommunication equipment. The proposed monopole will be located within the proposed equipment area northwest of the existing water detention pond. Catch basins are located just south and east of the detention pond as well as one located slightly north of the proposed site area.

Construction activities will include site preparation, TESC installation, excavation for the monopole foundation, poured concrete slabs, and site-wide grading. The schedule and phasing of BMPs during construction is provided in Section 4.0.

Stormwater runoff volumes were calculated using the Western Washington Hydrology Model (WWHM).

The following summarizes details regarding site areas:

- | | |
|--|------------|
| ▪ Total site area: | 0.09 acres |
| ▪ Percent impervious area before construction: | 0 % |
| ▪ Percent impervious area after construction: | 100 % |

▪ Disturbed area during construction:	0.09 acres
▪ Disturbed area that is characterized as impervious (i.e., access roads, staging, parking):	0.09 acres
▪ 2-year stormwater runoff peak flow prior to construction (existing):	0.050 cfs
▪ 10-year stormwater runoff peak flow prior to construction (existing):	0.072 cfs
▪ 2-year stormwater runoff peak flow during construction:	0.178 cfs
▪ 10-year stormwater runoff peak flow during construction:	0.259 cfs
▪ 2-year stormwater runoff peak flow after construction:	0.172 cfs
▪ 10-year stormwater runoff peak flow after construction:	0.259 cfs

All stormwater flow calculations are provided in Appendix F.

3.0 Construction Stormwater BMPs

3.1 The 12 BMP Elements

3.1.1 Element #1 – Mark Clearing Limits

To protect adjacent properties and to reduce the area of soil exposed to construction, the limits of construction will be clearly marked before land-disturbing activities begin. Trees that are to be preserved, as well as all sensitive areas and their buffers, shall be clearly delineated, both in the field and on the plans. In general, natural vegetation and native topsoil shall be retained in an undisturbed state to the maximum extent possible. The BMPs relevant to marking the clearing limits that will be applied for this project include:

BMP C103: High Visibility Plastic or Metal Fence

Alternate BMPs for marking clearing limits are included in Appendix C as a quick reference tool for the onsite inspector in the event the BMP(s) listed above are deemed ineffective or inappropriate during construction to satisfy the requirements set forth in the General NPDES Permit (Appendix D). To avoid potential erosion and sediment control issues that may cause a violation(s) of the NPDES Construction Stormwater permit (as provided in Appendix D), the Certified Erosion and Sediment Control Lead will promptly initiate the implementation of one or more of the alternative BMPs listed in Appendix C after the first sign that existing BMPs are ineffective or failing.

3.1.2 Element #2 – Establish Construction Access

Construction access or activities occurring on unpaved areas shall be minimized, yet where necessary, access points shall be stabilized to minimize the tracking of sediment onto public roads, and wheel washing, street sweeping, and street cleaning shall be employed to prevent sediment from entering state waters. All wash wastewater shall be controlled on site. The specific BMPs related to establishing construction access that will be used on this project include:

BMP C105: Stabilized Construction Entrance

Alternate construction access BMPs are included in Appendix C as a quick reference tool for the onsite inspector in the event the BMP(s) listed above are deemed ineffective or inappropriate during construction to satisfy the requirements set forth in the General NPDES Permit (Appendix D). To avoid potential erosion and sediment control issues that may cause a violation(s) of the NPDES Construction Stormwater permit (as provided in Appendix D), the Certified Erosion and Sediment Control Lead will promptly initiate the implementation of one or more of the

alternative BMPs listed in Appendix C after the first sign that existing BMPs are ineffective or failing.

3.1.3 Element #3 – Control Flow Rates

In order to protect the properties and waterways downstream of the project site, stormwater discharges from the site will be controlled. The specific BMPs for flow control that shall be used on this project include:

No BMPs will be implemented for this element due to the small size of the proposed site producing minimal flow. There is little increase in the volume and peak flow rate of the stormwater runoff from the project site.

3.1.4 Element #4 – Install Sediment Controls

All stormwater runoff from disturbed areas shall pass through an appropriate sediment removal BMP before leaving the construction site or prior to being discharged to an infiltration facility. The specific BMPs to be used for controlling sediment on this project include:

BMP C233: Silt Fence

Alternate sediment control BMPs are included in Appendix C as a quick reference tool for the onsite inspector in the event the BMP(s) listed above are deemed ineffective or inappropriate during construction to satisfy the requirements set forth in the General NPDES Permit (Appendix D). To avoid potential erosion and sediment control issues that may cause a violation(s) of the NPDES Construction Stormwater permit (as provided in Appendix D), the Certified Erosion and Sediment Control Lead will promptly initiate the implementation of one or more of the alternative BMPs listed in Appendix C after the first sign that existing BMPs are ineffective or failing.

In addition, sediment will be removed from paved areas in and adjacent to construction work areas manually or using mechanical sweepers, as needed, to minimize tracking of sediments on vehicle tires away from the site and to minimize washoff of sediments from adjacent streets in runoff.

Whenever possible, sediment laden water shall be discharged into onsite, relatively level, vegetated areas (BMP C240 paragraph 5, page 4-102).

In some cases, sediment discharge in concentrated runoff can be controlled using permanent stormwater BMPs (e.g., infiltration swales, ponds, trenches). Sediment loads can limit the effectiveness of some permanent stormwater BMPs, such as those used for infiltration or

biofiltration; however, those BMPs designed to remove solids by settling (wet ponds or detention ponds) can be used during the construction phase. When permanent stormwater BMPs will be used to control sediment discharge during construction, the structure will be protected from excessive sedimentation with adequate erosion and sediment control BMPs. Any accumulated sediment shall be removed after construction is complete and the permanent stormwater BMP will be restabilized with vegetation per applicable design requirements once the remainder of the site has been stabilized.

3.1.5 Element #5 – Stabilize Soils

Exposed and unworked soils shall be stabilized with the application of effective BMPs to prevent erosion throughout the life of the project. The specific BMPs for soil stabilization that shall be used on this project include:

No BMPs will be implemented for this element due to the short construction timeframe of this project.

3.1.6 Element #6 – Protect Slopes

All cut and fill slopes will be designed, constructed, and protected in a manner than minimizes erosion. The following specific BMPs will be used to protect slopes for this project:

No BMPs will be implemented for this element because the topography of the site is relatively level. There are no slopes constructed during this project.

3.1.7 Element #7 – Protect Drain Inlets

All storm drain inlets and culverts made operable during construction shall be protected to prevent unfiltered or untreated water from entering the drainage conveyance system. However, the first priority is to keep all access roads clean of sediment and keep street wash water separate from entering storm drains until treatment can be provided. Storm Drain Inlet Protection (BMP C220) will be implemented for all drainage inlets and culverts that could potentially be impacted by sediment-laden runoff on and near the project site. The following inlet protection measures will be applied on this project:

BMP C220: Storm Drain Inlet Protection

3.1.8 Element #8 – Stabilize Channels and Outlets

Where site runoff is to be conveyed in channels, or discharged to a stream or some other natural drainage point, efforts will be taken to prevent downstream erosion. The specific BMPs for channel and outlet stabilization that shall be used on this project include:

No BMPs will be implemented for this element since there are no on-site channels and outlets.

3.1.9 Element #9 – Control Pollutants

All pollutants, including waste materials and demolition debris, that occur onsite shall be handled and disposed of in a manner that does not cause contamination of stormwater. Good housekeeping and preventative measures will be taken to ensure that the site will be kept clean, well-organized, and free of debris. If required, BMPs to be implemented to control specific sources of pollutants are discussed below.

BMP C151: Concrete Handling

The site does not require a Spill Prevention, Control, and Countermeasure (SPCC) Plan under the Federal regulations of the Clean Water Act (CWA).

3.1.10 Element #10 – Control Dewatering

There will be no dewatering as part of this construction project.

3.1.11 Element #11 – Maintain BMPs

All temporary and permanent erosion and sediment control BMPs shall be maintained and repaired as needed to assure continued performance of their intended function. Maintenance and repair shall be conducted in accordance with each particular BMPs specifications (attached). Visual monitoring of the BMPs will be conducted at least once every calendar week and within 24 hours of any stormwater or non-stormwater discharge from the site. If the site becomes inactive, and is temporarily stabilized, the inspection frequency will be reduced to once every month.

All temporary erosion and sediment control BMPs shall be removed within 30 days after the final site stabilization is achieved or after the temporary BMPs are no longer needed. Trapped sediment shall be removed or stabilized on site. Disturbed soil resulting from removal of BMPs or vegetation shall be permanently stabilized.

3.1.12 Element #12 – Manage the Project

Erosion and sediment control BMPs for this project have been designed based on the following principles:

- Design the project to fit the existing topography, soils, and drainage patterns.
- Emphasize erosion control rather than sediment control.
- Minimize the extent and duration of the area exposed.
- Keep runoff velocities low.
- Retain sediment on site.
- Thoroughly monitor site and maintain all ESC measures.
- Schedule major earthwork during the dry season.

In addition, project management will incorporate the key components listed below:

As this project site is located west of the Cascade Mountain Crest, the project will be managed according to the following key project components:

Phasing of Construction

- The construction project is being phased to the extent practicable in order to prevent soil erosion, and, to the maximum extent possible, the transport of sediment from the site during construction.
- Revegetation of exposed areas and maintenance of that vegetation shall be an integral part of the clearing activities during each phase of construction, per the Scheduling BMP (C 162).

Seasonal Work Limitations

- From October 1 through April 30, clearing, grading, and other soil disturbing activities shall only be permitted if shown to the satisfaction of the local permitting authority that silt-laden runoff will be prevented from leaving the site through a combination of the following:
 - Site conditions including existing vegetative coverage, slope, soil type, and proximity to receiving waters; and

- Limitations on activities and the extent of disturbed areas; and
- Proposed erosion and sediment control measures.
- Based on the information provided and/or local weather conditions, the local permitting authority may expand or restrict the seasonal limitation on site disturbance.
- The following activities are exempt from the seasonal clearing and grading limitations:
 - Routine maintenance and necessary repair of erosion and sediment control BMPs;
 - Routine maintenance of public facilities or existing utility structures that do not expose the soil or result in the removal of the vegetative cover to soil; and
 - Activities where there is 100 percent infiltration of surface water runoff within the site in approved and installed erosion and sediment control facilities.

Coordination with Utilities and Other Jurisdictions

- Care has been taken to coordinate with utilities, other construction projects, and the local jurisdiction in preparing this SWPPP and scheduling the construction work.

Inspection and Monitoring

- All BMPs shall be inspected, maintained, and repaired as needed to assure continued performance of their intended function. Site inspections shall be conducted by a person who is knowledgeable in the principles and practices of erosion and sediment control. This person has the necessary skills to:
 - Assess the site conditions and construction activities that could impact the quality of stormwater, and
 - Assess the effectiveness of erosion and sediment control measures used to control the quality of stormwater discharges.
- A Certified Erosion and Sediment Control Lead shall be on-site or on-call at all times.

- Whenever inspection and/or monitoring reveals that the BMPs identified in this SWPPP are inadequate, due to the actual discharge of or potential to discharge a significant amount of any pollutant, appropriate BMPs or design changes shall be implemented as soon as possible.

Maintaining an Updated Construction SWPPP

- This SWPPP shall be retained on-site or within reasonable access to the site.
- The SWPPP shall be modified whenever there is a change in the design, construction, operation, or maintenance at the construction site that has, or could have, a significant effect on the discharge of pollutants to waters of the state.
- The SWPPP shall be modified if, during inspections or investigations conducted by the owner/operator, or the applicable local or state regulatory authority, it is determined that the SWPPP is ineffective in eliminating or significantly minimizing pollutants in stormwater discharges from the site. The SWPPP shall be modified as necessary to include additional or modified BMPs designed to correct problems identified. Revisions to the SWPPP shall be completed within seven (7) days following the inspection. ---

The BMP implementation schedule will be driven by the construction schedule. The following provides a sequential list of the proposed construction schedule milestones and the corresponding BMP implementation schedule.

The BMP implementation schedule listed below is keyed to proposed phases of the construction project, and reflects differences in BMP installations and inspections that relate to wet season construction. The project site is located west of the Cascade Mountain Crest. As such, the dry season is considered to be from May 1 to September 30 and the wet season is considered to be from October 1 to April 30.

- Estimate of Construction start date: 08 / 01 / 2013
- Estimate of Construction finish date: 08 / 21 / 2013
- Mobilize equipment on site: 08 / 01 / 2013
- Begin clearing and grubbing: 08 / 01 / 2013
- Excavation for foundations: 08 / 07 / 2013

- **Begin concrete pour and implement BMP C151:** 08 / 07 / 2013
- **Building construction complete:** 08 / 24 / 2013
- **Final landscaping and planting begins:** 08 / 24 / 2013

5.0 Pollution Prevention Team

5.1 Roles and Responsibilities

The pollution prevention team consists of personnel responsible for implementation of the SWPPP, including the following:

- **Certified Erosion and Sediment Control Lead (CESCL)** – primary contractor contact, responsible for site inspections (BMPs, visual monitoring, sampling, etc.); to be called upon in case of failure of any ESC measures.
- **Resident Engineer** – For projects with engineered structures only (sediment ponds/traps, sand filters, etc.): site representative for the owner that is the project's supervising engineer responsible for inspections and issuing instructions and drawings to the contractor's site supervisor or representative
- **Emergency Ecology Contact** – individual to be contacted at Ecology in case of emergency.
- **Emergency Owner Contact** – individual that is the site owner or representative of the site owner to be contacted in the case of an emergency.
- **Non-Emergency Ecology Contact** – individual that is the site owner or representative of the site owner than can be contacted if required.
- **Monitoring Personnel** – personnel responsible for conducting water quality monitoring; for most sites this person is also the Certified Erosion and Sediment Control Lead.

5.2 Team Members

Names and contact information for those identified as members of the pollution prevention team are provided in the following table.

Title	Name(s)	Phone Number
Certified Erosion and Sediment Control Lead (CESCL)	Chad Osvog	425-274-4444
Resident Engineer	Mark W. Olson, P.E.	425-487-1732
Emergency Ecology Contact	Maia Bellon	360-407-7001
Emergency Owner Contact	Capital Development Company	360-491-6850

Stormwater Pollution Prevention Plan

Non-Emergency Ecology Contact	Maia Bellon	360-407-7001
Monitoring Personnel	Chad Osvog	425-274-4444

6.0 Site Inspections and Monitoring

Monitoring includes visual inspection, monitoring for water quality parameters of concern, and documentation of the inspection and monitoring findings in a site log book. A site log book will be maintained for all on-site construction activities and will include:

- A record of the implementation of the SWPPP and other permit requirements;
- Site inspections; and,
- Stormwater quality monitoring.

For convenience, the inspection form and water quality monitoring forms included in this SWPPP include the required information for the site log book. This SWPPP may function as the site log book if desired, or the forms may be separated and included in a separate site log book. However, if separated, the site log book but must be maintained on-site or within reasonable access to the site and be made available upon request to Ecology or the local jurisdiction.

6.1 Site Inspection

All BMPs will be inspected, maintained, and repaired as needed to assure continued performance of their intended function. The inspector will be a Certified Erosion and Sediment Control Lead (CESCL) per BMP C160. The name and contact information for the CESCL is provided in Section 5 of this SWPPP.

Site inspection will occur in all areas disturbed by construction activities and at all stormwater discharge points. Stormwater will be examined for the presence of suspended sediment, turbidity, discoloration, and oily sheen. The site inspector will evaluate and document the effectiveness of the installed BMPs and determine if it is necessary to repair or replace any of the BMPs to improve the quality of stormwater discharges. All maintenance and repairs will be documented in the site log book or forms provided in this document. All new BMPs or design changes will be documented in the SWPPP as soon as possible.

6.1.1 Site Inspection Frequency

Site inspections will be conducted at least once a week and within 24 hours following any discharge from the site. For sites with temporary stabilization measures, the site inspection frequency can be reduced to once every month.

6.1.2 Site Inspection Documentation

The site inspector will record each site inspection using the site log inspection forms provided in Appendix E. The site inspection log forms may be separated from this SWPPP document, but

7.0 Reporting and Recordkeeping

7.1 Recordkeeping

7.1.1 Site Log Book

A site log book will be maintained for all on-site construction activities and will include:

- A record of the implementation of the SWPPP and other permit requirements;
- Site inspections; and,
- Stormwater quality monitoring.

For convenience, the inspection form and water quality monitoring forms included in this SWPPP include the required information for the site log book.

The SWPPP may function as the site log book since the project has minimal monitoring requirements and a construction duration shorter than 2 months.

7.1.2 Records Retention

Records of all monitoring information (site log book, inspection reports/checklists, etc.), this Stormwater Pollution Prevention Plan, and any other documentation of compliance with permit requirements will be retained during the life of the construction project and for a minimum of three years following the termination of permit coverage in accordance with permit condition S5.C.

7.1.3 Access to Plans and Records

The SWPPP, General Permit, Notice of Authorization letter, and Site Log Book will be retained on site or within reasonable access to the site and will be made immediately available upon request to Ecology or the local jurisdiction. A copy of this SWPPP will be provided to Ecology within 14 days of receipt of a written request for the SWPPP from Ecology. Any other information requested by Ecology will be submitted within a reasonable time. A copy of the SWPPP or access to the SWPPP will be provided to the public when requested in writing in accordance with permit condition S5.G.

7.1.4 Updating the SWPPP

In accordance with Conditions S3, S4.B, and S9.B.3 of the General Permit, this SWPPP will be modified if the SWPPP is ineffective in eliminating or significantly minimizing pollutants in stormwater discharges from the site or there has been a change in design, construction, operation, or maintenance at the site that has a significant effect on the discharge, or potential for discharge, of pollutants to the waters of the State. The SWPPP will be modified within seven days of

determination based on inspection(s) that additional or modified BMPs are necessary to correct problems identified, and an updated timeline for BMP implementation will be prepared.

7.2 Reporting

7.2.1 Discharge Monitoring Reports

[Prior to October 2008] If cumulative soil disturbance is smaller than 5 acres: Discharge Monitoring Report (DMR) forms will not be submitted to Ecology because water quality sampling is not being conducted at the site.

If cumulative soil disturbance is 5 acres or larger: Discharge Monitoring Reports (DMRs) will be submitted to Ecology monthly. If there was no discharge during a given monitoring period, the Permittee shall submit the form as required, with the words "No discharge" entered in the place of monitoring results. The DMR due date is 15 days following the end of each month.

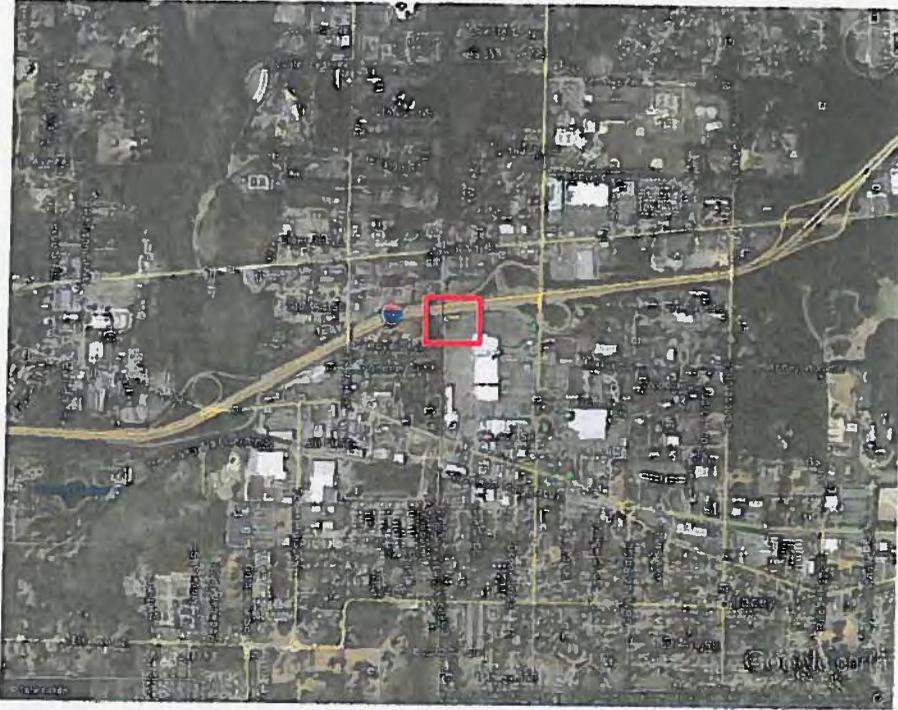
7.2.2 Notification of Noncompliance

If any of the terms and conditions of the permit are not met, and it causes a threat to human health or the environment, the following steps will be taken in accordance with permit section S5.F:

1. Ecology will be immediately notified of the failure to comply.
2. Immediate action will be taken to control the noncompliance issue and to correct the problem. If applicable, sampling and analysis of any noncompliance will be repeated immediately and the results submitted to Ecology within five (5) days of becoming aware of the violation.
3. A detailed written report describing the noncompliance will be submitted to Ecology within five (5) days, unless requested earlier by Ecology.

In accordance with permit condition S2.A, a complete application form will be submitted to Ecology and the appropriate local jurisdiction (if applicable) to be covered by the General Permit.

Appendix A – Site Plans



Appendix B – Construction BMPs

BMP C103: High Visibility Plastic or Metal Fence

Purpose Fencing is intended to: (1) restrict clearing to approved limits; (2) prevent disturbance of sensitive areas, their buffers, and other areas required to be left undisturbed; (3) limit construction traffic to designated construction entrances or roads; and, (4) protect areas where marking with survey tape may not provide adequate protection.

Conditions of Use To establish clearing limits, plastic or metal fence may be used (subject to approval by the City of Lacey):

- At the boundary of sensitive areas, their buffers, and other areas required to be left uncleared.
- As necessary to control vehicle access to and on the site.

Design and Installation Specifications

- High visibility plastic fence shall be composed of a high-density polyethylene material and shall be at least four feet in height. Posts for the fencing shall be steel or wood and placed every 6 feet on center (maximum) or as needed to ensure rigidity. The fencing shall be fastened to the post every six inches with a polyethylene tie. On long continuous lengths of fencing, a tension wire or rope shall be used as a top stringer to prevent sagging between posts. The fence color shall be high visibility orange. The fence tensile strength shall be 360 lbs./ft. using the ASTM D4595 testing method.
- Metal fences shall be designed and installed according to the manufacturer's specifications.
- Metal fences shall be at least 3 feet high and must be highly visible.
- Fences shall not be wired or stapled to trees.

Maintenance Standards

- If the fence has been damaged or its visibility reduced, it shall be repaired or replaced immediately and visibility restored.

BMP C105: Stabilized Construction Entrance

Purpose Construction entrances are stabilized to reduce the amount of sediment transported onto paved roads by vehicles or equipment by constructing a stabilized pad of quarry spalls at entrances to construction sites.

Conditions of Use Construction entrances shall be stabilized wherever traffic will be leaving a construction site and traveling on paved roads or other paved areas within 1,000 feet of the site.

On large commercial, highway, and road projects, the designer shall include enough extra materials (such as through a force account) in the contract to allow for additional stabilized entrances not shown in the initial Construction SWPPP. It is difficult to determine exactly where access to these projects will take place; additional materials will enable the contractor to install them where needed.

Design and Installation Specifications

- See Figure 4.2 for details.
- A separation geotextile shall be placed under the spalls to prevent fine sediment from pumping up into the rock pad. The geotextile shall meet the following standards:

Grab Tensile Strength(ASTM D4751)	200 psi min.
Grab Tensile Elongation (ASTM D4632)	30% max.
Mullen Burst Strength (ASTM D3786-80a)	400 psi min.
AOS (ASTM D4751)	20-45 (U.S. standard sieve size)

- Consider early installation of the first lift of asphalt in areas that will be paved; this can be used as a stabilized entrance. Also consider the installation of excess concrete as a stabilized entrance. During large concrete pours, excess concrete is often available for this purpose.
- Fencing (see BMPs C103 and C104) shall be installed as necessary to restrict traffic to the construction entrance.
- Whenever possible, the entrance shall be constructed on a firm, compacted subgrade. This can substantially increase the effectiveness of the pad and reduce the need for maintenance.

Maintenance Standards

- Quarry spalls shall be added if the pad is no longer in accordance with the specifications.
- If the entrance is not preventing sediment from being tracked onto

- pavement, then alternative measures to keep the streets free of sediment shall be used. This may include street sweeping, an increase in the dimensions of the entrance, or the installation of a wheel wash.
- Any sediment that is tracked onto pavement shall be removed by shoveling or street sweeping. The sediment collected by sweeping shall be removed or stabilized on site. The pavement shall not be cleaned by washing down the street, except when sweeping is ineffective and there is a threat to public safety. If it is necessary to wash the streets, the construction of a small sump shall be considered. The sediment would then be washed into the sump where it can be controlled.
 - Any quarry spalls that are loosened from the pad, which end up on the roadway shall be removed immediately.
 - If vehicles are entering or exiting the site at points other than the construction entrance(s), fencing (see BMPs C103 and C104) shall be installed to control traffic.
 - Upon project completion and site stabilization, all construction accesses intended as permanent access for maintenance shall be permanently stabilized

BMP C220: Storm Drain Inlet Protection using Catch Basin Filters

Purpose	To prevent coarse sediment from entering drainage systems prior to permanent stabilization of the disturbed area.
Conditions of Use	Where storm drain inlets are to be made operational before permanent stabilization of the disturbed drainage area. Protection should be provided for all storm drain inlets downslope and within 500 feet of a disturbed or construction area, unless the runoff that enters the catch basin will be conveyed to a sediment pond or trap. Inlet protection may be used anywhere to protect the drainage system. It is likely that the drainage system will still require cleaning.

Drainage areas should be limited to 1 acre or less. Emergency overflows may be required where stormwater ponding would cause a hazard. If an emergency overflow is provided, additional end-of-pipe controls may be needed.

Note: Wrapping or placing a filter fabric strip over or under a catch basin grate is not an acceptable BMP.

- Catch basin Filters-Inserts should be designed by the manufacturer for use at construction sites. The limited sediment storage capacity increases the amount of inspection and maintenance required, which may be daily for heavy sediment loads. This type of inlet protection provides flow bypass without overflow and therefore is a better method for inlets located along active rights-of-way. The catch basin filter is inserted in the catch basin just below the grating. It should include:
 - At least 5 cubic feet of sediment storage.
 - Dewatering provisions.
 - High-flow bypass that will not clog under normal use at a construction site.
 - Submit manufacturer specifications for permitting agency approval.

Maintenance Standards

- Catch basin filters should be inspected frequently, especially after storm events. If the insert becomes clogged, it should be cleaned or replaced.
- Do not wash sediment into storm drains while cleaning. Spread all excavated material evenly over the surrounding land area and stockpile and stabilize as appropriate.

BMP C233: Silt Fence

- Purpose** Use of a silt fence reduces the transport of coarse sediment from a construction site by providing a temporary physical barrier to sediment and reducing the runoff velocities of overland flow. See Figure 4.15 for details on silt fence construction.
- Conditions of Use** Silt fence may be used downslope of all disturbed areas.
- Silt fence is not intended to treat concentrated flows, nor is it intended to treat substantial amounts of overland flow. Any concentrated flows must be conveyed through the drainage system to a sediment pond. The only circumstance in which overland flow can be treated solely by a silt fence, rather than by a sediment pond, is when the area draining to the fence is one acre or less and flow rates are less than 0.5 cfs.
 - Silt fences should not be constructed in streams or used in V-shaped ditches. They are not an adequate method of silt control for anything deeper than sheet or overland flow.

Design and Installation Specifications

- Drainage area of 1 acre or less or in combination with sediment basin in a larger site.
- Maximum slope steepness (normal (perpendicular) to fence line) 1:1.
- Maximum sheet or overland flow path length to the fence of 100 feet.
 - No flows greater than 0.5 cfs.
 - The geotextile used shall meet the following standards. All geotextile properties listed below are minimum average roll values (i.e., the test result for any sampled roll in a lot shall meet or exceed the values shown in Table 4.9):

Polymeric Mesh AOS (ASTM D4751)	0.60 mm maximum for slit film wovens (#30 sieve). 0.30 mm maximum for all other geotextile types (#50 sieve). 0.15 mm minimum for all fabric types (#100 sieve).
Water Permittivity (ASTM D4491)	0.02 sec ⁻¹ minimum
Grab Tensile Strength (ASTM D4632)	180 lbs. Minimum for extra strength fabric. 100 lbs minimum for standard strength fabric.
Grab Tensile Strength (ASTM D4632)	30% maximum
Ultraviolet Resistance (ASTM D4355)	70% minimum

Standard strength fabrics shall be supported with wire mesh, chicken wire, 2-inch x 2-inch wire, safety fence, or jute mesh to increase the strength of the fabric. Silt fence materials are available that have synthetic mesh backing attached.

- Filter fabric material shall contain ultraviolet ray inhibitors and stabilizers to provide a minimum of six months of expected usable construction life at a temperature range of 0°F. to 120°F.
- 100 percent biodegradable silt fence is available that is strong, long lasting, and can be left in place after the project is completed, if permitted by local regulations.
- Standard Notes for construction plans and specifications follow. Refer to Figure 4.15 for standard silt fence details.

The contractor shall install and maintain temporary silt fences at the locations shown in the Plans. The silt fences shall be constructed in the areas of clearing, grading, or drainage prior to starting those activities. A silt fence shall not be considered temporary if the silt fence must function beyond the life of the contract. The silt fence shall prevent soil carried by runoff water from going beneath, through, around, or over the top of the silt fence, but shall allow the water to pass through the fence.

The minimum height of the top of silt fence shall be 2 feet above the adjacent uphill ground surface.

The geotextile shall be sewn together at the point of manufacture, or at an approved location as determined by the Engineer, to form geotextile lengths as required. All sewn seams shall be located at a support post. Alternatively, two sections of silt fence can be overlapped, provided the Contractor can demonstrate, to the satisfaction of the Engineer, that the overlap is long enough and that the adjacent fence sections are close enough together to prevent silt laden water from escaping through the fence at the overlap.

The geotextile shall be attached on the up-slope side of the posts and support system with staples, wire, or in accordance with the manufacturer's recommendations. The geotextile shall be attached to the posts in a manner that reduces the potential for geotextile tearing at the staples, wire, or other connection device. Silt fence back-up support for the geotextile in the form of a wire or plastic mesh is dependent on the properties of the geotextile selected for use. If wire or plastic back-up mesh is used, the mesh shall be fastened securely to the up-slope of the posts with the geotextile being up-slope of the mesh back-up support.

The geotextile at the bottom of the fence shall be buried in a trench to a minimum depth of 4 inches below the ground surface. The trench shall be backfilled and the soil tamped in place over the buried portion of the geotextile, such that no flow can pass beneath the fence and scouring cannot occur. When wire or polymeric back-up support mesh is used, the wire or polymeric mesh shall extend into the trench a minimum of 3 inches.

The fence posts shall be placed or driven a minimum of 18 inches. A minimum depth of 12 inches is allowed if topsoil or other soft subgrade soil is not present and a minimum depth of 18 inches cannot be reached. Fence post depths shall be increased by 6 inches if the fence is located on slopes of 3:1 or steeper and the slope is perpendicular to the fence. If required post depths cannot be obtained, the posts shall be adequately secured by bracing or guying to prevent overturning of the fence due to sediment loading.

Silt fences shall be located on contour (same elevation at all points of the fence), except at the ends of the fence, where the fence shall be turned uphill such that the silt fence captures the runoff water and prevents water from flowing around the end of the fence. The local permitting authority may require the contractor to verify fence elevation.

If the fence must cross contours, with the exception of the ends of the fence, gravel check dams placed perpendicular to the back of the fence shall be used to minimize concentrated flow and erosion along the back of the fence. The gravel check dams shall be approximately 1-foot deep at the back of the fence. It shall be continued perpendicular to the fence at the same elevation until the top of the check dam intercepts the ground surface behind the fence. The gravel check dams shall consist of crushed surfacing base course, gravel backfill for walls, or shoulder ballast. The gravel check dams shall be located every 10 feet along the fence where the fence must cross contours.

The slope of the fence line where contours must be crossed shall not be steeper than 3:1.

Wood, steel or equivalent posts shall be used. Wood posts shall have minimum dimensions of 2 inches by 2 inches by 3 feet minimum length, and shall be free of defects such as knots, splits, or gouges. Steel posts shall consist of either size No. 6 rebar or larger, ASTM A 120 steel pipe with a minimum diameter of 1-inch, U, T, L, or C shape steel posts with a minimum weight of 1.35 lbs./ft. or other steel posts having equivalent strength and bending resistance to the post sizes

listed. The spacing of the support posts shall be a maximum of 6 feet.

Fence back-up support, if used, shall consist of steel wire with a maximum mesh spacing of 2 inches, or a prefabricated polymeric mesh. The strength of the wire or polymeric mesh shall be equivalent to or greater than 180 lbs. grab tensile strength. The polymeric mesh must be as resistant to ultraviolet radiation as the geotextile it supports.

- Silt fence installation using the slicing method specification details follow. Refer to Figure 4.16 for slicing method details.

The base of both end posts must be at least 2 to 4 inches above the top of the silt fence fabric on the middle posts for ditch checks to drain properly. Use a hand level or string level, if necessary, to mark base points before installation.

Install posts 3 to 4 feet apart in critical retention areas and 6 to 7 feet apart in standard applications.

Install posts 24 inches deep on the downstream side of the silt fence, and as close as possible to the fabric, enabling posts to support the fabric from upstream water pressure.

Install posts with the nipples facing away from the silt fence fabric. Attach the fabric to each post with three ties, all spaced within the top 8 inches of the fabric. Attach each tie diagonally 45 degrees through the fabric, with each puncture at least 1 inch vertically apart. In addition, each tie should be positioned to hang on a post nipple when tightening to prevent sagging.

Wrap approximately 6 inches of fabric around the end posts and secure with 3 ties.

No more than 24 inches of a 36-inch fabric is allowed above ground level.

The rope lock system must be used in all ditch check applications.

The installation should be checked and corrected for any deviation before compaction. Use a flat-bladed shovel to tuck fabric deeper into the ground if necessary.

BMP C151: Concrete Handling

Purpose Concrete work can generate process water and slurry that contain fine particles and high pH, both of which can violate water quality standards in the receiving water. This BMP is intended to minimize and eliminate concrete process water and slurry from entering waters of the state.

Conditions of Use Any time concrete is used, these management practices shall be utilized. Concrete construction projects include, but are not limited to, the following:

- Curbs
- Sidewalks
- Roads
- Bridges
- Foundations
- Floors
- Runways

Design and Installation Specifications

- Concrete truck chutes, pumps, and internals shall be washed out only into formed areas awaiting installation of concrete or asphalt.
- Unused concrete remaining in the truck and pump shall be returned to the originating batch plant for recycling.
- Hand tools including, but not limited to, screeds, shovels, rakes, floats, and trowels shall be washed off only into formed areas awaiting installation of concrete or asphalt.
- Equipment that cannot be easily moved, such as concrete pavers, shall only be washed in areas that do not directly drain to natural or constructed stormwater conveyances.
- Washdown from areas such as concrete aggregate driveways shall not drain directly to natural or constructed stormwater conveyances.
- When no formed areas are available, washwater and leftover product shall be contained in a lined container. Contained concrete shall be disposed of in a manner that does not violate groundwater or surface water quality standards.

Maintenance Standards

Containers shall be checked for holes in the liner daily during concrete pours and repaired the same day.

Appendix C – Alternative BMPs

The following includes a list of possible alternative BMPs for each of the 12 elements not described in the main SWPPP text. This list can be referenced in the event a BMP for a specific element is not functioning as designed and an alternative BMP needs to be implemented.

Element #1 - Mark Clearing Limits

- BMP C101: Preserving Natural Vegetation
- BMP C102: Buffer Zones
- BMP C103: High Visibility Plastic or Metal Fence

Element #2 - Establish Construction Access

- BMP C106: Wheel Wash
- BMP C107: Construction Road/Parking Area Stabilization

Element #3 - Control Flow Rates

- BMP C240: Sediment Trap
- BMP C241: Temporary Sediment Pond

Element #4 - Install Sediment Controls

- BMP C234: Vegetated Strip
- BMP C235: Straw Wattles
- BMP C240: Sediment Trap
- BMP C241: Temporary Sediment Pond
- BMP C250: Construction Stormwater Chemical Treatment
- BMP C251: Construction Stormwater Filtration

Advanced BMPs:

Element #5 - Stabilize Soils

- BMP C120: Temporary and Permanent Seeding
- BMP C121: Mulching
- BMP C122: Nets and Blankets
- BMP C123: Plastic Covering
- BMP C124: Sodding
- BMP C125: Topsoiling
- BMP C126: Polyacrylamide for Soil Erosion Protection
- BMP C130: Surface Roughening
- BMP C131: Gradient Terraces
- BMP C140: Dust Control
- BMP C180: Small Project Construction Stormwater Pollution Prevention

Element #6 - Protect Slopes

- BMP C120: Temporary and Permanent Seeding
- BMP C130: Surface Roughening
- BMP C131: Gradient Terraces
- BMP C200: Interceptor Dike and Swale
- BMP C201: Grass-Lined Channels
- BMP C204: Pipe Slope Drains
- BMP C205: Subsurface Drains
- BMP C206: Level Spreader
- BMP C207: Check Dams
- BMP C208: Triangular Silt Dike (Geotextile-Encased Check Dam)

Element #8 - Stabilize Channels and Outlets

- BMP C202: Channel Lining
- BMP C209: Outlet Protection

Appendix D – General Permit

Appendix E – Site Inspection Forms (and Site Log)

The results of each inspection shall be summarized in an inspection report or checklist that is entered into or attached to the site log book. It is suggested that the inspection report or checklist be included in this appendix to keep monitoring and inspection information in one document, but this is optional. However, it is mandatory that this SWPPP and the site inspection forms be kept onsite at all times during construction, and that inspections be performed and documented as outlined below.

At a minimum, each inspection report or checklist shall include:

- a. Inspection date/times
- b. Weather information: general conditions during inspection, approximate amount of precipitation since the last inspection, and approximate amount of precipitation within the last 24 hours.
- c. A summary or list of all BMPs that have been implemented, including observations of all erosion/sediment control structures or practices.
- d. The following shall be noted:
 - i. locations of BMPs inspected,
 - ii. locations of BMPs that need maintenance,
 - iii. the reason maintenance is needed,
 - iv. locations of BMPs that failed to operate as designed or intended, and
 - v. locations where additional or different BMPs are needed, and the reason(s) why
- e. A description of stormwater discharged from the site. The presence of suspended sediment, turbid water, discoloration, and/or oil sheen shall be noted, as applicable.
- f. A description of any water quality monitoring performed during inspection, and the results of that monitoring.
- g. General comments and notes, including a brief description of any BMP r repairs, maintenance or installations made as a result of the inspection.
- h. A statement that, in the judgment of the person conducting the site inspection, the site is either in compliance or out of compliance with the terms and conditions of the SWPPP and the NPDES

permit. If the site inspection indicates that the site is out of compliance, the inspection report shall include a summary of the remedial actions required to bring the site back into compliance, as well as a schedule of implementation.

- i. Name, title, and signature of person conducting the site inspection; and the following statement: "I certify under penalty of law that this report is true, accurate, and complete, to the best of my knowledge and belief".

When the site inspection indicates that the site is not in compliance with any terms and conditions of the NPDES permit, the Permittee shall take immediate action(s) to: stop, contain, and clean up the unauthorized discharges, or otherwise stop the noncompliance; correct the problem(s); implement appropriate Best Management Practices (BMPs), and/or conduct maintenance of existing BMPs; and achieve compliance with all applicable standards and permit conditions. In addition, if the noncompliance causes a threat to human health or the environment, the Permittee shall comply with the Noncompliance Notification requirements in Special Condition S5.F of the permit.

Site Inspection Form

General Information

Project Name: _____
Inspector Name: _____ **Title:** _____
Inspector Name: _____ **CESCL # :** _____
Date: _____ **Time:** _____
Inspection Type: After a rain event
 Weekly
 Turbidity/transparency benchmark exceedance
 Other

Weather

Precipitation Since last inspection _____ In last 24 hours _____

Description of General Site Conditions: _____

Inspection of BMPs

Element 1: Mark Clearing Limits

BMP: _____

Location	Inspected		Functioning			Problem/Corrective Action
	Y	N	Y	N	NIP	

BMP: _____

Location	Inspected		Functioning			Problem/Corrective Action
	Y	N	Y	N	NIP	

Element 2: Establish Construction Access

BMP: _____

Location	Inspected		Functioning			Problem/Corrective Action
	Y	N	Y	N	NIP	

BMP: _____

Location	Inspected		Functioning			Problem/Corrective Action
	Y	N	Y	N	NIP	

Element 3: Control Flow Rates

BMP:

Location	Inspected		Functioning			Problem/Corrective Action
	Y	N	Y	N	NIP	

BMP:

Location	Inspected		Functioning			Problem/Corrective Action
	Y	N	Y	N	NIP	

Element 4: Install Sediment Controls

BMP:

Location	Inspected		Functioning			Problem/Corrective Action
	Y	N	Y	N	NIP	

BMP:

Location	Inspected		Functioning			Problem/Corrective Action
	Y	N	Y	N	NIP	

BMP:

Location	Inspected		Functioning			Problem/Corrective Action
	Y	N	Y	N	NIP	

BMP:

Location	Inspected		Functioning			Problem/Corrective Action
	Y	N	Y	N	NIP	

BMP:

Location	Inspected		Functioning			Problem/Corrective Action
	Y	N	Y	N	NIP	

Element 5: Stabilize Soils

BMP:

Location	Inspected		Functioning			Problem/Corrective Action
	Y	N	Y	N	NIP	

BMP:

Location	Inspected		Functioning			Problem/Corrective Action
	Y	N	Y	N	NIP	

BMP:

Location	Inspected		Functioning			Problem/Corrective Action
	Y	N	Y	N	NIP	

BMP:

Location	Inspected		Functioning			Problem/Corrective Action
	Y	N	Y	N	NIP	

Element 6: Protect Slopes

BMP:

Location	Inspected		Functioning			Problem/Corrective Action
	Y	N	Y	N	NIP	

BMP:

Location	Inspected		Functioning			Problem/Corrective Action
	Y	N	Y	N	NIP	

BMP:

Location	Inspected		Functioning			Problem/Corrective Action
	Y	N	Y	N	NIP	

Element 7: Protect Drain Inlets

BMP:

Location	Inspected		Functioning			Problem/Corrective Action
	Y	N	Y	N	NIP	

BMP:

Location	Inspected		Functioning			Problem/Corrective Action
	Y	N	Y	N	NIP	

BMP:

Location	Inspected		Functioning			Problem/Corrective Action
	Y	N	Y	N	NIP	

Element 8: Stabilize Channels and Outlets

BMP:

Location	Inspected		Functioning			Problem/Corrective Action
	Y	N	Y	N	NIP	

BMP:

Location	Inspected		Functioning			Problem/Corrective Action
	Y	N	Y	N	NIP	

BMP:

Location	Inspected		Functioning			Problem/Corrective Action
	Y	N	Y	N	NIP	

BMP:

Location	Inspected		Functioning			Problem/Corrective Action
	Y	N	Y	N	NIP	

--	--

Element 9: Control Pollutants

BMP:

Location	Inspected		Functioning			Problem/Corrective Action
	Y	N	Y	N	NIP	

BMP:

Location	Inspected		Functioning			Problem/Corrective Action
	Y	N	Y	N	NIP	

Element 10: Control Dewatering

BMP:

Location	Inspected		Functioning			Problem/Corrective Action
	Y	N	Y	N	NIP	

BMP:

Location	Inspected		Functioning			Problem/Corrective Action
	Y	N	Y	N	NIP	

BMP:

Location	Inspected		Functioning			Problem/Corrective Action
	Y	N	Y	N	NIP	

Stormwater Discharges From the Site			
	Observed?		Problem/Corrective Action
	Y	N	
Location			
Turbidity	<input type="checkbox"/>	<input type="checkbox"/>	
Discoloration	<input type="checkbox"/>	<input type="checkbox"/>	
Sheen	<input type="checkbox"/>	<input type="checkbox"/>	
Location			
Turbidity	<input type="checkbox"/>	<input type="checkbox"/>	
Discoloration	<input type="checkbox"/>	<input type="checkbox"/>	
Sheen	<input type="checkbox"/>	<input type="checkbox"/>	

Appendix F – Engineering Calculations



project OLY MARTIN WAY	by JMM	sheet no.
location LACEY, WA	date 4-18-13	
client VERIZON	checked	CEI job no.
	date	13-56017

STORMWATER FLOW CALCULATIONS

$$Q = CIA$$

$$A = 4055 \text{ ft}^2 = 0.09 \text{ acres}$$

$$\begin{array}{l} I_{2\text{-YEAR}} = 2.2 \text{ in/hr} \\ I_{10\text{-YEAR}} = 3.2 \text{ in/hr} \end{array} \left. \vphantom{\begin{array}{l} I_{2\text{-YEAR}} \\ I_{10\text{-YEAR}} \end{array}} \right\} \begin{array}{l} \text{FROM NOAA ATLAS 2,} \\ \text{VOLUME IX} \end{array}$$

BEFORE CONSTRUCTION: $C = 0.25$ (Grass Shoulders)

AFTER CONSTRUCTION: $C = 0.90$ (PAVED)

DURING CONSTRUCTION: Assume same as after construction, $C = 0.90$

BEFORE CONSTRUCTION:

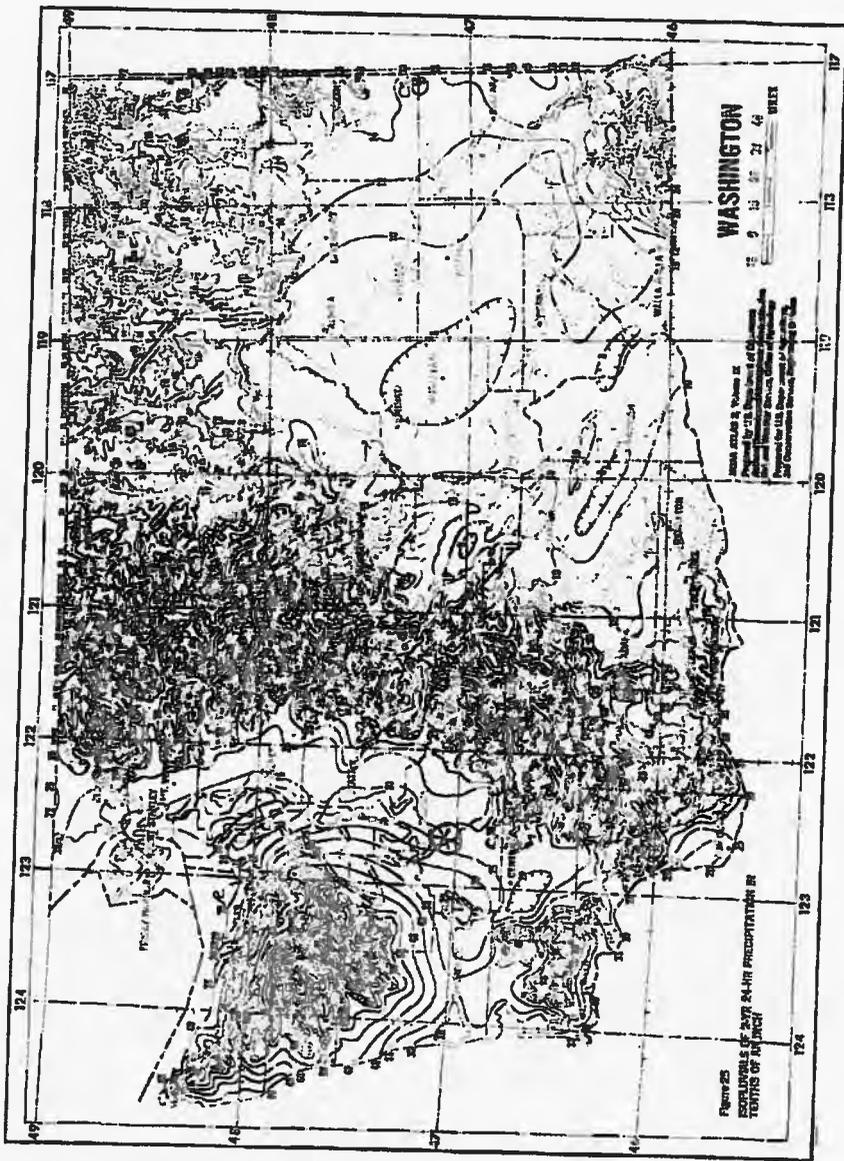
$$Q_{2\text{-YEAR}} = 0.25 (2.2 \text{ in/hour}) (0.09 \text{ acres}) = 0.050 \text{ ft}^3/\text{sec}$$

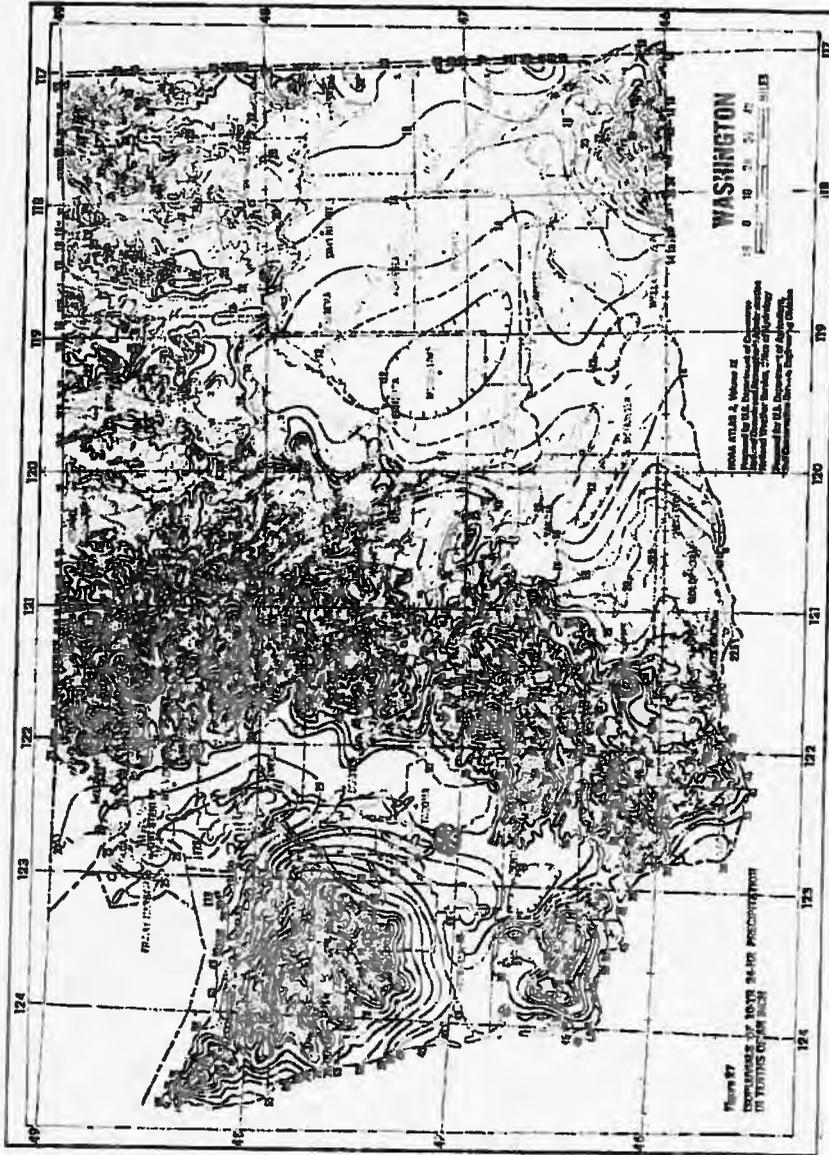
$$Q_{10\text{-YEAR}} = 0.25 (3.2 \text{ in/hour}) (0.09 \text{ acres}) = 0.072 \text{ ft}^3/\text{sec}$$

AFTER CONSTRUCTION:

$$Q_{2\text{-YEAR}} = 0.90 (2.2 \text{ in/hour}) (0.09 \text{ acres}) = 0.178 \text{ ft}^3/\text{sec}$$

$$Q_{10\text{-YEAR}} = 0.90 (3.2 \text{ in/hour}) (0.09 \text{ acres}) = 0.259 \text{ ft}^3/\text{sec}$$





THIS IS NOT A SURVEY

ALL INFORMATION AND TRUE NORTH HAVE BEEN OBTAINED FROM EXISTING DRAWINGS AND ARE APPROXIMATE.

LEGEND

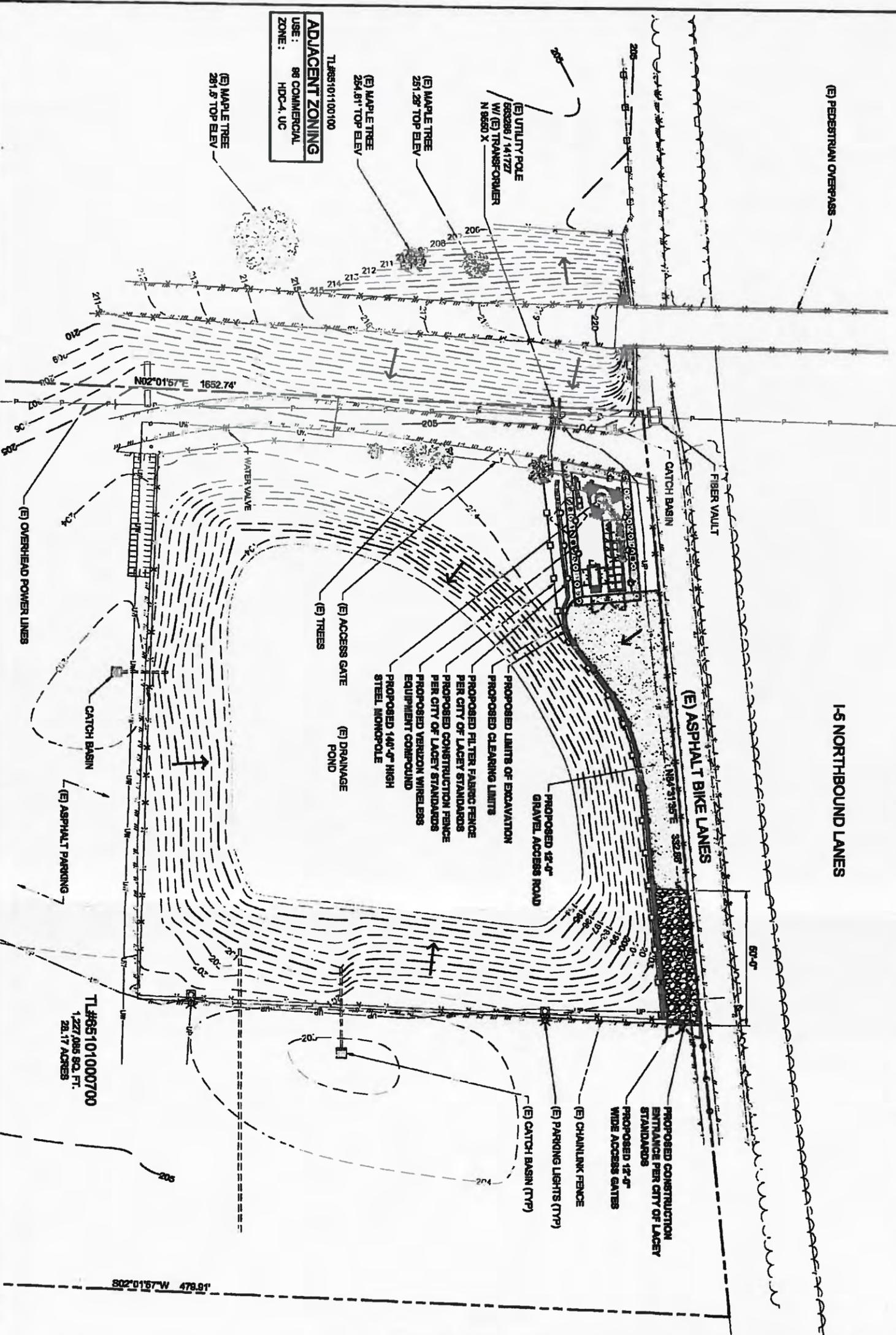
- CLEANING LIMITS
- FILTER FABRIC FENCE
- SHEET FLOW
- EXCAVATING LIMITS
- CONSTRUCTION FENCE

SPECIAL NOTE TO CONTRACTOR

ANY SITE DEVELOPMENT OTHER THAN THE CONSTRUCTION OF THE CELLULAR COMMUNICATIONS PROJECT SHALL BE ADDRESSED BY OTHERS. THIS DRAINAGE PLAN ADDRESSES THE CONSTRUCTION WORK AND ACTIVITIES ASSOCIATED WITH THE CELLULAR COMMUNICATIONS PROJECT ONLY.

PROJECT SCOPE

TO CONSTRUCT A TELECOMMUNICATION FACILITY WHICH INCLUDES THE FOLLOWING:
 18" DIA CHAIN-LINK FENCED EQUIPMENT COMPOUND WITH (a) EQUIPMENT CABINETS ON A 6" OR 8" CONCRETE SLAB AND (1) DIESEL GENERATOR ON A 4" X 8" CONCRETE SLAB, REMOVAL OF AN EXISTING 8" X 8" CONCRETE SLAB AND REPAIRING WITH AN 14" X 4" HIGH STEEL MONO-POLE WITH (2) PLATFORM MOUNTED ANTENNAS. PERMANENT ACCESS TO THE LEASE AREA BY TELECOM STAFF (ESTIMATED TO BE 1 TIME PER MONTH) WILL BE PROVIDED BY AN EXISTING PAVED ROAD TO A PROPOSED GRAVEL ENTRANCE. LITTLE SITE IMPACT IS ANTICIPATED AND THEREFORE MINIMAL T.E.S.C. MEASURES ARE REQUIRED. PROJECT CONTRACTOR SHALL EVALUATE SITE CONDITIONS AS WEATHER CHANGES OCCUR AND THE REQUIRED PROGRESS TO COMPLETION. COMPLETE FAMILIARITY WITH THE NOTES CONTAINED IN THIS PLAN SET IS REQUIRED PRIOR TO BEGINNING WORK. IT IS ANTICIPATED THAT THE MINIMAL DEVELOPED DRAINAGE THAT RESULTS FROM THE PROJECT WILL SHEET FLOW AND DISPERSE INTO THE NATIVE VEGETATION THAT SURROUND THE PROJECT SITE. NO IMPACT ON EXISTING CONDITIONS OR ADVERSE EFFECTS TO THE LOCAL SOIL AND/OR SURFACE WATER CONDITIONS IS ANTICIPATED. ALL EARTHWORK SPOILS SHALL BE REMOVED FROM THE SITE. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY/COUNTY STANDARDS AND THE MOST CURRENT COPY OF THE STATE OF WASHINGTON STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION (MSD07/P/WA).



APPLICANT INFORMATION

VERIZON WIRELESS
 16900 SE EASTGATE WAY MS 231
 BELLEVUE, WA 98008
 PHONE: (425) 944-6388
 FAX: (425) 274-4449

SITE INFORMATION

TAX LOT NUMBER: 66101000700
 SITE: 693 SLEATER-KINNEY RD SE
 ADDRESS: LACEY, WA 98603
 ZONING: OS-1 (OPEN SPACE INSTITUTIONAL)
 TOTAL LOT AREA: 28.17 ACRES
 1,227,069 SF
 PROPOSED IMPERVIOUS SURFACE = 4,406 SQ. FT.

CRITICAL AREAS:

THERE ARE NO CRITICAL AREAS AROUND THIS PROJECT.

LEGAL DESCRIPTION

SECTION 17 TOWNSHIP 16 RANGE 1W QUARTER SW PLAT NEW STATE ADDITION TO OLYMPIA BLAD00008 TR P1N A DOCUMENT 3808033 AMENDED BLA080022LA TRACT A 3877993; 66103100101 LEASE TO SKIPPER FOR

CALL TWO WORKING DAYS BEFORE YOU DIG
811
 NATIONAL UTILITIES UNDERGROUND LOCATE
FOR INFORMATION ONLY. THIS IS NOT A SERVICE CONTRACT. THE USER OF THIS SERVICE SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND FOR THE PROTECTION OF THE SERVICE PROVIDER. THE SERVICE PROVIDER SHALL NOT BE RESPONSIBLE FOR DAMAGE TO OR DESTRUCTION OF ANY UTILITIES OR OTHER PROPERTY. THE SERVICE PROVIDER SHALL NOT BE RESPONSIBLE FOR THE COST OF ANY DAMAGE TO OR DESTRUCTION OF ANY UTILITIES OR OTHER PROPERTY. THE SERVICE PROVIDER SHALL NOT BE RESPONSIBLE FOR THE COST OF ANY DAMAGE TO OR DESTRUCTION OF ANY UTILITIES OR OTHER PROPERTY.

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 BELLEVUE, WA 98003

smartlink
 PLANS PREPARED BY:

OLY MARTIN WAY
 693 SLEATER-KINNEY RD SE
 LACEY, WA 98603
 THURSTON COUNTY

CONSTRUCTION
 ISSUED FOR:
 NEW DATE: ISSUED FOR: BY:

DRAWN BY: CHK: APV:
 JEG JMM MWD
 CURRENT ISSUE DATE: 04-18-13
 LICENSE: 04-18-13

DO NOT SCALE DRAWING. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADVISE CONSULTANTS OF ANY ERRORS AND OMISSIONS. ALL INVESTIGATIONS OF THIS DRAWING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY BY INTENT. ANY USE OR DISSEMINATION OTHER THAN WHICH IS RELATED TO THE CLIENT IS STRICTLY PROHIBITED.

DRAWING INFORMATION:
 SWPPP PLAN

DRAWING TITLE:
 SWPPP PLAN

DRAWING NUMBER:
 SW-1 0

C&E JOB NUMBER:
 19-88017

SWPPP PLAN

11x17 SCALE: 1" = 40'-0"

22x34 SCALE: 1" = 20'-0"

PLAN NORTH

1

SWPPP STANDARD NOTES

ACCEPTANCE OF THIS SWPPP BY THURSTON COUNTY DOES NOT CONSTITUTE AN ACCEPTANCE OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G., SIZE AND LOCATION OF ROADS, PIPES, RESTRICTIONS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.), AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF EROSION FACILITIES IS THE RESPONSIBILITY OF THE OWNER AND CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED AND VEGETATION/LANDSCAPING IS ESTABLISHED.

THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE APPLICANT/CONTRACTOR FOR THE DURATION OF CONSTRUCTION. THE EROSION FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO INSURE THAT SEDIMENT AND SEDIMENT-LOADED WATER DO NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS.

THE EROSION FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE EROSION FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT-LOADED WATER DO NOT LEAVE THE SITE.

THE EROSION FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.

THE EROSION FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN THE 48 HOURS FOLLOWING A MAJOR STORM EVENT (2" IN 24 HOURS).

AT NO TIME SHALL MORE THAN 1 FOOT OR 1/3 OF THE STAMP VOLUME WHICH EVER IS LESS OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A TRAPPED CATCH BASIN. ALL CATCH BASINS SHALL HAVE SILT SOCKS INSTALLED. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT LOADED WATER INTO THE DOWNSTREAM SYSTEM.

STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.

THURSTON COUNTY EROSION CONTROL NOTES

SILT FENCE NOTES
1. FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 8 INCH OVERLAP, AND SECURELY FASTENED AT BOTH ENDS TO POSTS.

2. POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 30 INCHES).

3. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 8 INCHES WIDE AND 12 INCHES DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.

4. WHEN STANDARD STRENGTH FILTER FABRIC IS USED A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY-DUTY WIRE STAPLES AT LEAST 1 INCH LONG. THE WIRES OR HOG RINGS, THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 4 INCHES AND SHALL NOT EXTEND MORE THAN 38 INCHES ABOVE THE ORIGINAL GROUND SURFACE.

5. THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIED TO THE FENCE, AND 24 INCHES OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT BE STAPLED MORE THAN 38 INCHES ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.

6. WHEN EXTRA-STRENGTH FILTER FABRIC AND CLOSER POST SPACING IS USED, THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED. IN SUCH A CASE, THE FILTER FABRIC IS STAPLED OR WIED DIRECTLY TO THE POSTS WITH ALL OTHER PROVISIONS OF ABOVE NOTES APPLYING.

7. FILTER FABRIC FENCES SHALL NOT BE REMOVED BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.

8. FILTER FABRIC FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL, AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.

GRAVEL FILTER BERMS

1. BERM MATERIAL SHALL BE 3/4 TO 3/8-INCH WEL-GRADED GRAVEL OR CRUSHED ROCK WITH LESS THAN 5% FINES.

SPACING OF BERMS: DISTANCE BETWEEN BERMS (FEET)	MAX SLOPE (%)
500	5
200	8
100	>10

3. BERM DIMENSIONS: 1-FOOT HIGH WITH 3:1 SIDE SLOPES & LINEAL FEET PER 1 CFS RUNOFF BASED ON THE 10-YEAR FREQUENCY STORM.

TEMPORARY DICES AND SWALES

1. SEED AND MULCH SHALL BE APPLIED WITHIN 5 DAYS OF DIKE CONSTRUCTION (SEE VEGETATION).

2. THE UPSLOPE SIDE OF THE DIKE SHALL PROVIDE POSITIVE DRAINAGE TO THE DIKE OUTLET.

3. NO EROSION SHALL OCCUR AT THE DIKE OUTLET. PROVIDE ENERGY DISSIPATION MEASURES AS NECESSARY.

4. SEDIMENT-LOADED RUNOFF MUST BE RELEASED THROUGH A SEDIMENT TRAPPING FACILITY (SUCH AS A POND, TRAP, OR SILT FENCE) AS APPROPRIATE TO DRAINAGE AREA SIZE.

TEMPORARY GRAVEL OUTLETS

1. GRAVEL SHALL BE 68 INCH WASHED ROCK. A LAYER OF FILTER FABRIC SHALL BE EMBEDDED IN THE GRAVEL.

2. MINIMUM LENGTH IN FEET OF THE GRAVEL OUTLET STRUCTURE SHALL BE EQUAL TO SIX TIMES THE NUMBER OF ACRES OF CONTRIBUTING DRAINAGE AREA.

3. THE INVERT OF THE GRAVEL OUTLET SHALL NOT BE LESS THAN 6 INCHES LOWER THAN THE MINIMUM ELEVATION OF THE TOP OF THE DIKE.

4. WATER SHALL BE DISCHARGED FROM THE GRAVEL OUTLET ONTO AN ALREADY STABILIZED AREA OR INTO A STABLE WATERCOURSE.

5. THE GRAVEL OUTLET STRUCTURE SHALL BE INSPECTED AND REPAIRED AFTER EACH RUNOFF PRODUCING RAIN. THE STRUCTURE MUST BE REPAIRED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED DUE TO SEDIMENT ACCUMULATION AMONG THE GRAVEL.

CONSTRUCTION ENTRANCES

1. MATERIAL SHALL BE 4" TO 6" QUARRY SPALLS AND MAY BE TOP-DRESSED WITH 1" TO 5" ROCK (STANDARD SPECIFICATIONS).

2. THE ROCK PAD SHALL BE AT LEAST 12 INCHES THICK AND 100 FEET LONG. WIDTH SHALL BE THE FULL WIDTH OF THE VEHICLE INGRESS AND EGRESS AREA. SMALLER PADS MAY BE APPROVED FOR SINGLE-FAMILY RESIDENTIAL AND SMALL COMMERCIAL SITES.

3. ADDITIONAL ROCK SHALL BE ADDED PERIODICALLY TO MAINTAIN PROPER FUNCTION OF THE PAD.

4. IF THE PAD DOES NOT ADEQUATELY REMOVE THE MUD FROM THE VEHICLE WHEELS, THE WHEELS SHALL BE WASHED OFF BEFORE THE VEHICLE ENTERS A PAVED STREET. THE WASHING SHALL BE DONE ON AN AREA COVERED WITH CRUSHED ROCK AND WASH WATER SHALL DRAIN TO A SEDIMENT RETENTION FACILITY OR THROUGH SILT FENCE.

GENERAL EROSION CONTROL NOTES

1. THE STORMWATER POLLUTION PREVENTION PLAN IS COMPRISED OF THIS DRAWING (SITE MAP), THE STANDARD DETAILS, AND SWPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.

2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF WASHINGTON NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENT.

3. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.

4. BEST MANAGEMENT PRACTICES (BMPs) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.

5. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERBODIES, PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERBODIES OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.

6. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.

7. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOADING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.

8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT DISPOSAL, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.

9. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND ROTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEANUP FUEL OR CHEMICAL SPILLS AND LEAKS.

10. DUST ON THE SITE SHALL BE CONTROLLED THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.

11. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORMWATER DISCHARGE INTO DRAINAGE DITCHES OR WATERBODIES OF THE STATE.

12. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.

13. NO SOILS SHALL REMAIN EXPOSED AND UNWORKED FOR MORE THAN 7 DAYS DURING THE DRY SEASON (MAY 1 TO SEPTEMBER 30) AND 2 DAYS DURING THE WET SEASON (OCTOBER 1 TO APRIL 30), REGARDLESS OF THE TIME OF THE YEAR. ALL SOILS SHALL BE STABILIZED AT THE END OF THE SHIFT BEFORE A HOLIDAY OR WEEKEND IF NEEDED BASED ON WEATHER FORECASTS.

14. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN.

15. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.

16. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

17. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.

18. ON-SITE & OFF-SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.

19. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.

20. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, CHECK DAMS, ETC.) TO PREVENT EROSION.

21. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

MAINTENANCE

MAINTENANCE
ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. A EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT WHICH EVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.

2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEDED AS NEEDED.

3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.

4. THE CONSTRUCTION ENHANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.

5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.

6. OUTLET STRUCTURES IN THE SEDIMENTATION BASIN SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.

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smartlink
PLANS PREPARED BY:

EROSION CONTROL SYSTEMS
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WOODHULL, WA 98072
PHONE: 425.487.1782 FAX: 425.487.1794
EMAIL: info@erosioncontrol-systems.com
WWW.EROSIONCONTROL-SYSTEMS.COM

PROJECT INFO:
OLY MARTIN WAY
653 SLEATER-KINNEY RD SE
LACEY, WA 98503
THURSTON COUNTY

ISSUED FOR: **CONSTRUCTION**
REV.: DATE: ISSUED FOR: BY:

NO.	DATE	DESCRIPTION	BY
04-24-13	CONSTRUCTION	JEG	

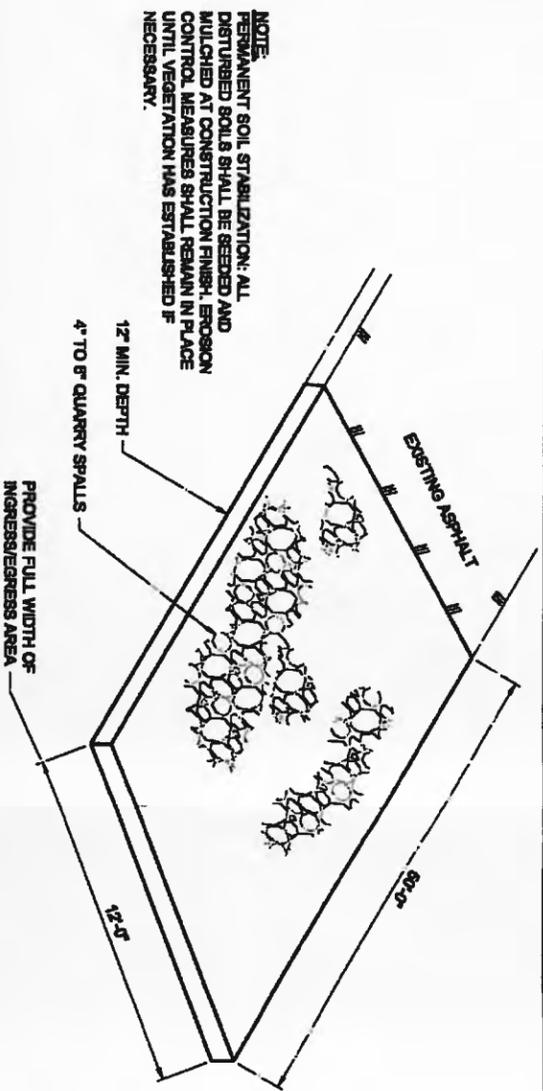
DRAWN BY: CHK: JMM APV: MWD
CURRENT ISSUE DATE: **04-24-13**
LICENSURE:

MARK WESLEY O'SON
PROFESSIONAL ENGINEER
STATE OF WASHINGTON
NO. 10000

DRAWING INFORMATION:
DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADVISE CONSULTANTS OF ANY ERRORS AND OMISSIONS. ALL PERIODIC ISSUES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION. THIS DRAWING IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN WHICH IS RELATED TO MAJOR CLIENT IS STRICTLY PROHIBITED.

DRAWING TITLE:
GENERAL NOTES

DRAWING NUMBER:
TD-2
0
CEI JOB NUMBER: 13-88017



NOTE:
PERMANENT SOIL STABILIZATION: ALL DISTURBED SOILS SHALL BE SEEDED AND MULCHED AT CONSTRUCTION FINISH. EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL VEGETATION HAS ESTABLISHED IF NECESSARY.

PROVIDE FULL WIDTH OF INGRESS/EGRESS AREA

NOT USED

1/1x17 SCALE: NTS

12

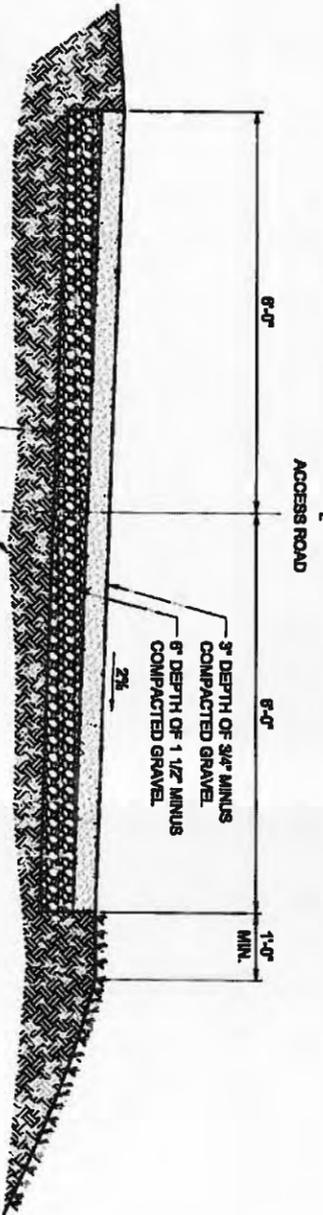
CONSTRUCTION ENTRANCE ROCK PAD

2/2x4 SCALE: NTS

1/1x17 SCALE: NTS

10

1. ARRANGE AND ATTEND A PRECONSTRUCTION MEETING WITH CITY OF LACEY SITE INSPECTOR.
2. FLAG OR FENCE CLEARING LIMITS.
3. CALL ONE-CALL UTILITY LOCATE SERVICE PRIOR TO ANY EXCAVATION WORK.
4. CONSTRUCT ROCK CONSTRUCTION ENTRANCE.
5. INSTALL PERIMETER PROTECTION (SILT FENCE, BRUSH BARRIER, ETC.) WHEN, AND IF, NECESSARY.
6. MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THURSTON COUNTY STANDARDS AND MANUFACTURERS RECOMMENDATIONS.
7. MAINTAIN ACCESS TO OFF-SITE ROADS AND DRIVEWAYS AT ALL TIMES DURING TILE DURATION OF THE PROJECT.
8. RELOCATE EROSION CONTROL MEASURES OR INSTALL NEW MEASURES SO THAT AS SITE CONDITIONS CHANGE THE EROSION AND SEDIMENT CONTROL IS ALWAYS IN ACCORDANCE WITH THE THURSTON COUNTY TESC MINIMUM REQUIREMENTS.
9. COVER ALL AREAS THAT WILL BE UNWORKED FOR MORE THAN SEVEN DAYS DURING THE DRY SEASON OR TWO DAYS DURING THE WET SEASON WITH STRAW, WOOD FIBER MULCH, COMPOST, PLASTIC SHEETING OR EQUIVALENT.
10. STABILIZE ALL AREAS THAT REACH FINAL GRADE WITHIN SEVEN DAYS.
11. SEED OR SOO ANY AREAS TO REMAIN UNWORKED FOR MORE THAN 30 DAYS.
12. UPON COMPLETION OF THE PROJECT, ALL DISTURBED AREAS MUST BE STABILIZED AND BMPs REMOVED IF APPROPRIATE AFTER ACCEPTANCE BY INSPECTOR.



COMPACTED SUB GRADE UNDER ALL GRANULAR SURFACES TO 95% MAX DRY DENSITY PER ASTM D1557. COVER COMPACTED AREA WITH GEOTEXTILE FABRIC (MIRAFI HP270 OR ENGINEER APPROVED EQUAL).
NATIVE SUBSOIL, COMPACTED 90% MAX DRY DENSITY PER ASTM D1557

NOT USED

1/1x17 SCALE: NTS

8

TYPICAL ROAD SECTION

2/2x4 SCALE: NTS

1/1x17 SCALE: NTS

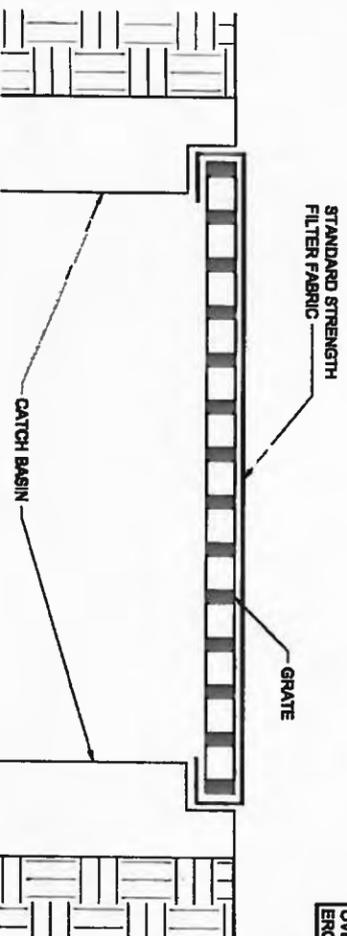
6

CONSTRUCTION SEQUENCE

2/2x4 SCALE: NTS

1/1x17 SCALE: NTS

5



NOTE:
ONLY TO BE USED WHERE PONDING OF WATER ABOVE THE CATCH BASIN WILL NOT CAUSE TRAFFIC PROBLEMS AND WHERE OVERFLOW WILL NOT RESULT IN EROSION OF SLOPES.

CATCH BASIN W/ FILTER FABRIC DETAIL

2/2x4 SCALE: NTS

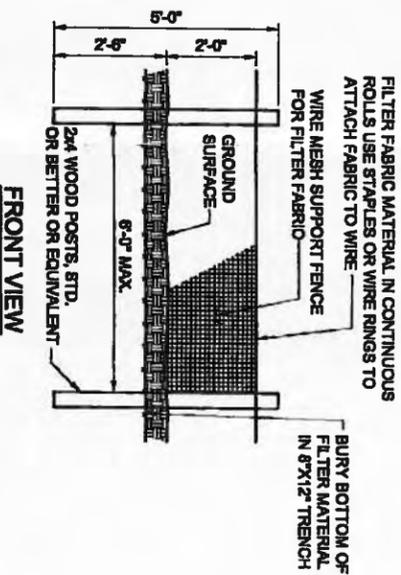
1/1x17 SCALE: NTS

3

SILT FENCE DETAIL

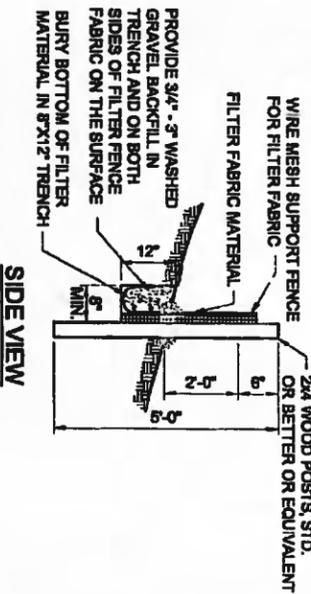
2/2x4 SCALE: NTS

1/1x17 SCALE: NTS



FILTER FABRIC MATERIAL IN CONTINUOUS ROLLS USE STAPLES OR WIRE RINGS TO ATTACH FABRIC TO WIRE.
WIRE MESH SUPPORT FENCE FOR FILTER FABRIC.

BURY BOTTOM OF FILTER MATERIAL IN 8\"/>



WIRE MESH SUPPORT FENCE FOR FILTER FABRIC OR BETTER OR EQUIVALENT.

2x4 WOOD POSTS, STD. OR BETTER OR EQUIVALENT.

PROVIDE 3/4\"/>

6\"/>

1



PLANS PREPARED BY:



1628 WOODHALLS BLVD. SUITE 210
WOODSTOCK, WA 98593
PHONE: 360.881.1782 FAX: 360.881.1784
EMAIL: info@constructioneng.com
WWW.CONSTRUCTION-ENG.COM

PROJECT INFO:

OLY MARTIN WAY
655 SLEATER-KINNEY RD SE
LACEY, WA 98503
THURSTON COUNTY

ISSUED FOR: CONSTRUCTION

REV: DATE: ISSUED FOR: BY:

04-24-13	CONSTRUCTION	JEG
----------	--------------	-----

DRAWN BY: JMM CHK: APV: MWO

CURRENT ISSUE DATE: 04-24-13

LICENSE: 04-24-13



DRAWING INFORMATION:
DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADVISE CONSULTANTS OF ANY ERRORS AND OMISSIONS. ALL PERMISSIBLE SIZES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION. THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN WHICH IS RELATED TO NAMED CLIENT IS STRICTLY PROHIBITED.

DETAILS & NOTES

DRAWING NUMBER:

TD-3 0

CEI JOB NUMBER: 13-980117

NOTICE OF APPLICATION WITH THE OPTIONAL DNS PROCESS

The City of Lacey Department of Community Development has received the following application for a conditional use permit.

Date Application Received: May 1, 2013

Project Name: South Sound Center Verizon monopole

Project Description: Verizon Wireless is proposing to construct a 140' monopole with antennas and associated ground equipment – including radio equipment, batteries and an emergency back up generator. The monopole and associated ground equipment are proposed to be located on 4,055 square foot area in the northwest corner of a 28.17 acre parcel containing retail and parking lots.

Project Location: The site is addressed as 653 Sleater Kinney Rd SE – northwest corner of site. The parcel number is 65101000700.

The following studies and/or reports are required as a part of this application:

Proposed site justification and visual impact analysis

This Application will undergo the following approval process:

Environmental Review: A review of the submitted Environmental Checklist and other supporting studies will be conducted.

Other Permits/Approvals Required: civil drawing review, building permit

At minimum, this project will be subject to the following regulations:

LMC Title 14 Buildings and Construction, Title 16 Zoning, IBC/IFC, Development Guidelines and Public Works Standards

On May 15, 2013 this application was deemed complete pursuant to RCW 36.70B.070. This determination of completeness means that the application is sufficient for continued review. This determination does not preclude the City of Lacey or other reviewing agencies from requesting additional information or studies either at the time of this notice or subsequently, if new information is required or if substantial changes in the proposal occur.



Pursuant to WAC 197-11-355, the City of Lacey is using the Optional DNS process. The Optional Process enables the comment periods for the environmental review and notice of application to be integrated. The City of Lacey expects to issue a Determination of Nonsignificance for this project. This commenting period may be your only opportunity to comment on the environmental impacts of the proposal. Copies of the environmental checklist and supporting materials may be reviewed at Lacey City Hall.

Anyone may review any document submitted as part of this project application and may comment on this proposal. No action will be taken on this application for 14 days from the date of this notice or before **May 29, 2013**.

If you would like to make written comments, these may be directed to **Samra Seymour, Associate Planner** in the Department of Community Development at the address below. If a public hearing is required as part of the application review process, any member of the public may request to be notified, and may give written or oral comment on the proposal to the Hearings Examiner, and may request a copy of any decisions made on the project. A request for advance notification should be made to the Department of Community Development.

NOTE: Pursuant to RCW 43.21C.075 and Lacey City Code 14.24.170(A), a project denial based upon environmental information, and a conditioned or mitigated Determination of Nonsignificance (DNS) may be appealed by any agency or aggrieved person. Appeals are filed either with the Community Development Department when there is also an underlying governmental action or with the City Council if there is no underlying governmental action. Appeals to the City Council must be filed within ten (10) days of the issuance of the written decision (refer to the Lacey City Code for time periods on appeals filed with the Community Development Department).

Lacey Community Development Department
420 College St. SE
Lacey, WA 98503
(360) 491-5642

NOTICE OF APPLICATION

Notice is hereby given that the City of Lacey received a conditional use permit application on May 1, 2013, for the following proposal:

Application # 13-03: Verizon Wireless is proposing to construct a 140' monopole with antennas and associated ground equipment – including radio equipment, batteries and an emergency backup generator. The monopole and associated ground equipment are proposed to be located on 4,055 square foot area in the northwest corner of a 28.17 acre parcel containing retail and parking lots. The site address is 653 Sleater Kinney Rd SE, Lacey Washington. The parcel number is 65101000700 and is located in Lacey, Thurston County, Washington.

On May 15, 2013, this application was deemed complete pursuant to RCW 36.70B.070. This determination of completeness means that the application is sufficient for continued review. Pursuant to WAC 197-11-355, the City of Lacey is using the Optional DNS process. The City of Lacey expects to issue a determination of nonsignificance (DNS) for this project. The complete application, notice of application, supporting documents and project information may be reviewed at the City of Lacey Community Development Department. Any one who wishes to make comment on this application may do so within 14 days from the date the application was deemed complete. If you would like to comment on this proposal please contact **Samra Seymour, Associate Planner**, of the City of Lacey Department of Community Development at the address or telephone number located below. **Comments on this application shall be received by the city before 5:00 p.m., May 29, 2013.**

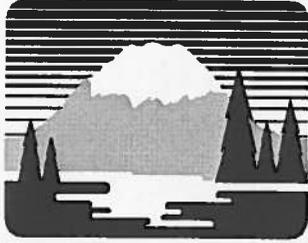
LACEY COMMUNITY DEVELOPMENT DEPARTMENT
420 College Street SE
Lacey, WA 98503
(360) 491-5642

Do not publish below this line

Please Publish: May 16, 2013

Send bill to City of Lacey, 420 College St. SE, Lacey, WA 98503.





*Shaping
our community
together*

**CITY
OF LACEY**

**CITY OF LACEY
BUILDING DIVISION
PRESUBMISSION CONFERENCE NOTES**

CASE NUMBER: 13-13

APPLICANT: Verizon Wireless

RELATED CASES: None

PROJECT ADDRESS: 653 S/K Rd. SE

TYPE: New monopole

MEETING DATE: 5/29/13

APPLICABLE STANDARDS AND COMMENTS:

1. IBC Sec. 105.1 – A building and electrical permit will be required for the proposed project.
2. RCW 18.43 - The proposed cell tower shall be designed by a Washington State licensed engineer.
3. The proposed cell tower project shall comply with all of the codes and ordinances adopted by the City of Lacey, including the 2009 International Building Code and the 2009 International Fire Code. Please note, as of 7/1/13, the 2012 International Codes will take effect.
4. An address for the proposed cell tower shall be assigned by the City of Lacey. Your address contact is Marci Price (360)491-5642 if you have any questions.

The above noted items are only preliminary comments based on the information received. Please call me at (360)491-5642 if you have any questions.

Sincerely,

Wade R. Duffy
Building Official/Fire Marshal

P0021080.DOC





Shaping
our community
together

CITY OF **LACEY**

420 COLLEGE STREET SE
LACEY, WA 98503-1238

CITY COUNCIL

- VIRGIL CLARKSON
Mayor
- JASON HEARN
Deputy Mayor
- JEFF GADMAN
- LENNY GREENSTEIN
- RON LAWSON
- CYNTHIA PRATT
- ANDY RYDER

CITY MANAGER
SCOTT H. SPENCE

Date: May 17, 2013

To: Samra Seymour, Associate Planner

Re: Transmittal Memorandum dated: May 15, 2013
South Sound Center Monopole
653 Sleater-Kinney Rd. SE

Project #13-3 Parcel #651010 00700

Dear Ms. Seymour:

This letter confirms receipt of a transmittal memorandum, including site plans for the above referenced project. When submitted to this office for review, site plans shall be reviewed in accordance International Fire Code (2009 Edition), as adopted by the City of Lacey and the City of Lacey Municipal Code (LMC). Approval of such plans shall be subject to the following conditions:

Building Permit Requirements:

1. A building permit shall be required for construction of the cell-tower equipment building and a separate permit shall be required for the installation of the on-site generator. Plans and details for the generator and fuel-storage supply shall be submitted for review and approval prior to installation. IFC Section 105.1.1

Fire Apparatus Access Road Requirement:

2. Existing roads and trails shall be considered adequate for fire apparatus access on the west side of this facility. IFC Section 503.1

Note: The bike trail on the west side would better serve as fire department access to this facility. Extreme terrain between the gate at the northeast corner of the perimeter fence to the east side gated entrance gate to this site shall not be approved for fire department access. Future plans for trail modifications from the South Sound Center parking area to the I-5 Trail would better serve as access to this site. To allow fire department access from the trail on the west side, a gate shall be provided near the southwest corner of the fenced enclosure for this site. An approved padlock or fire-department key-box shall be provided on or near the gate to allow fire department access into this site the event there are no maintenance personnel at the site to allow access.

Fire Flow Requirements:

3. The required fire-flow for this facility is 1,500 gpm at 20 psi residual pressure. The existing fire hydrant near the Sears parking area will provide the required fire flow. IFC Section 507.1; LMC 14.07.015



TDD Relay
1-800-833-6388

City Council
(360) 491-3214

City Manager
(360) 491-3214

City Attorney
(360) 491-1802

Community Development
(360) 491-5642

Finance
(360) 491-3212

Parks & Recreation
(360) 491-0857

Police
(360) 459-4333

Fire Code Review-Transmittal Memorandum
South Sound Center Monopole-653 Sleater-Kinney Rd. SE
Case #13-3 Date of Transmittal Memo: 5/15/13
Date of Review: 5/17/13

Fire Hydrant Requirements:

4. The existing fire hydrant at the west end of the Sears Parking area just shall be considered adequate for this site. Although the distance of this hydrant exceeds the 400-foot maximum distance, it shall be considered adequate. IFC Section 507.5.1

General Requirements:

5. Due to this site being remote and unattended, portable fire extinguishers are not recommended for placement at the site. The recommendation is to provide extinguishers on-board company maintenance vehicles which will frequent this site for maintenance and inspection purposes. Said extinguishers aboard the utility vehicles shall have a UL Rating of not less than 20B:C.
IFC Section 906
6. Approved address numbers shall be provided near the southwest corner of the perimeter fence facing south toward the South Sound Center parking area near the west side bike trail. Address numbers will be necessary to identify this location for fire department response purposes. The address numbers shall be not less than 9-inches in height and shall contrast with their background.
IFC Section 505.1; LMC 14.07.015

Required Fire Inspections:

7. Upon completion of the installation and construction, the City of Lacey fire code official shall conduct a final inspection to ascertain compliance with applicable fire codes. The applicant shall contact the City of Lacey Building Department, at (360) 491-5642, to schedule the required inspection. IFC Section 106.2

TERRY M. DAVIS
Fire Code Specialist
City of Lacey

NOTICE OF PUBLIC HEARING

This is to notify you that the City of Lacey Hearings Examiner will conduct a public hearing on July 12, 2013 at 10am, at Lacey City Hall, 420 College Street SE, in the Council Chambers, for consideration of the following item(s):

Project# 13-3: Verizon Wireless is proposing to construct a 140' monopole with antennas and associated ground equipment – including radio equipment, batteries and an emergency backup generator. The monopole and associated ground equipment are proposed to be located on 4,055 square foot area in the northwest corner of a 28.17 acre parcel containing retail development and parking lots. The site address is 653 Sleater Kinney Rd SE. The parcel number is 65101000700 and it is located in Section 17, Township 18N, Range 1W, W.M. Lacey, Thurston County, Washington.

If you want to state your opinion of this project, please attend the public hearing. Be prepared to speak briefly to the Hearings Examiner. What you say will then become part of the public record. If you cannot come to the public hearing but wish to comment, please write a letter to: Hearings Examiner, 420 College St. SE, Lacey, WA 98503. Your letter will become part of the public record if we receive it before the hearing.

Information on this project, including a study of possible environmental impacts, is available at City Hall. Or, you may phone the Community Development Department at (360) 491-5642.

If you need special accommodations to participate in this meeting, please call us at (360) 491-5642 by 10:00 a.m. the business day before the hearing.

LACEY COMMUNITY DEVELOPMENT DEPARTMENT

Samra Seymour, Associate Planner

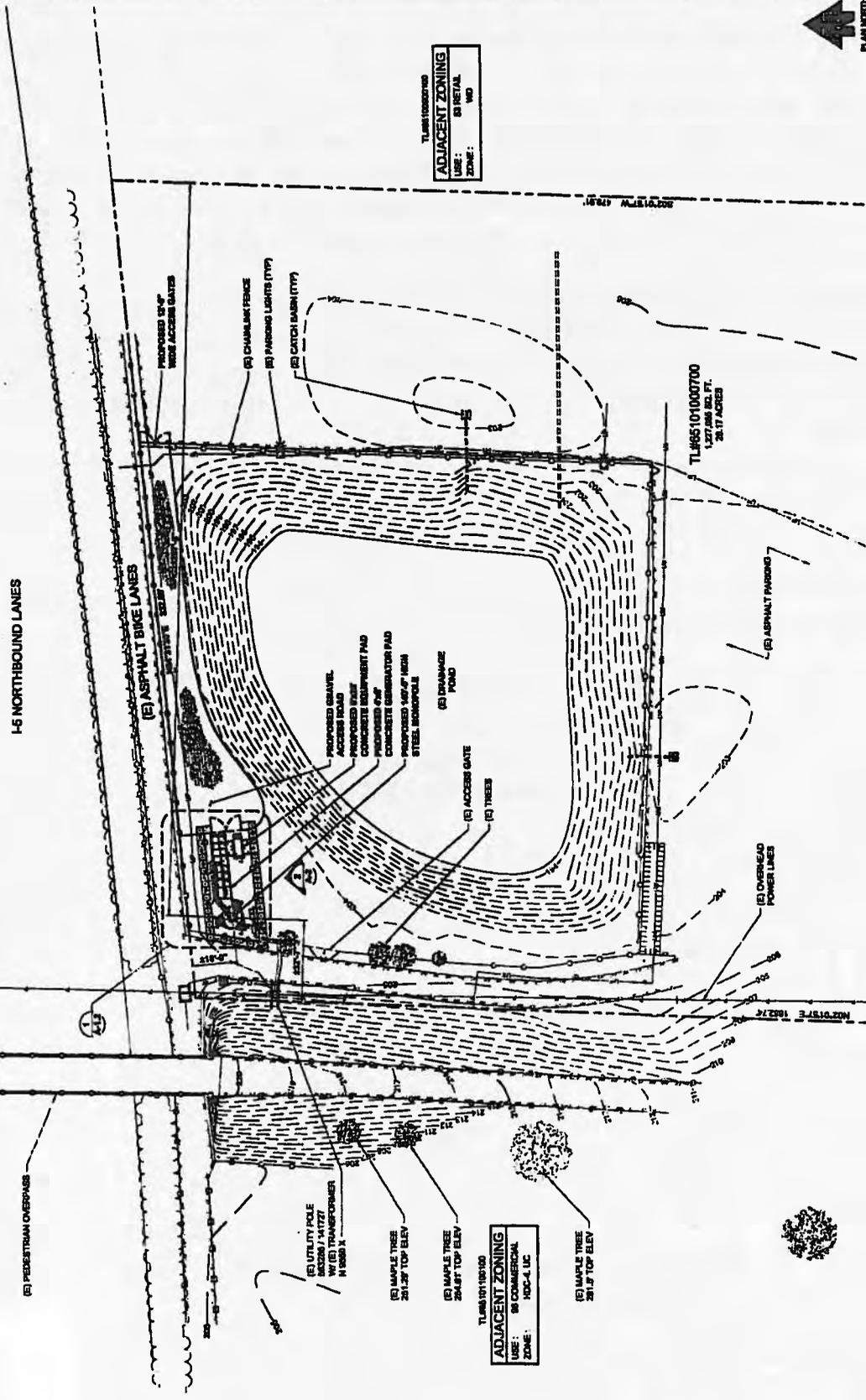
420 College St. SE

Lacey, WA 98503

**DID YOUR NEIGHBORS RECEIVE THIS NOTICE?
PLEASE SHARE IT WITH THEM!**



THIS IS NOT A SURVEY
 ALL INFORMATION AND TRUE NORTH
 HAVE BEEN OBTAINED FROM EXISTING
 SURVEYS AND ARE APPROXIMATE.



TL#651010000
 USE: RESIDENTIAL
 ZONE: R10

TL#651010000
 USE: COMMERCIAL
 ZONE: HOC-L-UC



ENLARGED SITE PLAN
 1/8" = 1' - 0"

verizon wireless
 We never stop working for you.
 1-800-942-6200
 www.verizonwireless.com

smartlink
 PLANS PREPARED BY:
 ENGINEERING & SURVEYING, INC.
 1000 W. 10TH STREET, SUITE 200
 WOODBRIDGE, VA 22191
 PHONE: 703-596-7878 FAX: 703-596-7879
 WWW.ENGINEERINGANDSURVEYING.COM

PROJECT INFO:
OLY MARTIN WAY
 650 EAST LANEWAY (TO BE
 LUCKY, VA 22083
 THURSTON COUNTY

ISSUED FOR:

DATE	ISSUED FOR
04-11-13	FINAL ZONING
04-09-13	CLIENT REVIEW
03-21-13	CLIENT REVIEW

ADJACENT ZONING
 USE: RESIDENTIAL
 ZONE: R10

DATE	ISSUED FOR
04-11-13	FINAL ZONING
04-09-13	CLIENT REVIEW
03-21-13	CLIENT REVIEW

PREPARED BY: CHC
DATE: 04-11-13
SCALE: 1" = 30'



EXHIBIT INFORMATION:
 THIS EXHIBIT IS A PART OF THE CONSTRUCTION PERMIT APPLICATION FOR THE PROPOSED BIKE LANES. ALL INFORMATION IS THE PROPERTY OF ENGINEERING AND SURVEYING, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ENGINEERING AND SURVEYING, INC.

ENLARGED SITE PLAN
 DRAWING NUMBER:
A-1.1 0

CEI JOB NUMBER: 13-0017

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Lacey Hearings Examiner will conduct a public hearing on July 12, 2013 at 10:00am, at Lacey City Hall, 420 College Street SE, in the Council Chambers, for consideration of the following item:

Project# 13-3: Verizon Wireless is proposing to construct a 140' monopole with antennas and associated ground equipment – including radio equipment, batteries and an emergency backup generator. The monopole and associated ground equipment are proposed to be located on 4,055 square foot area in the northwest corner of a 28.17 acre parcel containing retail development and parking lots. The site address is 653 Sleater Kinney Rd SE. The parcel number is 65101000700 and it is located in Section 17, Township 18N, Range 1W, W.M. Lacey, Thurston County, Washington.

The purpose of the public hearing is to give citizens an opportunity to testify to the Hearings Examiner regarding the above proposal. Any interested citizen may testify. Anyone who cannot attend the meeting may give testimony in a letter addressed to: Hearings Examiner, 420 College St. SE, Lacey, WA 98503. If your letter is received before the hearing, it will become part of the public record. Prior to the hearing, information regarding the proposal may be obtained from the Lacey Community Development Department at City Hall; or you may phone (360) 491-5642.

If you need special accommodations to participate in this meeting, please call us at (360) 491-5642 by 10:00 a.m. the day before the meeting.

LACEY COMMUNITY DEVELOPMENT DEPARTMENT
Samra Seymour, Associate Planner

Do not publish below this line

Please Publish: July 2, 2013

Send bill to City of Lacey, 420 College St. SE, Lacey, WA 98503.



CERTIFICATION OF PUBLIC NOTICE

I, Samra Seymour, for the City of Lacey hereby certify that public notice for the Verizon Wireless South Sound Center monopole #13-03 was given as follows:

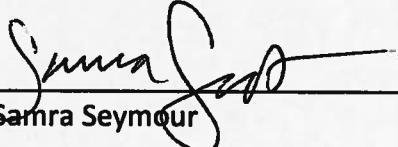
APPLICATION

Notice of Application Published: May 16, 2013
Notice of Application Posted: May 15, 2013
Posting Locations: SB I-5 off ramp at Sleater Kinney
NW corner of project site adjacent
to bicycle trail

HEARING

Notice of Public Hearing Published: July 2, 2013
Notice of Public Hearing Posted: July 2, 2013
Posting Locations: SB I-5 off ramp at Sleater Kinney
NW corner of project site adjacent
to bicycle trail
Notice of Public Hearing Mailed to Mailing List: July 2, 2013

The above is an accurate accounting of the public notice provided for the project.



Samra Seymour

7/2/13

Date

STATE OF WASHINGTON)

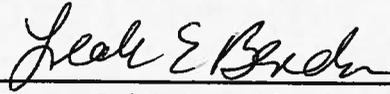
) ss.

County of Thurston)

This is to certify that on July 2, 2013 before the undersigned Notary Public, personally appeared Samra Seymour Planner for the City of Lacey.

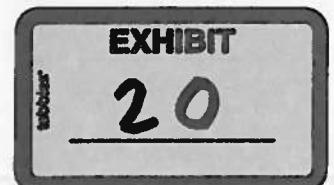
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.





Notary Public in and for the State of Washington, residing
at: Olympia WA

My Commission Expires: 7-21-14



Verizon - OLY Martin Way Alternative Candidate Summary

Alternate Sites

The goal of the Verizon OLY Martin Way Site is to upgrade Verizon's existing network to provide better telephone service. Verizon intends to achieve these network goals consistent with all policies and ordinances of the City of Lacey.

Due to the RF objective of this site ring, there were limited options' in which to collocate upon. Previous attempts were made to collocate on the existing lattice tower to the east of the proposed OLY Martin Way site however the tower owner and Verizon were not able to come to an agreement regarding the License Agreement.

There are no other alternative sites that would meet Verizon Wireless's needs in this area to provide expanded services to their customers. Also, there are no existing nonresidential buildings in the area that would give Verizon Wireless the height needed to meet coverage objectives in the area.





EXHIBIT
22



STAFF REPORT August 8, 2013

SUBJECT: 20th Ave Waterline Replacement Project

RECOMMENDATION: Award Lacey Contract Number PW 2013-16 to low bidder Black Hills Excavating, Inc. from Rochester, Washington, in the amount of \$308,838.44.

TO: Lacey City Council

FROM: Scott Spence, City Manager *SS*
Scott Egger, P.E., Public Works Director *SE*
Roger Schoessel, P.E., City Engineer *RAK*
Dale Mix, P.E., Design/Construction Manager *Om*
Justin Knox, P.E., Design Engineer *JK*

ATTACHMENTS: 1. Bid Summary Sheet

**BUDGET IMPACT/
SOURCE OF FUNDS:** 20th Ave Waterline Replacement was anticipated and included in Lacey's 2013 Budget. Funding for the project is provided through fund source WA1220 and the project is within budget.

**PRIOR COUNCIL/
COMMISSION/
COMMITTEE REVIEW:** Not applicable

BACKGROUND:

This contract provides for the installation of approximately 2,800 LF of 6" and 8" diameter water main in 20th Ave SE to include service lines, meters, fire hydrants, valves, transfer of water services, connections to existing water system, water main abandonments, pavement and lawn restoration, and other work.

The project was advertised for two weeks and bids were opened July 29, 2013. Thirteen (13) bids were received. The 13 bids ranged from a low of \$308,838.44 to a high of \$512,318.32. Black Hills Excavating from Rochester, Washington, is low bidder at \$308,838.44. The Engineer's Estimate is \$360,188.32. A Bid Summary Sheet is attached.

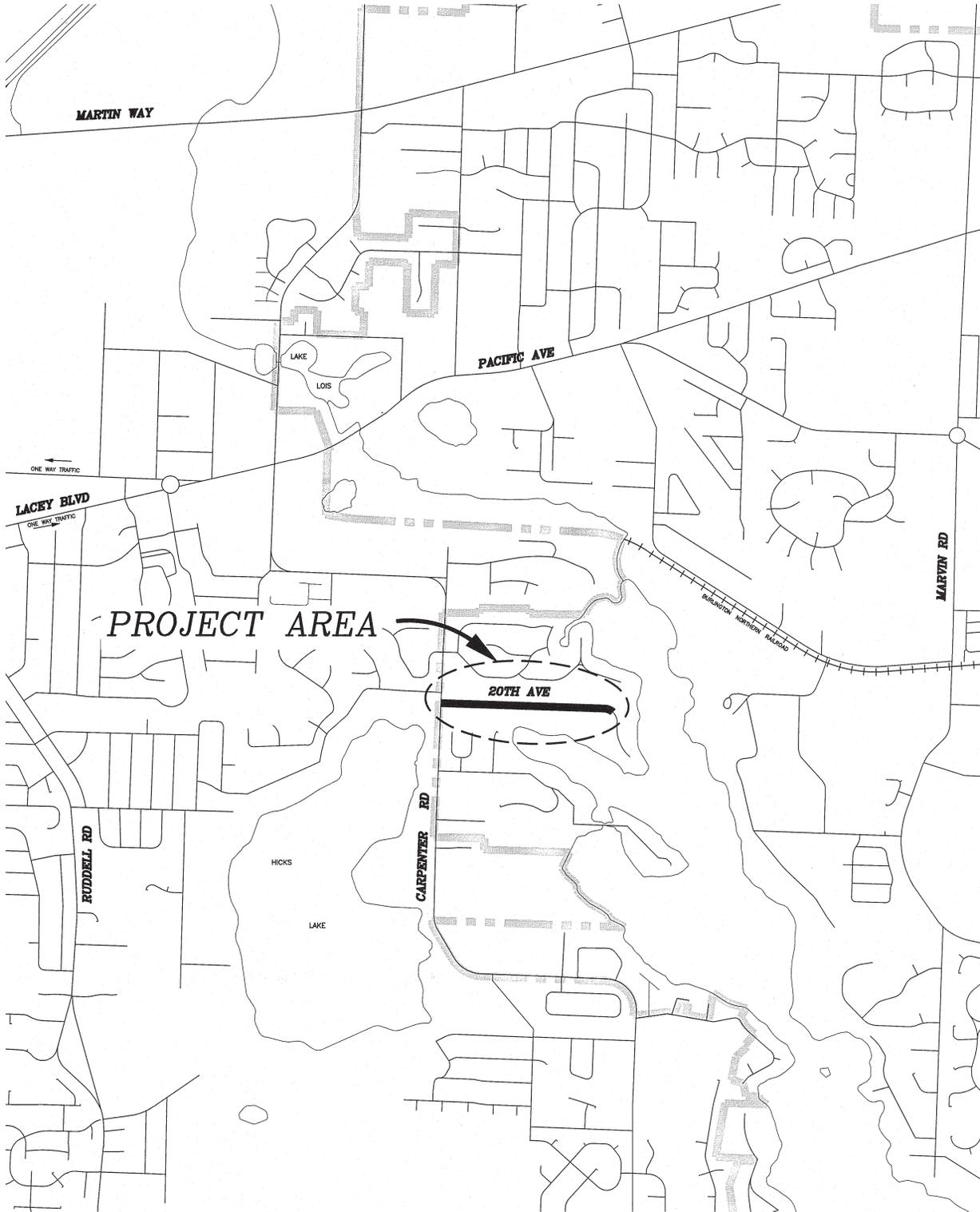
Black Hills Excavating is qualified and capable of performing the work. Start date is anticipated to be around the beginning of September and there are 35-working days allotted.

ADVANTAGES:

1. Eliminate the leaks present along the existing watermain and service lines.
2. Replacement will eliminate the numerous repairs to both existing watermain and service lines that this neighborhood has experienced over the past several years.

DISADVANTAGES:

1. Traffic delays can be expected during construction.



MARTIN WAY

PACIFIC AVE

LACEY BLVD
ONE WAY TRAFFIC

MARVIN RD

PROJECT AREA

20TH AVE

RUELLE RD

CARPENTER RD

HICKS
LAKE

LAKE
LOIS

SUNSHINE VALLEY
RAILROAD

GENERAL GOVERNMENT & PUBLIC SAFETY COMMITTEE
JULY 19, 2013
8:00 – 8:55 A.M.

COUNCIL PRESENT: Chair, Ron Lawson, Jeff Gadman, Lenny Greenstein

STAFF PRESENT: Scott Spence, Carol Litten, Dusty Pierpoint, Chris Ward, Troy Woo, Joe Upton, Liz Gotelli, Jim Mack, Dave Schneider

Scott Spence, City Manager, requested an amendment to the agenda to discuss wire theft

COUNCILMEMBER GADMAN MOVED TO APPROVE THE AMENDED AGENDA. COUNCILMEMBER GREENSTEIN SECONDED. MOTION CARRIED.

GRAFFITI / PUBLIC NUISANCE

Chief Pierpoint reported the City is experiencing incidents of graffiti as a public nuisance, which sends a negative message to the community. Although the City encourages residents and businesses to clean up their properties as quickly as possible, some property owners have not cooperated in a timely manner.

Staff recommends amending the City's nuisance ordinance to levy a fine if property owners are not responsive to cleaning up graffiti on their property.

Committee members concurred that the ordinance should be amended to provide leverage for compliance with graffiti cleanup.

Staff will move forward with preparing a draft ordinance for committee review.

FIREWORKS UPDATE

1. Public Safety

Chief Dusty Pierpoint briefed the Committee on calls received about fireworks during the July 4th week. Two formal complaints were received, 4 citations were issued, and 114 calls were received. Most of the calls were in residential areas in the south part of the City.

Historically, police have approached offenders with warnings. If not heeded, then tickets are issued. The challenge, however, is that the officers have to witness the offense.

Committee members suggested increasing public outreach and education to raise awareness on the fireworks ban in Lacey and Olympia. Liz Gotelli, Human

Resources and Public Affairs Director, reported the two cities partnered with law enforcement to get the message out. It may also be effective to involve the fire department in the public education campaign to promote public safety.

2. Event Report

Liz Gotelli, Human Resources and Public Affairs Director, provided a recap of the July 3 Fireworks Spectacular held at the William A. Bush Park. Attendance was estimated at 8,000 to 10,000 with very positive feedback from the public, retailers and residents. There were some calls expressing concern about the impact of noise on pets and the elderly.

The retailers were supportive of the event, contributed donations towards firework costs, provided pre-show activities for the public, and assisted with cleanup.

Traffic flow improved from last year's event, with assistance from police and public works staff. One recommendation is to close the intersection at Yelm Highway and College Street for 90 minutes instead of one hour in order to move traffic out of the parking lot more quickly.

Liz reported staff met with the Lacey Chamber of Commerce, who co-sponsored the event with the City this year. The contract for fireworks amounted to \$16,000. The Chamber raised \$14,600, and the City will cover the remaining amount. The Chamber has indicated that they may not participate as co-sponsors in 2014, because the event conflicts with their annual Barbecue fundraiser, and they don't have enough resources to fundraise for two events at the same time.

The Committee agreed the fireworks display should continue in 2014 with support from the City.

COPPER WIRE THEFT

Scott Egger, Public Works Director, reported that copper wire theft is on the rise and has recently occurred in Stonegate, Avonlea, Rosemont, Schilter Farm, and Jaylee. It was recommended that there needs to be greater public awareness and education to report thefts to the police.