

Exhibit A

TYPE III CONDITIONAL USE PERMIT & DESIGN REVIEW APPLICATION
Wireless Communications Facility Project Narrative
(AT&T: PG55 Cornelius East Facility)

Submitted to the City of Cornelius, OR
Community Development – Current Planning Department

Submitted: April 11, 2025

Applicant: New Cingular Wireless PCS, LLC (“AT&T”)
19801 SW 72nd Ave. Suite 200
Tualatin, OR 97062

Representative: Centerline Communications, LLC
23035 SE 263rd Street (Remote)
Maple Valley, WA 98038
Contact: Phillip Kitzes / 206.227.7445
pkitzes@clinellc.com

Property Owner: Cornelius Self Storage LLC
35 Corte Madera Avenue
Mill Valley, CA 94941

Project Address: 401 North 26th Avenue
Cornelius, OR 97113

Description & Tax Lot: GPS Coordinates: 45.52324, -123.040024
Property ID: 1N334DC-04400 01

Zoning Classification: Light Industrial (LI)

Centerline Communications, LLC, is submitting this application on behalf of New Cingular Wireless PCS, LLC (“AT&T”).

1. PROJECT OVERVIEW

AT&T is proposing to install a new wireless communications facility (“WCF” or “facility”), PG55 Cornelius East, at the abovementioned address. The proposal is for a new wireless facility (100-foot monopole) to meet AT&T’s coverage objectives (providing outdoor, in vehicle, and in-building coverage) within a geographic area in high demand.

The facility will include panel antennas, radios, GPS and other operating ancillary equipment to be located within a secured 718 SF lease area. There will be a back-up generator for emergency use only.

AT&T intends for its application of the proposed WCF to include the following documents (collectively, "AT&T's Application"):

- **Attachment 1** **Project Narrative (this document)**
- **Attachment 2** **Statement of Code Compliance**
- **Attachment 3** **Land Use Review Application**
- **Attachment 4** **CUP Submittal Checklist**
- **Attachment 5** **Letter of Authorization (Owners)**
- **Attachment 6** **Design Review Type III Checklist**
- **Attachment 7** **Sensitive Area Pre-Screening Assessment Form**
- **Attachment 8** **RF Justification Report**
- **Attachment 9** **AT&T RF Statement of Compliance**
- **Attachment 10** **FCC License**
- **Attachment 11** **Noise Report**
- **Attachment 12** **Photo-sims**
- **Attachment 13** **Land Use Plan Set**
- **Attachment 14** **Neighborhood Meeting Info (Notice, Mailing List, Affidavit, Presentation, etc.)**

As shown in AT&T's Application, AT&T's proposal meets the City of Cornelius's criteria for siting new wireless communications facilities and complies with all other applicable county, state, and federal regulations. AT&T's proposal is also the least intrusive means of meeting AT&T's service objective. Accordingly, AT&T respectfully requests that City of Cornelius approve this project as proposed.

Please Note: The responses and information included in **this document** are intended to support and supplement this application request. All references to "Attachments" in this Project Narrative and the Statement of Code Compliance are in reference to the attachments included as part of AT&T's Application.

2. PROPOSED PROJECT DETAILS

Detailed information regarding the subject property and proposed lease area is included in **Attachment 13, Land Use Plan Set**.

2.1. Subject property. The subject property of this proposal is located at 401 North 26th Avenue in the City of Cornelius (the "Property"). The property owner is Cornelius Self Storage LLC and is zoned Light Industrial (LI). The current use is a private storage facility with the surrounding uses being a mix of larger industrial and commercial warehouse spaces. To the north (across from the railroad tracks), there are single-family residences.

2.1.2. Lease Area.

- Again, the lease area is approximately 718 SF. The compound will be secured by a 6-foot chain-link fence (with privacy slats) and security wire along the top.

2.1.3. Access and Parking.

- Access is from the existing gated entrance along North 26th Avenue. There is space for parking on the property for monthly maintenance/emergency trips.

2.1.4. Utilities.

- **Power.** Power will be provided by the resident power company—ElectriCities. AT&T's GC will install a new meter base and will run conduit from the new meter base to the new equipment.
- **Fiber.** Fiber to the Facility will be provided via the local fiber purveyor that serves the building.
- As this is an un-manned wireless communications facility, no water, sewer, or other utilities are required.

2.2. Wireless Facilities and Equipment.

Specifications of the facilities outlined below, including a site plan, can be found in **Attachment 13, Land Use Plan Set.**

2.2.1. Antennas and accessory equipment.

- The three (3) Sectors on the 100-foot monopole will contain the following AT&T equipment:
- Nine (9) panel antennas
- Nine (9) remote radio head units (RRHs)
- Three (3) remote RRH mounts
- Two (2) surge protectors
- Three (3) Mounting Brackets
- All other associated and accessory equipment

2.2.2. Ground equipment.

- Ground equipment includes:
- Two (2) Equipment cabinets (one walk-up)
- One (1) Generator w/ concrete pad
- One (1) Cable Bridge
- One (1) GPS
- Fiber/cable vaults
- All associated and accessory equipment

2.3. Additional Details.

2.3.1. Lighting. No lighting is proposed or required pursuant to state or federal authorities.

3. NETWORK COVERAGE AND SERVICES.

3.1 Overview—AT&T 4G LTE. AT&T is upgrading and expanding its wireless communications network throughout the Pacific Northwest. LTE stands for “Long Term Evolution.” This acronym refers to the ongoing process of improving wireless technology standards with speeds up to ten times faster than 3G. LTE technology is the next step in increasing broadband speeds to meet the demands of users and the variety of content accessed over mobile networks. Upon completion of this update, AT&T will operate a state-of-the-art digital network of wireless communications facilities throughout the proposed coverage area as part of its nationwide wireless communications network.

The new Facility will allow for uninterrupted wireless service in the targeted service area with fewer dropped calls, improved call quality, and improved access to additional wireless services that the public now demands. This includes emergency 911 calls within the area.

3.2. Coverage Objectives.

The primary objective of the proposed new Facility is to fill a significant coverage gap in the City of Cornelius and surrounding areas. Wireless demand is growing, and robust wireless networks are essential to businesses and residences throughout Walla Walla. (Approximately 70% of all U.S. households are wireless only.¹) Currently, portions in and around the city have minimal to no 4G voice service. Please refer to **Attachment 8, RF Justification Report**. The proposed new facility will provide coverage to Portland in this area and will fill the void between the existing facilities in the area. The proposed location for the new facility is in the center of the coverage gap and will provide sufficient continuous and uninterrupted outdoor, in vehicle, and in building wireless service within the Targeted Service Area, resulting in fewer dropped calls, improved call quality, and improved access to additional wireless services the public now demands (this includes emergency 911 calls).

In addition to the coverage gap in the center of the Targeted Service Area, the areas on the outer edges of the Service Area have existing AT&T coverage, which is at or near its capacity. As such, the current coverage in those areas is insufficient for the volume of traffic (i.e. though this area already has AT&T coverage, additional capacity is needed to service the volume of users).

¹ Per the National Center for Health Statistics, Wireless Substitution: Early Release of Estimates from the National Health Interview Survey, January-June 2022, Released December 2022

4. APPLICABLE LAW

4.1. Local Codes. Pursuant to the City of Cornelius Municipal Code and our Pre-Application Meeting, new WCFs in the LI zone are subject to both CUP and Design Review (Type III) and may be processed concurrently. **See Attachment 2, Statement of Code Compliance** for AT&T's demonstration of compliance with the applicable code.

4.2. Federal Law. Federal law, primarily found in the Telecommunications Act of 1996 ("Telecom Act") acknowledges a local jurisdiction's zoning authority over proposed wireless facilities but limits the exercise of that authority in several important ways.

4.2.1. Local jurisdictions may not materially limit or inhibit. The Telecom Act prohibit a local jurisdiction from taking any action on a wireless siting permit that "prohibit[s] or [has] the effect of prohibiting the provision of personal wireless services." 47 U.S.C. §332(c)(7)(B)(i)(II). According to the Federal Communications Commission ("FCC") Order adopted in September 2018³, a local jurisdiction's action has the effect of prohibiting the proviso of wireless service when it "materially limits or inhibits the ability of any competitor or potential competitor to compete in a fair and balanced legal and regulatory environment."⁴ Under the FCC Order, an applicant need not prove it has a significant gap in coverage; it may demonstrate the need for a new wireless facility terms of adding capacity, updating to new technologies, and/or maintaining high quality service.⁵

While an applicant is no longer required to show a significant gap in service coverage, in the Ninth Circuit, a local jurisdiction clearly violates section 332(c)(7)(B)(i)(II) when it prevents a wireless carrier from using the least intrusive means to fill a significant gap in service coverage. *T-Mobile U.S.A., Inc. v. City of Anacortes*, 572 F.3d 987, 988 (9th Cir. 2009).

- **Significant Gap.** Reliable in-building coverage is now a necessity and every community's expectation. Consistent with the abandonment of land line telephones and reliance on only wireless communications, federal courts now recognize that a "significant gap" can exist based on inadequate in-building coverage. See, e.g., *T-Mobile Central, LLC v. Unified Government of Wyandotte County/Kansas City*, 528 F. Supp. 2d 1128, 1168-69 (D.Kan. 2007), *affirmed in part*, 546 F.3d 1299 (10th Cir. 2008); *MetroPCS, Inc. v. City and County of San Francisco*, 2006 WL 1699580, *10-11 (N.D. Cal. 2006). **This project will fill a significant gap in coverage.**
- **Least Intrusive Means.** The least intrusive means standard "requires that the provider 'show that the manner in which it proposes to fill the significant gap

³ *Accelerating Wireless and Wireline Broadband Deployment by Removing Barriers to Infrastructure Investment*, Declaratory Ruling and Third Report and Order, WT Docket No. 17-79, WC Docket No. 17-84 (rel. Sept. 27, 2018); 83 Fed. Reg. 51867 (Oct. 15, 2018) ("FCC Order").

⁴ *Id.* at ¶ 35

⁵ *Id.* at ¶¶ 34-42.

in service is the least intrusive on the values that the denial sought to serve.” 572 F.3d at 995, *quoting MetroPCS, Inc. v. City of San Francisco*, 400 F.3d 715, 734 (9th Cir. 2005). These values are reflected by the local code’s preferences and siting requirements.

- 4.2.2. Environmental and health effects prohibited from consideration.** Also under the Telecom Act, a jurisdiction is prohibited from considering the environmental effects of RF emissions (including health effects) of the proposed site if the site will operate in compliance with federal regulations. 47 U.S.C. § 332(c)(7)(B)(iv). AT&T has included with this application a statement from its radio frequency engineers demonstrating that the proposed facility will operate in accordance with the Federal Communications Commission’s RF emissions regulations. See **Attachment 8, RF Justification Report**. Accordingly, this issue is preempted under federal law and any testimony or documents introduced relating to the environmental or health effects of the proposed site should be disregarded in this proceeding.
- 4.2.3. No discrimination amongst providers.** Local jurisdiction also may not discriminate amongst providers of functionally equivalent services. 47 U.S.C. § 332(c)(7)(B)(i)(I). A jurisdiction must be able to provide plausible reasons for disparate treatment of different providers’ applications for similarly situated facilities.
- 4.2.4. Shot Clock.** Finally, the Telecom Act requires local jurisdictions to act upon applications for wireless communications sites within a “reasonable” period of time. 47 U.S.C. § 332(c)(7)(B)(ii). The FCC has issued a “Shot Clock” rule to establish a deadline for the issuance of land use permits for wireless facilities. 47 C.F.R. § 1.6001, *et seq.* According to the Shot Clock rule, a reasonable period for local government to act on wireless applications is 90 days for a collocation application, with “collocation” defined to include an attachment to any existing structure regardless of whether it already supports wireless, and 150 days for all other applications.
- The Shot Clock applies to all authorizations required for siting a wireless facility, including the building permit, and all application notice and administrative appeal periods. Pursuant to federal law, the reasonable time for review of this application is 150 days.***

Thank you for your time and consideration in the review of this request. Please feel free to contact me by phone (206.227.7445) or email (pkitzes@clinellc.com) if there are any questions or comments.

CENTERLINE COMMUNICATIONS

Phil Kitzes

PHILLIP KITZES
Project Manager

**STATEMENT OF CODE COMPLIANCE
TYPE III CONDITIONAL USE PERMIT & DESIGN REVIEW APPLICATION
(AT&T: PG55 Cornelius East Facility)**

Submitted to the City of Cornelius, OR
Community Development – Current Planning Department

Submitted: April 11, 2025
Revised: **May 1, 2025**

AT&T's proposal complies with all requirements of City of Cornelius's code's, which are addressed in this Statement of Code Compliance in the following order:

CHAPTER 18.54 Light Industrial, LI Zone (applicable sections)

- 18.54.010 Purpose.
- 18.54.020 Permitted Uses—Not Applicable
- 18.54.030 Conditional Uses.
- 18.54.040 Prohibited Uses—Not Applicable
- 18.54.050 Development Requirements.
- 18.54.060 Performance Standards.
- 18.54.070 Development Standards
- 18.54.080 Signs

CHAPTER 18.100 Site Design Review

- 18.100.010 Purpose.
- 18.100.020 Authority.
- 18.100.030 Types of applications.
- 18.100.040 Approval criteria.
- 18.100.050 Special conditions.
- 18.100.060 Compliance with approvals.
- 18.100.070 Residential design requirements—Not Applicable

Chapter 18.105 Conditional Use Permit

- 18.105.010 Purpose.
- 18.105.020 Authority.
- 18.105.030 Procedures.

Chapter 18.145 Off-Street Parking and Loading (applicable sections)

- 18.145.010 General provisions.
- 18.145.020 Off-street parking.
- 18.145.030 Required off-street parking spaces.

Chapter 18.150 Special Use Regulations (applicable sections)

- 18.150.010 Accessory uses and structures.
- 18.150.020 Fences.
- 18.150.030 Satellite dishes – Applicability and administration.
- 18.150.040 Projections from buildings.
- 18.150.050 General exception to building height limitations.
- 18.150.060 Uses requiring special regulation.
- 18.150.070 Clear vision zones.
- 18.150.080 Model homes.

Chapter 18.155 Solar Access for New Development

- 18.155.010 Purpose.
- 18.155.020 Applicability.
- 18.155.030 Solar-oriented residential lots. **(Not Applicable)**
- 18.155.040 Access to sunshine.
- 18.155.050 Shading.
- 18.155.060 Alternative compliance.

PLEASE NOTE: AT&T's responses to the above referenced criteria are indicated below each applicable provision in *italicized blue text*.

CHAPTER 18.54 Light Industrial, LI Zone (applicable sections)

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- 18.54.060 Performance Standards.
- 18.54.070 Development Standards
- 18.54.080 Signs

18.54.010 Purpose.

The LI zoning district provides for light, clean industries for a variety of manufacturing and other uses with controlled external impacts. The district provides for secondary processing industries, involving manufacturing, warehousing, assembling, packaging and treatment of products with components that have been previously prepared from raw materials. Industrial establishments shall not have objectionable external features, shall feature well-landscaped sites and their activities shall occur within enclosed buildings.

Limited supporting commercial uses that are accessory to the primary use of the site may be conditionally permitted and shall comply with Title 4 of the metro urban growth functional management plan. LI uses may be located adjacent to residential and commercial uses with adequate buffering

Response: This is use allowed through the Conditional Use Permit (CUP) process.

18.54.020 Permitted Uses—Not Applicable

18.54.030 Conditional Uses.

The following uses are permitted as conditional uses, provided such uses are subject to the standards contained in CMC 18.54.060 and approved in accordance with Chapter 18.105 CMC:

- (I) Cellular transmission towers.

Response: This is a use allowed through the Conditional Use Permit (CUP) process.

18.54.040 Prohibited Uses—Not Applicable

18.54.050 Development Requirements.

- (A) Lot Size. In an LI zone there is no minimum lot size, save and except that the lot must be large enough to accommodate the proposed use, including all design standards and functional requirements related to the use.
- (B) Setback Requirements. In an LI zone the following setbacks shall be the minimum required. The approval authority may require greater setbacks for uses allowed under CMC 18.54.030, based on the approval criteria in Chapter 18.105 CMC, the base standard; however, the review body may require a greater or lesser setback based on the design review criteria set forth in this chapter:
- (1) The front yard shall be 20 feet, except that:
 - (a) Parking shall not be allowed within five feet of the front property line.
 - (b) Where an industrial use abuts a residential zone there shall be a front yard setback of 25 feet.
 - (2) No side or rear yard shall be required, except:
 - (a) Fifteen feet when the side yard abuts a public street.
 - (b) Twenty-five feet when abutting any residential zone, except that parking shall not be allowed within 10 feet of the side or rear property line.

Response: The project meets these requirements. The actual monopole is setback from the property lines as follows:

- North 272.5'
- South 215'
- East 49'
- West 525'

- (C) Height of Building. No building shall exceed a height of 35 feet, unless approved by the Planning Commission.

Response: The height of the proposed pole is 100' which is higher than the allowed height in this zone. This is the minimum height to provide "gap" coverage within the network. It also will allow others to collocate on the pole to reduce the number of wireless facilities in the community. A CUP application is being sought by the proponent which includes the request for additional height.

18.54.060 Performance standards.

In an LI zone no land or structure shall be used or occupied unless there is continuing compliance with the following standards:

- (A) Design Review Approval. All design review requirements and conditions of approval, including all prior attached conditions, shall be satisfied.
- (B) Environmental Standards. All uses shall comply with the required air, land, and water quality standards set forth by all state, federal and local jurisdictions (i.e., Department of Environmental Quality, Clean Water Services, and Metro).
- (1) Vibration. No vibration other than that caused by highway vehicles or trains shall be permitted which is discernible without instruments at the property line of the use concerned.
 - (2) Odors. The emission of odorous gases or matter in such quantities as to be readily detectable at any point beyond the property line of the use creating the odors is prohibited.

- (C) Heat and Glare.
- (1) Except for exterior lighting, operations producing heat or glare shall be conducted entirely within an enclosed structure, such that glare is not visible from a public street or adjacent property.
 - (2) Exterior lighting shall be designed such that glare is directed away from public streets or adjacent properties.
- (D) Insects and Rodents. Materials, including wastes, shall be managed and stored, and grounds shall be maintained, in a manner that will not attract or aid the propagation of insects or rodents or create a health hazard.
- (E) Outside Storage. Permitted outside storage shall be appropriately screened consistent with CMC 18.54.070, Development Standards.

Response: The applicant will be compliant with all design review requirements and conditions upon approval of the project. The project is un-manned and will not affect the air, land, or water standards set Forth by local, state and federal agencies. No vibrations, odors, heat or glare will occur from the completed project. No lighting is being proposed for the facility. There will be no storage of materials from the project and the project will be enclosed in a secure, fenced lease area with privacy slats (screening). The proponent is providing additional plantings to the existing landscaping to also help hide the ground equipment from pedestrian/vehicular traffic.

18.54.070 Development standards. (Applicable Sections)

In an LI zone no new use or occupation of land or a structure or a new structure and no change of use of land or a structure shall be permitted unless there is continuing compliance with the following standards:

- (A) Landscape Plan.

Response: The project is located within the storage lot and there are recent perimeter plantings near the proposed site. The project proposes to add plant material in these landscape beds to help provide additional screening of the ground equipment. (Please see landscape plan in Attachment 13, LU Plan Set.)

- (B) Vehicular Access, Internal Circulation and Clear Vision Areas.
- (1) Where possible, vehicular access to industrial developments shall be from abutting arterial or collector streets and shall be shared with adjacent properties to minimize multiple curb cuts. Access to individual lots from T.V. Highway shall be approved by ODOT with secondary access from adjacent collectors or if necessary, from minor local streets where possible. Except in the case of a multi-building complex, direct lot access to an arterial shall not be permitted, unless there is no viable alternative, and direct access to a local street shall only be allowed as permitted by the review body.

Response: The project is adjacent to the entrance for the storage facility onto North 26th Avenue and will share this access.

- (2) The reviewing body may require sight-obscuring screening and/or fencing of parking lots abutting property lines, front yards abutting a public street, or other yards abutting a residential development.

Response: The fencing around the compound will have sight-obscuring privacy slats.

(C) through (F)

Response: Not Applicable.

(G) Parking and Loading Space.

- (1) Off-Street Parking. Parking shall be provided as set forth in Chapter [18.145](#) CMC.
- (2) Paving and Design. Off-street parking and maneuvering areas shall be paved with asphalt or concrete and designed in accordance with the standards of the off-street parking regulations of this title.
- (3) Parking Lot Landscaping. There shall be a five-foot landscaped buffer at the perimeter of all parking lot areas. The parking area shall be screened with evergreen plant material maintained at a minimum of 36 inches in height. Parking lots shall be designed and landscaped so as to break up large paved areas with landscaped islands every 10 parking spaces.

Response: This is an un-manned facility requiring only maintenance visits once a month. There is sufficient area for the vehicle(s) to park onsite. There is an existing landscape buffer (5-foot minimum) to the north and east of the proposal that will be enhanced with additional plantings to meet city requirements. (Note: No landscaping is proposed to the south or west given this is a storage business and there needs to be access for the customers. Please see Landscape Plan in Attachment 13, LU Plan Set.)

18.54.080 Signs.

Response: Only required warning and informational signs are proposed for this project.

CHAPTER 18.100 Site Design Review

- 18.100.010 Purpose.
- 18.100.020 Authority.
- 18.100.030 Types of applications.
- 18.100.040 Approval criteria.
- 18.100.050 Special conditions.
- 18.100.060 Compliance with approvals.
- 18.100.070 Residential design requirements.

18.100.010 Purpose.

The council finds that projects involving building design and development of land should have special review in order to promote and protect the public health, safety, and welfare of the city, to promote orderly growth of the community, to enhance aesthetic values, to assure development which is suitably related to its environment, to prevent both extremes of monotonous uniformity and substantial dissimilarity, and to conform with the comprehensive plan of development of the city, and, that to promote and implement these policies requires consideration of the particular character and impact of new development over and above that included in the zoning, subdivision and building code, ordinances and regulations.

- (A) Purposes and Objectives. The council declares that the purposes and objectives of site development requirements and the site design review procedure are to:

- (1) Encourage originality, flexibility, and innovation in site planning and development, including the architecture, landscaping, and graphic design of said development.
- (2) Discourage monotonous, drab, unsightly, dreary, bright, showy, gaudy or cheaply ornate, and inharmonious development.
- (3) Conserve and enhance the city's natural beauty, visual character, and charm by insuring that structures, signs, and other improvements are properly related to their sites, and to surrounding sites and structures, with due regard to the aesthetic qualities of the natural terrain and landscaping, and that proper attention be given to exterior appearances of structures, signs, and other improvements.
- (4) Protect neighboring owners and users by assuring that reasonable provisions have been made for such matters as surface water drainage, suitable sound and sight buffers, the preservation of views, light and air, and those other aspects of design included under the zoning provisions of this code which may have substantial effects on neighboring land uses.
- (5) Ensure timely, orderly, and efficient administration of development permits.

Response: The wireless facility is being located in a commercial/industrial area away from residences. It is not located on the main travel routes; thus, the character of the city is preserved. The existing asphalt will be disturbed during construction, but there is no net-loss of pervious or natural vegetation.

18.100.020 Authority.

- (A) Facilities and Design Review Committee. The city manager shall establish a facilities and design review committee (the "committee") consisting of at least four city staff members, authorized consultants, or other agency staff, each with appropriate expertise, to properly evaluate proposed development plans. The committee at a minimum shall include representatives from the following departments: community development, public works, building and fire. The committee shall review all Type II and Type III requests. The committee members shall individually or collectively critique and comment on the plans relative to applicable code criteria and requirements. The community development director shall consider the committee comments and prepare a staff report for review by the applicant and interested parties.
- (B) Jurisdiction and Powers. The community development director may make an initial determination whether a proposed project is subject to the criteria in this chapter or whether the project is exempt. Nothing in this chapter shall be construed to require the design review approval of ordinary repair, maintenance or replacement of any part of a building, structure, or landscaping. For purposes of this section, the term "major remodeling" means any work that changes the exterior appearance of a building or structure more than 25 percent.
- (C) The provisions of design review shall pertain and conform to the following activities and standards specified in CMC 18.100.030(A), (B), (C) and 18.100.040. No permit for building or site development shall be issued until the plans and other documents required by this title have been reviewed, approved and found to be in conformity with these standards. Design review Type I requests shall be processed per CMC 18.15.010(A), Type I – Administrative Review. Design review Type II requests shall be processed per CMC 18.15.010(B), Type II – Administrative Review. Design review Type III requests shall be processed per CMC 18.15.010(C), Type III – Commission Review.
- (D) Cumulative Action. As of the date of the ordinance codified in this chapter, cumulative design review actions shall be considered the sum total percent of proposed change(s) to already approved plans. Where applicable:

- (1) Design review Type I actions that propose to exceed a sum total of 10 percent change(s) to an approved plan shall be processed as a design review Type II request. The appropriate city application and fee shall be required.
- (2) Design review Type II actions that propose a sum total of 50 percent or more change to an approved plan shall be processed as a design review Type III request. The appropriate city application and fee shall be required.

Response: *This is a Type III Design Review (with Type III CUP) request, and the proponent is compliant.*

18.100.30 Types of applications.

(A) and (B) – Not applicable.

(C) Design review Type III actions are those which are major and include:

- (1) Review of major development revisions to previously approved master plans/planned unit developments.
- (2) General site plans for new development or substantial redevelopment.
- (3) New development, buildings or structures not part of a previously approved master plan.
- (4) Variances proposed with a design review request.
- (5) Building additions with an increase of over 50 percent of the existing building area.
- (6) Addition or subtraction of approved parking over 50 percent of the existing area.
- (7) Addition or subtraction of approved landscape area over 50 percent of the existing area.

Response: *Per the pre-application meeting, the proposed wireless facility requires both a Type III Conditional Use Permit (CUP) and a Type III Design Review process. The proponent is compliant with city regulations.*

18.100.040 Approval criteria.

In addition to the other requirements of the zoning code and other city ordinances, a project submitted for design review shall comply with the standards and criteria in subsections (A) and (B) of this section; all applications for a sign permit subject to the provisions of the sign code, Chapter [18.175](#) CMC, inclusive, shall comply with the rules and regulations of the committee adopted under the provisions of Division III of this title and other applicable provisions of the Cornelius Municipal Code.

(A) Technical Standards. Where applicable, required off-site improvements shall be based on proportional analysis.

- (1) Facilities and Services. The public and private facilities and services provided by the development are adequate as to location, size, design and timing of construction in order to serve the residents or establishments to be accommodated and meet city standards and the policies and requirements of the comprehensive plan. The service provider is presumed correct in the evidence which they submit;

Response: *The new wireless facility is providing “gap” coverage for the users of the network. More people each day work from home and/or are dependent on their electronic devices for everyday use and in the event of emergency. This project serves the community and is designed away from the residential uses to lessen visual impacts. There is space on the pole for other carriers to reduce impacts. (Please see **Attachment 8, RF Justification Report, and Attachment 13, LU Plan Set.**)*

(2) Traffic Generation;

Response: This project generates one (1) monthly maintenance trip unless there is an emergency occurrence.

(3) Dedication. **(Not Applicable)**

(4) Internal Circulation.

Response: The location of the site is at the entrance of the storage facility and will not affect circulation of the business.

(5) Maintenance of Private Facilities. Adequate means are provided to ensure continued maintenance and necessary normal replacement of private common facilities and areas, drainage ditches, streets and other ways, structures, recreation facilities, landscaping, fill and excavation areas, screening and fencing, ground cover, garbage storage areas and other facilities not subject to periodic maintenance by the city or other public agency. Materials, including wastes, shall be stored and managed, and grounds shall be maintained in a manner that will not attract or aid in the propagation of insects or rodents or cause a health hazard;

*Response: The project is situated not to affect the perimeter landscaping or circulation of the present use. The proposal will enhance the vegetation around the project and there will be privacy slats added around the perimeter of the compound to reduce visibility of the ground equipment. The project does not generate waste and there will be no storage of materials onsite. (Please see Landscape Plan in **Attachment 13, Land Use Plan Set.**)*

(6) Public Facilities. **(Not Applicable)**

(7) Security. Adequate facilities shall be provided to prevent unauthorized entries to the property, facilitate the response of emergency personnel, and optimize fire protection for the building and its occupants. Adequate facilities may include, but not be limited to, the use of lighted house numbers and a project directory for multi-unit dwelling development;

Response: The compound will be within a secured fenced area to ensure no trespassing. Furthermore, the project is inside a fenced property/use; thus, adding more protection from intruders. There are no fire issues associated with the project.

(8) Grading. The grading and contouring of the site takes place and site surface drainage and on-site storage of surface waters facilities are constructed so there is no adverse effect on neighboring properties, public rights-of-way or the public storm drainage system and that said site development work will take place in accordance with the city site development code;

Response: There will be ground disturbance to install the pole, ground equipment, fencing and access. In addition, minor grading will occur to connect to existing utilities (fiber and power) needed to operate the facility. The majority of the work is over an asphalt area; thus, site drainage

will not be increased nor affected. There will be no net-effect on the adjacent public right-of-way or storm drainage system.

- (9) Utilities. Prior to the development of a site, utilities shall be extended to serve the site or financially secured for extension to serve the site. Connection to city utilities shall be required prior to final inspection and occupancy. Electric, telephone, and other utility services to new development shall be located underground. New utilities for redeveloped parcels shall be located underground from the right-of-way to the redeveloped parcels;

Response: Power and fiber are required for full operation of the facility, and they will be extended from the existing lines onsite and/or in the right-of-way. Thus, there may be a need for a right-of-way use permit. The installation of utilities will be underground.

- (10) Accessibility. Access and facilities for physically handicapped people are incorporated into the site and building design with particular attention to providing continuous, uninterrupted access routes;

Response: The site is flat and will meet ADA standards.

- (11) Bicycle Lanes and Sidewalks. **(Not applicable)**

(B) Nonresidential Design Standards.

- (1) Relation of Building to Site. The proposed structures shall be related harmoniously to the terrain and to existing buildings which have a visual relationship to the proposed structure. Building height, bulk, lot area, coverage, setbacks, and scale should be particularly considered with regard to achieving compatible relationships. Screening, except in the industrial zone, exposed storage areas, utility buildings, machinery, service and truck loading areas, solid waste disposal cans, containers and other structures, and other accessory uses and structures, shall be adequately set back and screened. If a building is constructed, enlarged or altered to meet Type II thresholds and is located within 500 feet of a bus/transit stop, a main entrance door shall be placed on the street side of the bus/transit line and located as close as structurally possible to the bus/transit stop in compliance with this title;

Response: Again, this is a new wireless facility as permitted in the Light Industrial (LI) zone by approval of a CUP and Design review application. The tower will be 100 feet in height and is designed to accommodate other carriers. The setbacks of the underlying zone are met. Screening of the ground equipment by additional vegetation and privacy slats in the fencing are being proposed to minimize visual impacts. There is no storage of materials or waste.

- (2) Trees and Vegetation. The development has been designed to, where possible, incorporate and preserve existing trees or vegetation of significant size and species. Consideration shall be given to whether habitat, survival of the tree species, and aesthetics can best be achieved by preserving groves or areas of trees as opposed to only individual trees;

Response: There are no larger trees (groves) on the property that could be utilized to screen the facility. Additional plantings to the perimeter landscaping are being proposed for the project.

The operating equipment will run 24 hours and will have a combined dBA of 71. The nearest noise sensitive property is 360 feet from the equipment. The nearest non-noise sensitive property is approximately 110 feet east from the equipment. In both cases, there is a dissipation of sound. One hundred feet is within the right-of-way and the city noise limits must be met.

Based on the proposed noise generated and the dissipation of sound, the noise generated from this project will be between 34 and 45 dBA, which is less than city standards.

*The backup generator (emergency use only) has a noise factor of 65 dBA. Again, with the distances listed above and dissipation, the dBA generated from this equipment ranges from 41 to 51 dBA—meets city requirements. (Please see **Attachment 11, Noise Report.**)*

18.100.060 Compliance with approvals.

(A) Time Limit on Approval. Site design review approvals shall be void after two years unless a building permit has been issued and substantial construction pursuant thereto has taken place.

Response: The applicant agrees and will be compliant.

(B) Certificate of Occupancy. **(Not Applicable)**

(C) Revocation of Approval. The community development director may, upon reasonable notice to the applicant and an opportunity for him to be heard, revoke design review approval previously given and may revoke a certificate of occupancy for any of the following reasons:

- (1) Material misrepresentation of fact in the application or in testimony or evidence submitted, whether the misrepresentation is intentional or unintentional.
- (2) Failure to complete work within the time and in the manner approved without obtaining an extension of time or modification of plans.
- (3) Failure to maintain and use the property in accordance with the approved plans and conditions.

Response: The applicant agrees and will be compliant.

(D) Violation. It shall be unlawful to use or occupy premises for which design review approval is required, or to perform work for which design review approval is required, without complying with the provisions of CMC 18.100.010. It shall be unlawful to willfully violate any term or condition of an approved design review.

Response: The applicant agrees and will be compliant.

Chapter 18.105 Conditional Use Permit

- 18.105.010 Purpose.
- 18.105.020 Authority.
- 18.105.030 Procedures.

18.105.010 Purpose.

Certain types of uses require special consideration prior to being permitted in a particular district. The reasons for requiring special consideration involves, among other things, the size of the area required, the

nature of the traffic problems, the effect such uses have on any adjoining land uses and on the growth and development of the community as a whole. The uses are listed in each use district as a conditional use.

Response: This request is for a conditional use permit to allow a new wireless facility that includes, a 100-foot monopole, antennas, radios, GPS, and other ancillary equipment on a property zoned Light Industrial (LI). The actual location of the proposal is near similarly zoned property (east) and GMU to the south. The properties are developed for business use; thus, this an ideal location to provide the necessary “gap” coverage for the users of the network. (Note: There are residentially-zoned properties north of the site—across from the train tracks.

Revise/Add: In staff’s “incomplete” letter dated 4.25.25, they noted that there is a proposed residential development for 377 apartments directly west of the subject property (zoning is Gateway Mixed Use, GMU). This property is over 525’ away from the proposed tower; thus, the visual impacts are lessened considerably. The project does not cause any undo traffic issues and will not have a negative effect on the new residents. Many will likely be users of the network and will welcome the added service for work or pleasure.

The letter went on to discuss that the properties to the south are similarly zoned; thus, there is a potential for residential development. The site is 215’ away from the bordering property line which is still a considerable distance. The land use is storage/industrial use which is similar to the present use of the underlying property and the surrounding neighborhood. If the property were to be redeveloped to residential (and not another commercial use), then the project would be there to serve the new residences. The pole has been designed to allow for other carriers; thus, the wireless service in the neighborhood is improved for all businesses and residences. Again, there are no safety or traffic concerns by the proposal.

18.105.020 Authority.

The planning commission may approve, approve with conditions, or deny the application for a conditional use permit. In permitting a conditional use, the planning commission may impose conditions found necessary to protect the best interests of the surrounding property or neighborhood, or the city as a whole. A conditional use permit shall not grant variances to the regulations prescribed by this title.

Response: The applicant agrees and will be compliant.

(A) Authorization to Grant or Deny Conditional Uses.

- (1) Uses designated in this title as conditional uses permitted shall be permitted or enlarged or altered upon approval of the commission in accordance with the standards and procedures specified in this chapter.

Response: Agreed.

- (2) The conditions may include, but are not limited to, the following requirements:
 - (a) Increasing the required lot size or yard dimensions;
 - (b) Controlling the location and number of vehicular access points to the property;
 - (c) Increasing street width;

- (d) Increasing the number of off-street parking or loading spaces required;
- (e) Limiting the number of signs;
- (f) Limiting the coverage or height of buildings because of obstruction to view or reduction of light or air to adjacent property;
- (g) Requiring sight-obscuring fencing and landscaping where necessary to reduce noise or glare or maintain the property in a character in keeping with the surrounding area; and
- (h) Requirements under which any future enlargement or alteration of the use shall be reviewed by the city and new conditions imposed.

*Response: The proposed wireless project has direct access to N. 26th Avenue via the existing gated entrance to the storage facility—no other access point is proposed. The setbacks of the pole from all property lines are compliant with the underlying zone. The project does not require an increase in street width or additional on- or off-street parking spaces. The height proposed (100') is the minimum height necessary to provide the necessary coverage to the increasing number of users of wireless and this network. (Please see **Attachment 8, RF Justification Report.**) To help reduce visual impacts of the ground equipment, the proponent will plant additional vegetation in the existing landscape beds and place privacy slats in the security fencing.*

- (3) Change in use, expansion or contraction of site area, or alteration of structures or uses classified as conditional existing prior to the effective date of the ordinance codified in this title shall conform to the regulations pertaining to conditional uses. If the site is found inappropriate for the use requested, the commission may deny approval of the conditional use.

Response: Agreed.

- (4) In addition to all other applicable standards and authority regulating the consideration of applications for a conditional use for home occupation, the following standards and conditions shall apply:
 - (a) A conditional use permit for a home occupation shall be valid for a period of one year following the effective date of the approval. No person operating an authorized home occupation shall have employees engaged in the home occupation on the premises other than members of the person's immediate family. See CMC 18.20.080 and 18.25.080 for home occupation standards.
 - (b) No signs, placards, notices or other materials advertising the home occupation shall be erected, placed or permitted to be affixed to the land or dwelling within which the home occupation is being conducted. See Chapter 18.175 CMC for sign code standards.
 - (c) A conditional use permit for home occupation can be renewed for an additional one-year period, without an additional application fee, if the application for renewal is filed not less than 60 days prior to the expiration of the permit. The planning commission may impose additional conditions upon the permit upon renewal to carry out the purposes of the underlying zoning district.

Response: Not Applicable.

18.105.030 Procedures.

- (A) Application. A request for a conditional use or modification of an existing conditional use may be initiated by a property owner or his authorized agent by filing an application form prescribed by the community development director and shall be filed with the community development director.

Response: On behalf of AT&T, we are filing a Conditional Use Permit and Design Review application.

- (B) Approval Criteria. The approval, approval with conditions or denial of an application for conditional use or to enlarge or to alter a conditional use shall be based on findings of fact with regard to each of the following approval standards:

- (1) The proposed development will comply with the comprehensive plan;

Response: In the comprehensive plan, wireless facilities are mentioned in Chapter VII Public Facilities and Services under Utilities and Energy. In this section, it is noted that there will be an increase in demand for cell phones and a possible need for a new area code. However, there is no specific policy on how to address the need for service (possibly due to the time it was written).

Under Chapter 5 of the Plan, there is mention that the city should continue to support and promote commercial and light industrial development and diversification of the economy. Statistics show that over 70 percent of households rely exclusively on wireless communications in their home (i.e. laptops, tablets, etc.).

Concerning public safety, 80 percent of 911 calls originate from cell phones. Ninety-eight percent (98%) of small businesses rely on wireless technology. The ability to have reliable service is apparent and it promotes economic growth in a community—which is a goal of the city.

- (2) The applicable requirements of the zoning district are satisfied; and

Response: As stated in a previous section, the wireless facility is a use allowed through the CUP process. The setbacks are met from all property lines and the use is compatible with light industrial uses (i.e. the storage facility).

- (3) That the location, size, design, and functional characteristics of the proposed use are such that it can be made reasonably compatible with and have a minimum impact on the livability and appropriate development of other properties in the surrounding neighborhood;

Response: The project is within a light industrial/commercial area—away from the residences. The project will not have a negative impact; rather, it brings a service that helps both the residents and businesses of the city.

*(Note: A neighborhood meeting to introduce the project was conducted on February 22nd and no one from the public showed up. Please see **Attachment 14, Neighborhood Meeting Information.**)*

- (4) The granting of the proposal will provide for a facility that is consistent with the overall needs of the city.

Response: Again, this is a valuable service to the community. Households and businesses are more reliant on wireless technology for day to day needs and it provides a source of communication in the event of an emergency.

(Note: There was a question during the pre-application meeting concerning operational frequencies of the antennas and radios. In general, the antennas operate between 3700-3980 MHz and the radios are between 2100-2180 MHz.)

- (C) Modifications. A request to substantially modify an existing conditional use permit shall be processed in the same manner as a new request for a conditional use permit. Minor modifications of an existing conditional use permit may be approved by the community development director. When an interpretation is discretionary, notice shall be provided in accordance with Chapter [18.15](#) CMC.

Response: Not Applicable.

- (D) Public Hearing Required. A public hearing shall be scheduled for each application requiring action by the planning commission. The hearing shall be conducted at the next regularly scheduled planning commission meeting where legally sufficient notice can be provided to the public prior to the hearing, following receipt and verification of a completed application. Notice of the time, place and purpose of the public hearing shall be given in accordance with the requirements of CMC [18.15.030](#).

Response: The applicant agrees and will be compliant.

- (E) Notification of Action. The community development director shall notify the applicant of the conditional use decision rendered by the planning commission, in writing within five days after the decision has been made.

Response: Agreed.

- (F) Time Limit on Approvals. A conditional use permit shall become void two years after the date of final approval or after such time less than two years as may be specified as a condition of approval unless prior to that time a building permit has been issued for the project and substantial construction has taken place.

Response: The applicant agrees and will be compliant.

- (G) Special Conditions.

- (1) The permit granted pursuant to the provisions of this section shall run with the land and shall continue to be valid upon a change of ownership of the site or structure unless otherwise specified in conditions attached to the permit.

Response: The applicant agrees and will be compliant.

- (2) The applicant shall file a copy of the approved conditional use permit with the Washington County Department of Records and Elections. Building permits shall not be issued until the applicant has provided evidence satisfactory to the city of compliance.

Response: The applicant agrees and will be compliant.

Chapter 18.145 Off-Street Parking and Loading (applicable sections)

- 18.145.010 General provisions.
- 18.145.020 Off-street parking.
- 18.145.030 Required off-street parking spaces.

Response: Per Table 1, no parking spaces are required for wireless communication facilities. However, there is ample space for a vehicle to park (onsite and offsite) during a maintenance visit or in the event of an emergency.

Chapter 18.150 Special Use Regulations (applicable sections)

- 18.150.010 Accessory uses and structures. **(Not Applicable)**
- 18.150.020 Fences.
- 18.150.030 Satellite dishes – Applicability and administration. **(Not Applicable)**
- 18.150.040 Projections from buildings. **(Not Applicable)**
- 18.150.050 General exception to building height limitations.
- 18.150.060 Uses requiring special regulation. **(Not Applicable)**
- 18.150.070 Clear vision zones.
- 18.150.080 Model homes. **(Not Applicable)**

18.150.020 Fences.

- (A) Regardless of the front, side or rear yard requirements of the zone, fences and hedges may be located within yards as follows:
 - (1) Adequate sight distances shall be maintained and unobstructed at street intersections and driveways.
 - (2) Fences and hedges up to six feet in height may be located within the side or rear yard behind the front yard setback.
 - (3) Fences and hedges up to four feet in height may be located within the front yard setback within six inches of a sidewalk, or, if no sidewalk exists, where the sidewalk would be constructed.
- (B) Fences and hedges up to six feet in height may be located within a side or rear yard facing a street; provided, that adequate sight distances are maintained and unobstructed at street intersections and driveways.
- (C) All nonresidential fences shall be subject to design review relative to screening, buffering, safety and security.

Response: The existing use has perimeter fencing around the entire property for security. This project will go inside this fencing and will be compliant with these requirements.

18.150.050 General exception to building height limitations.

The following types of structures or structural parts are not subject to the building height limitations of this title: chimneys, tanks, spires, belfries, domes, monuments, fire and hose towers, observation towers, masts, antennas, aerials, ventilators, cooling towers, elevator shafts, transmission towers, smokestacks, flagpoles, solar panels, and other similar projections.

Response: This project is considered a transmission tower.

18.150.070 Clear vision zones.

Except in the central mixed use (CMU) zoning district, a clear vision zone shall be maintained on the corners of all property adjacent to the intersection of two streets, a street and a railroad, or a driveway providing vehicular access to a public street.

- (A) The clear vision zone is defined as the triangular area beginning at the intersection of the projected curb lines, and extending 15 feet along the leg of each intersection. No fence, berm, wall, hedge or other planting or structure shall be placed within the clear vision zone that would impede visibility between a height of 30 inches and 10 feet as measured from the top of curb, or in the absence of a curb, from the established street center line grades. If the relation of the surface of the lot to the streets is such that visibility is already obscured, nothing shall be done to increase the impediment to visibility within the vertical and horizontal limits set forth above. Poles, tree trunks, and similar objects less than 12 inches in width may be allowed in the clear vision zone if they meet the vertical requirements noted above.

Response: This project will not affect the clear vision zone—it will utilize the existing access onto N. 26th Avenue. This access is clear of vegetation and sight-obstructing objects.

- (B) A private access shall be treated as a public street for the purpose of this section. The edge of the paved surface area of the private access, be it roadway, curb or sidewalk, shall be treated as the curb line in determining the vision clearance zone.

Response: This project will not affect the clear vision zone—the proposed pole is 49 feet from the property line and will not obstruct visual clearance for ingress and egress to the site.

- (C) The requirements of visibility at intersections in the CMU zoning district shall be determined on a case-by-case basis by the facilities and design review committee in accordance with traffic and transportation engineering standards

Response: Not applicable.

Chapter 18.155 Solar Access for New Development

- 18.155.010 Purpose.
- 18.155.020 Applicability.
- 18.155.030 Solar-oriented residential lots. **(Not Applicable)**
- 18.155.040 Access to sunshine.
- 18.155.050 Shading.
- 18.155.060 Alternative compliance.

18.155.010 Purpose.

It is the city's intent to encourage the use of both active and passive solar energy systems for heating air and water in homes and businesses, as long as natural topography, soil, or other subsurface conditions or other natural conditions peculiar to the site are preserved. While the use of solar energy systems is optional, the right to solar access is protected. Additionally, a goal of this section is to ensure that site plan elements do not excessively shade adjacent properties, creating a significant adverse impact upon adjacent property owners. Thus, standards are set forth to evaluate the potential impact of shade caused by buildings, structures, and trees.

Response: This project does not utilize solar power, nor does it have a significant impact on this property or the adjacent properties in the immediate area for solar use.

18.155.020 Applicability.

All development shall be designed throughout to accommodate active and/or passive solar installations to the extent reasonably feasible.

Response: Not applicable to this project.

18.155.040 Access to sunshine.

The elements of the development plan (e.g., buildings, circulation, open space and landscaping) shall be located and designed, to the maximum extent feasible, to protect access to sunshine for planned solar energy systems or for solar-oriented rooftop surfaces that can support a solar collector or collectors capable of providing for the anticipated hot water needs of the buildings in the project between the hours of 9:00 a.m. and 3:00 p.m. PST, on December 21st.

Response: This project does not utilize solar power, nor does it have a significant impact on this property or the adjacent properties in the immediate area for solar use.

18.155.050 Shading.

- (A) The physical elements of the development plan shall be, to the maximum extent feasible, located and designed so as not to cast a shadow onto structures on adjacent property greater than the shadow which would be cast by a 25-foot hypothetical wall located along the property lines of the project between the hours of 9:00 a.m. and 3:00 p.m., PST, on December 21st. This provision shall not apply to structures within the central mixed use (CMU) and corridor commercial (CC) zoning districts.
- (B) The impact of trees shall be evaluated on an individual basis considering the potential impacts of the shading and the potential adverse impacts that the shading could create for the adjacent properties in terms of blocking sunlight in indoor living areas, outdoor activity areas, gardens, and similar spaces benefiting from access to sunlight.

Response: This project does not utilize solar power, nor does it have a significant impact on this property or the adjacent properties in the immediate area for solar use. No trees are proposed that will block solar power potential in the vicinity.

18.155.060 Alternative compliance.

Upon request by an applicant, the planning commission may approve an alternative site layout that may be substituted in whole or in part for a plan meeting the standards of this chapter.

- (A) Procedure. Alternative compliance plans shall be prepared and submitted in accordance with submittal requirements for plans as set forth in this section. The plan shall clearly identify and discuss the modifications and alternatives proposed and the ways in which the plan will equally or better accomplish the purpose of this chapter than a plan which complies with the standards of this chapter.
- (B) Review Criteria. In approving an alternative plan, the planning commission shall find that the proposed alternative plan accomplishes the purposes of this chapter equally or better than a plan which complies with the standards of this chapter.

In reviewing the proposed alternative plan, the planning commission shall take into account whether the alternative design enhances neighborhood continuity and connectivity, fosters nonvehicular access, and preserves existing natural or topographic conditions on the site.

***Response:** The applicant will be compliant.*

Community Development
Located at 1300 S. Kodiak Circle, Cornelius, Oregon 97113
www.ci.cornelius.or.us

OFFICIAL USE ONLY

Date Received: _____ Date Complete: _____ ↓ File Number ↓
Application Fee: _____ Receipt Number: _____

APPLICATION TYPE

Type I – administrative review without public notice

- Design Review I Lot Line Adjustment Administrative Relief
 Land Partition—Final Plat Subdivision—Final Plat
 Other *please describe:* _____

Type II – administrative review with public notice

- Design Review II Land Partition—Preliminary Plat Subdivision—Preliminary Plat
 Other *please describe:* _____

Type III – public hearing(s) required with public notice

- Design Review III Conditional Use Permit Planned Unit Development
 Comprehensive Plan Amendment Zone Map Amendment Zone Text Amendment
 Annexation ROW/Easement Vacation Subdivision—Preliminary Plat
 Other *please describe:* _____

APPLICANT INFORMATION

Name: Centerline, on behalf of AT&T (Phillip Kitzes) Signature: **Phil Kitzes**
Mail Address: 23035 SE 263rd Street, Maple Valley, WA 98038 (remote)
Phone: 206.227.7445 Fax: _____ E-mail: pkitzes@clinellc.com

PROPERTY OWNER INFORMATION

Name: Cornelius Self Storage LLC Signature: _____
Mail Address: 35 Corte Madera Avenue, Mill Valley, CA 94941
Phone: 847.224.3346 Fax: _____ E-mail: _____

SUBJECT SITE INFORMATION

Property Address: 401 North 26th Avenue
Map & Tax Lot Number(s): 1N334DC-04400 01 / T1N, R2W, Section 34
Current Zoning: Light Industrial (LI) Total Size of Site: 6.36 AC (Lease Area is 1,200 SF)
Existing Use: Self Storage Facility
Proposed Use: No change in overall use / adding a new wireless facility that includes 100-foot pole.

Revised April 2017

Community Development

Located at 1300 S. Kodiak Circle, Cornelius, Oregon 97113

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Written Narrative Requirements

- X A. **Checklist:** Please provide one completed and signed copy of this checklist.
- X B. **Description of proposal:** Please describe the existing conditions on-site and the changes proposed to the site, structure, landscaping, parking, and land use, including the number of parcels created. Provide findings verifying that the intended use is allowed by the City's *Development Code*.
- X C. **Approval criteria findings:** Please provide a narrative that evaluates and verifies that the proposal meets the approval criteria identified below:
- Conditional Use Permit, Section 18.105.030(B) of the Development Code.
1. *The proposal conforms with the City's Comprehensive Plan;*
 2. *The applicable requirements of the zoning district are satisfied;*
and
 3. *That the location, size, design, and functional characteristics of the proposed use are such that it can be made reasonably compatible with and have a minimum impact on the livability and appropriate development of other properties in the surrounding neighborhood;*
 4. *The granting of the proposal will provide for a facility that is consistent with the overall needs of the city.*
- X D. Please provide the hours of operation, total number of employees, and maximum number of employees per shift.

- X E. **Site Analysis Information:**
1. Existing building area: N/A sq. ft.
Proposed building addition or subtraction: N/A sq. ft.
 2. Existing building height: ft.
Proposed building height: 100' (pole) ft.
 3. Existing parking area: sq. ft.
Existing number of parking spaces: # sp.
Proposed parking addition or subtraction: sq. ft.
Proposed number of parking spaces: # sp.
Proposed use:
Parking requirement:
 4. Existing landscaped area: sq. ft.
Percentage of site: %
Proposed landscape addition or subtraction: sq. ft.
Percentage of site: %

 X F. **Additional Requirements:** Please be advised that special studies, investigations and reports may be required to ensure that the proposal does not adversely affect the surrounding community, and does not create hazardous conditions for persons or improvements on the site. These studies may include investigations and reports on noise attenuation, air quality, traffic control, soil conditions, flooding of waters and storm water run-off, natural resources, tree preservation, and other concerns.

 X G. **Neighborhood Review Meeting:** information required (*Dev. Code Section 18.10.030.*)

- X 1. A copy of the notice sent to surrounding property owners.
- X 2. A copy of the mailing list used to send out meeting notices.
- X 3. An affidavit of mailing.
- X 4. Representative copies of written materials and plans presented at the Neighborhood Review Meeting.
- X 5. Notes of the meeting, including the meeting date, time, and location, the names and addresses of those who attended, and oral and written comments received.

Plan Requirements

All plans, except architectural renderings, elevations or both, shall be presented at a minimum of 1" = 20'. Architectural elevations may be presented at an architectural scale. Each of the following plans and drawings shall be submitted on 24" x 36" (maximum size) separate sheets. Please also include one (1) full set of plans that is 8 1/2" x 11" in size. Please include all of the following information for each plan.

 X A. **Existing Conditions Plan:**

- 1. North arrow, scale and date of plan.
- 2. Vicinity map.
- 3. The entire lot(s), including area and property lines dimensioned.
- 4. Points of existing access, interior streets, driveways, and parking areas.
- 5. Location of all existing buildings and structures.
- 6. Existing right-of-way and improvements.
- 7. Dimension from centerline to edge of existing right-of-way.
- 8. Existing topographical information, showing 2 ft. contours and appropriate spot elevations for features such as walls, retaining walls (top and bottom elevations), catch basins, stairs, sidewalks, and parking areas.
- 9. Surrounding development and conditions within 100-ft. of the property; such as zoning, land uses, buildings, driveways, and trees.
- 10. Location of existing public and private utilities, easements, and 100-year floodplain.
- 11. Sensitive areas, as defined by the Clean Water Services (CWS) standards.
- 12. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock out-cropping's and streams. *Wetlands must be professionally delineated.*

 X B. **Dimensioned Site Plan:**

- 1. North arrow, scale and date of plan.
- 2. The entire lot(s), including area, property lines dimensioned and labeled "front," "side," and "rear."
- 3. Points of access, interior streets, driveways, and parking areas.
- 4. Proposed land uses including housing densities and the location of buildings and structures. Building and structures include refuse storage locations, pedestrian and bike paths, or both, swimming pools, tennis courts, and tax lots.

- _____ 5. Proposed right-of-way, dedications and improvements.
- _____ 6. Dimension from centerline to edge of proposed right-of-way.
- _____ 7. Dimensions of all improvements, including setbacks, parking spaces, driveways, and distance between buildings.
- _____ 8. Location of storm water quality and detention facilities, or both.
- _____ 9. Boundaries of development phases, if applicable.
- _____ 10. Sensitive areas, as defined by the Clean Water Services standards.
- _____ 11. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock out-cropping's and streams. *Wetlands must be professionally delineated.*
- _____ 12. Topographical information (2 ft. contour lines) of existing and proposed grades on-site and for surrounding properties within 100 ft. of the subject property.
- _____ 13. Location and schematic massing of proposed buffering, screening, and landscaped areas.
- _____ 14. Other pertinent landscape features, including walls, retaining walls, berms, fences, and fountains.

 X C. **Architectural Renderings, Elevations, or both:** Please provide information which identifies the general character of the buildings and structures by indicating dimensions, materials, colors, and textures proposed. This includes buildings, retaining walls, refuse storage facilities, play structures, accessory facilities, and fences.

_____ D. **Sensitive Area Pre-Screening or Service Provider Letter:** Please provide a completed and signed Pre-Screening or CWS Service Provider Letter.

I have provided the items required in this submittal checklist. I understand that any missing information, omissions or both may deem my project incomplete, which may lengthen the time to process the request.

Phil Kitzes
Signature

4.11.25
Date

Phillip Kitzes (authorized agent)
Print Name

206.227.7445
Telephone Number



LETTER OF AUTHORIZATION

APPLICATION FOR ZONING/LAND USE ENTITLEMENTS

Property Address: 401 N 26th Avenue, Cornelius, OR 97113-8510
Parcel ID : 1N334DC-04400 / R755542
Lat : 45.523664 Long : -123.041247

I/We, the owner(s) of the above described property, authorize New Cingular Wireless, doing business as AT&T Mobility, whose address is 5 Centerpoint Dr, Suite 400 Lake Oswego, OR 97035, its employees, representatives, agents, and/or consultants, to act as an agent on my/our behalf for the sole purpose of consummating any and all building and land-use permit applications, or any other entitlements necessary for the purpose of constructing and operating a wireless telecommunications facility. I/We understand that any application may be denied, modified, or approved with conditions, and that such conditions or modifications must be complied with prior to issuance of building permits, and at all times thereafter.

I/We further understand that signing of this authorization in no way creates an obligation of any kind and may be revoked at any time by the undersigned in its sole and absolute discretion.

OWNER(S):

R. Michael House

Print Name

Print Name

Owner / Manager

Title

Title

[Handwritten Signature]

Signature

Signature

Date: 4/15/25

Date:

Community Development

Located at 1300 S. Kodiak Circle, Cornelius, Oregon 97113

www.ci.cornelius.or.us

Written Narrative Requirements

- X A. **Checklist.** Please provide one completed copy of this six-page checklist.
- X B. **Description of proposal.** Please describe what changes are proposed to the site, structure, landscaping, parking, and land use. Provide findings verifying that the intended use is allowed by the City's *Development Code* (Chapter 18).
- X C. **Approval criteria findings:** Please provide findings verifying that the proposal meets the Code's requirements found in *Section 18.100*, Land Use & Zoning Site Design Review, Development Requirements & Standards of the applicable zone, and the off-street parking and loading requirements of *Section 18.145.*, in addition, provide findings for any other applicable Code requirements. Specify conformance or proposed variance request from those requirements.
- X D. **Technical and design standards.** Please provide findings specifically addressing each criteria found in *Section 18.100.040* of the City's *Development Code* (Chapter 18).
- X E. **Proposed Operations:** Please provide the hours of operation, total number of employees, and maximum number of employees per shift.
- X F. **Additional Requirements:** Please be advised that special studies, investigations and reports may be required to ensure that the proposal does not adversely affect the surrounding community, and does not create hazardous conditions for persons or improvements on the site. These studies may include investigations and reports on noise attenuation, air quality, traffic control, soil conditions, flooding of waters and storm water run-off, natural resources, tree preservation, and other concerns.

Written Narrative Requirements (cont.)

- X **G. Site Analysis Information:**
- 1. Existing building area: _____ sq. ft.
Proposed building addition or subtraction: _____ sq. ft.

 - 2. Existing building height: _____ ft.
Proposed building height: 100 (pole) ft.

 - 3. Existing parking area: _____ sq. ft.
Existing number of parking spaces: _____ # sp.
Proposed parking addition or subtraction: _____ sq. ft.
Proposed number of parking spaces: _____ # sp.
Proposed use: Wireless Facility
Parking requirement: _____

 - 4. Existing landscaped area: _____ sq. ft.
Percentage of site: _____ %
Proposed landscape addition or subtraction: _____ sq. ft.
Percentage of site: _____ %
- X **H. Neighborhood Review Meeting:** information required (*Dev. Code Section 18.10.030.*). (Only required for Type III Reviews)
- X 1. A copy of the notice sent to surrounding property owners.
 - X 2. A copy of the mailing list used to send out meeting notices.
 - X 3. An affidavit of mailing notice.
 - X 4. Representative copies of written materials and plans presented at the Neighborhood Review Meeting.
 - X 5. Notes of the meeting, including the meeting date, time, and location, the names and addresses of those who attended, and oral and written comments received.
- X **I. Other Requirements:** Please provide documentation that the requirements from other agencies and/or jurisdictions for your proposal have been permitted OR submit your schedule for application and approval of the required permits. If applicable, include a copy of a signed Sensitive Area Pre-Screening Letter from the City Engineer. Based upon the findings of the Sensitive Area Pre-Screening Letter, a **Clean Water Services Service Provider Letter may be required.**
- J. Temporary Construction Office.** Please provide information on the site plan showing the location and state the duration of the temporary construction office.

DESIGN REVIEW TYPE II & III

Plan Requirements

All plans, except architectural elevations, shall be presented at a minimum of 1" = 20' engineering scale and on a maximum sheet size of 24" x 36." Please also include one 'unbound' set that is 8 1/2" x 11" in size. Each of the following plans and drawings shall be submitted on separate sheets. Architectural elevations may be presented at an architectural scale. Please include all of the following information.

- X A. **Existing Conditions Plan:**
- 1. North arrow, scale and date of plan.
 - 2. Vicinity map.
 - 3. The entire lot(s), including area and property lines dimensioned.
 - 4. Points of existing access, interior streets, driveways, and parking areas.
 - 5. Location of all existing buildings and structures.
 - 6. Existing right-of-way and improvements.
 - 7. Dimension from centerline to edge of existing right-of-way.
 - 8. Existing topographical information, showing 2 ft. contours.
 - 9. Surrounding development and conditions within 100 ft. of the property; such as zoning, land uses, buildings, driveways, and trees.
 - 10. Location of existing public and private utilities, easements, and 100-year floodplain.
 - 11. Sensitive areas, as defined by the Clean Water Services standards.
 - 12. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock out-croppings, and streams. *Wetlands must be professionally delineated.*
 - 13. Existing trees larger than 6" in dbh (diameter at breast height), including genus, species and size. Dbh is measured at 54" above grade.
- X B. **Dimensioned Site Plan:**
- 1. North arrow, scale and date of plan.
 - 2. The entire lot(s), including area, property lines dimensioned and labeled "front," "side," and "rear."
 - 3. Proposed points of access, interior streets, driveways, and parking areas.
 - 4. Proposed location of buildings and structures, including refuse storage locations, pedestrian/bike paths, swimming pools, tennis courts, and tot-lots.
 - 5. Proposed right-of-way, dedications and improvements.
 - 6. Dimension from centerline to edge of proposed right-of-way.
 - 7. Dimensions of all improvements, including setbacks, parking spaces, driveways, and distance between buildings.
 - 8. Location of storm water quality/detention facilities.
 - 9. Boundaries of development phases, if applicable.
 - 10. Sensitive areas, as defined by the Clean Water Services standards.

_____ 11. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock out-croppings, and streams. *Wetlands must be professionally delineated.*

 X C.

Grading Plan:

- _____ 1. North arrow, scale and date of plan.
- _____ 2. The entire lot(s).
- _____ 3. Points of access, interior streets, driveways, and parking areas.
- _____ 4. Location of buildings and structures, including refuse storage locations, pedestrian/bike paths, swimming pools, tennis courts, and tot-lots.
- _____ 5. Proposed rights-of-way, dedications and improvements.
- _____ 6. Dimension from centerline to edge of proposed right-of-way.
- _____ 7. Existing and proposed topographical information, showing 2 ft. contours and appropriate spot elevations for features such as walls, retaining walls (top and bottom elevations), catch basins, stairs, sidewalks, and parking areas.
- _____ 8. Location of 100-year flood plain.
- _____ 9. Location of storm water quality/detention facilities.
- _____ 10. Boundaries of development phases, if applicable.
- _____ 11. Natural Resource Areas, Significant trees, and Historic trees, if applicable.
- _____ 12. Sensitive areas, as defined by the Clean Water Services standards.
- _____ 13. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock out-croppings, and streams. *Wetlands must be professionally delineated.*
- _____ 14. Existing trees larger than 6" dbh. Indicate which trees are proposed to be saved and which are proposed to be removed.

 X D.

Utility Plan:

- _____ 1. North arrow, scale and date of plan.
- _____ 2. The entire lot(s).
- _____ 3. Points of access, interior streets, driveways, and parking areas.
- _____ 4. Location of buildings and structures, including refuse storage locations, pedestrian/bike paths, swimming pools, tennis courts, and tot lots.
- _____ 5. Proposed right-of-way, dedications and improvements.
- _____ 6. Proposed topographical information, showing 2 ft. contours.
- _____ 7. Location of 100-year flood plain.
- _____ 8. Location of existing and proposed public and private utilities, easements, surface water drainage patterns, and storm water quality/detention facilities.
- _____ 9. Boundaries of development phases, if applicable.
- _____ 10. Sensitive areas, as defined by the Clean Water Services standards.
- _____ 11. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock out-croppings, and streams. *Wetlands must be professionally delineated.*

- X E. **Landscape Plan:**
- _____ 1. North arrow, scale and date of plan.
- _____ 2. The entire lot(s).
- _____ 3. Points of access, interior streets, driveways, and parking areas.
- _____ 4. Location of buildings and structures, including refuse storage locations, pedestrian/bike paths, swimming pools, tennis courts, and tot lots.
- _____ 5. Proposed right-of-way, dedications and improvements.
- _____ 6. Boundaries of development phases, if applicable.
- _____ 7. Sensitive areas, as defined by the Clean Water Services standards.
- _____ 8. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock out-croppings, and streams. *Wetlands must be professionally delineated.*
- _____ 9. Existing trees, larger than 6" dbh, proposed to be saved. Include genus, species, and size.
- _____ 10. The location and design of proposed landscaped areas, indicating all plant materials, including genus, species, common name, plant sizes, and spacing.
- _____ 11. List of plant materials, including genus, species, common name, size, quantity, spacing and condition.
- _____ 12. Other pertinent landscape features, including walls, retaining walls, berms, fences, and fountains.
- _____ 13. A note on the plan indicating that an irrigation system will be installed to maintain the landscape materials.
-
- N/A F. **Lighting Plan:**
- _____ 1. Location of all exterior lighting, including those mounted on poles, walls, bollards and the ground.
- _____ 2. Type, style, height, and the number of fixtures per light.
- _____ 3. Wattage per fixture and lamp type, such as sodium, mercury, and halide.
- _____ 4. 8 ½" x 11" manufacturer's illustrations and specifications (cut sheets) of all proposed lighting poles and fixtures.
- _____ 5. For all exterior lighting, indicate the area and pattern of illumination measured at ½-foot candlepower.
-
- X G. **Architectural Renderings and Elevations, or both:** Please provide information that identifies the general character of the buildings and structures; indicate dimensions, materials, colors, and textures proposed for any structures. This includes buildings, retaining walls, refuse storage facilities, play structures, and fences
-
- _____ H. **Materials Board:** Please provide one 8½" x 11" or 8½" x 14" Materials Board with examples of all building materials, colors, and textures of exterior surfaces.

I have provided the items required in this six-page submittal checklist. I understand that any missing information, omissions or both may deem my project incomplete, which may lengthen the time to process the request.

Phil Kitzes

Signature

4.11.25

Date

Phillip Kitzes

Print Name

206.227.7445

Telephone Number

Sensitive Area Pre-Screening Site Assessment

Jurisdiction: <u>CITY OF CORNELIUS</u>	
Property Information: (example 1S234AB01400) Taxlot ID(s): <u>1N334DC-04400 01</u> <u>OR</u> Site Address: <u>401 N 26th Avenue</u> City State Zip: <u>Cornelius, OR 97113</u> Nearest Cross Street: <u>Between N Fremont Street/ E Baseline Street</u>	Owner Information: Name: <u>Cornelius Self Storage LLC</u> Company: _____ Address: <u>35 Corte Madera Avenue</u> City State Zip: <u>Mill Valley, CA 94941</u> Phone/Fax: _____ / _____ E-mail: _____
Development Activity: Check all that apply Addition to Single Family Residence (rooms, deck, garage) <input type="checkbox"/> Lot Line Adjustment <input type="checkbox"/> Minor Land Partition <input type="checkbox"/> Residential Condominium <input type="checkbox"/> Commercial Condominium <input type="checkbox"/> Residential Subdivision <input type="checkbox"/> Commercial Subdivision <input type="checkbox"/> Single Lot Commercial <input type="checkbox"/> Multi Lot Commercial <input type="checkbox"/> Other <u>A new wireless facility</u>	Applicant Information: Name: <u>Centerline, on behalf of New Cingular PCS (AT&T)</u> Company: _____ Address: <u>23035 SE 263rd Street (remote)</u> City State Zip: <u>Maple Valley, WA 98038</u> Phone/Fax: <u>206.227.7445</u> / _____ E-mail: <u>pkitzes@clinellc.com / Phillip Kitzes</u>
Will the project involve any off-site work: YES <input type="checkbox"/> NO <input type="checkbox"/> Unknown <input checked="" type="checkbox"/> Location and description of off-site work: _____ <u>Potentially in the right-of-way for access to utilities.</u>	
Additional comments or information that may be needed to understand your project: _____	

This application does NOT replace the need for Grading and Erosion Control Permits, Connection Permits, Building Permits, Site Development Permits, DEQ 1200-C Permit or other permits as issued by the Department of Environmental Quality, Department of State Lands and/or Department of the Army COE. All required permits and approvals must be obtained and completed under applicable local, state, and federal law.

By signing this form, the Owner or Owner's authorized agent or representative, acknowledges and agrees that employees of The City of Cornelius and Clean Water Services have authority to enter the project site at all reasonable times for the purpose of inspecting project site conditions and gathering information related to the project site. I certify that I am familiar with the information contained in this document, and to the best of my knowledge and belief, this information is true, complete, and accurate.

Print/Type Name: Phillip Kitzes - Authorized Representative Print/Type Title: Project Manager
 Signature: Phil Kitzes Date: 4.11.25

FOR CITY AND CLEAN WATER SERVICES (CWS) USE ONLY

- Sensitive areas potentially exist on site or within 200' of the site. **THE APPLICANT MUST PERFORM A SITE ASSESSMENT PRIOR TO ISSUANCE OF A SERVICE PROVIDER LETTER.** If Sensitive Areas exist on the site or within 200 feet on adjacent properties, a Natural Resources Assessment Report may also be required.
- Based on review of the submitted materials and best available information Sensitive areas do not appear to exist on site or within 200' of the site. This Sensitive Area Pre-Screening Site Assessment does **NOT** eliminate the need to evaluate and protect water quality sensitive areas if they are subsequently discovered. This document will serve as your Service Provider letter as required by CWS Resolution and Order 07-20, Section 3.02.1. All required permits and approvals must be obtained and completed under applicable local, State, and federal law.
- Based on review of the submitted materials and best available information the above referenced project will not significantly impact the existing or potentially sensitive area(s) found near the site. This Sensitive Area Pre-Screening Site Assessment does **NOT** eliminate the need to evaluate and protect additional water quality sensitive areas if they are subsequently discovered. This document will serve as your Service Provider letter as required by CWS Resolution and Order 07-20, Section 3.02.1. All required permits and approvals must be obtained and completed under applicable local, state, and federal law.
- This Service Provider Letter is not valid unless _____ CWS approved site plan(s) are attached.**
- The proposed activity does not meet the definition of development or the lot was platted after 9/9/95 ORS 92.040(2). **NO SITE ASSESSMENT OR SERVICE PROVIDER LETTER IS REQUIRED.**

Reviewed By:  Agency: City of Cornelius Date: 4-14-25



PG55 Cornelius East NSB RF Justification

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Coverage Justification

OVERVIEW

AT&T is proposing to build a new wireless communication facility (“WCF” or “facility”), PG55 Cornelius East (45.52324, -123.040024), located at 401 North 26th Avenue, Cornelius, OR 97113 in Washington County. This proposed facility meets AT&T’s coverage objectives (providing outdoor, in-vehicle, and in-building wireless coverage) within a geographic area not presently served by AT&T’s network. Specifically, this proposed new wireless facility will provide coverage and capacity enhancement at Free Orchard Elementary School as well as at business, industrial and residential areas along Tualatin Valley Highway between 20th Ave and 336th Ave. This coverage objective was determined through a combined analysis of the coverage from current sites in the area, customer complaints, service requests, and radio frequency engineering design. This facility will allow AT&T to provide uninterrupted wireless service with fewer dropped calls, improved call quality, and improved access to additional wireless services that the public now demands. This includes emergency 911 calls throughout the area.

In addition to AT&T 4G LTE commercial facilities, this proposed WCF will include facilities to support FirstNet. As a FirstNet site, this proposed WCF is part of a more significant initiative by AT&T to upgrade existing wireless sites and to build new sites to support FirstNet and deploy the new frequency band for first responders (“Band 14”).

SEARCH RING

AT&T’s radio frequency (“RF”) engineers performed an RF engineering study, considering multiple objectives, to determine the approximate site location and antenna height required to fulfill the noted network objectives for the targeted service area. From this study, AT&T’s RF engineers identified a “search ring” area where a WCF may be located to provide effective service in the target coverage area. Candidates need to have good height and location, overlooking major roads and highways. This was the primary criteria to identify the search ring.

Figure A—Targeted Search Ring indicates the search ring AT&T’s RF engineers established for this proposed site. A discussion of the methodology AT&T’s RF engineers used to identify the search ring is included at the end of this RF Justification document.

Coverage Justification—Con't

COVERAGE OBJECTIVE

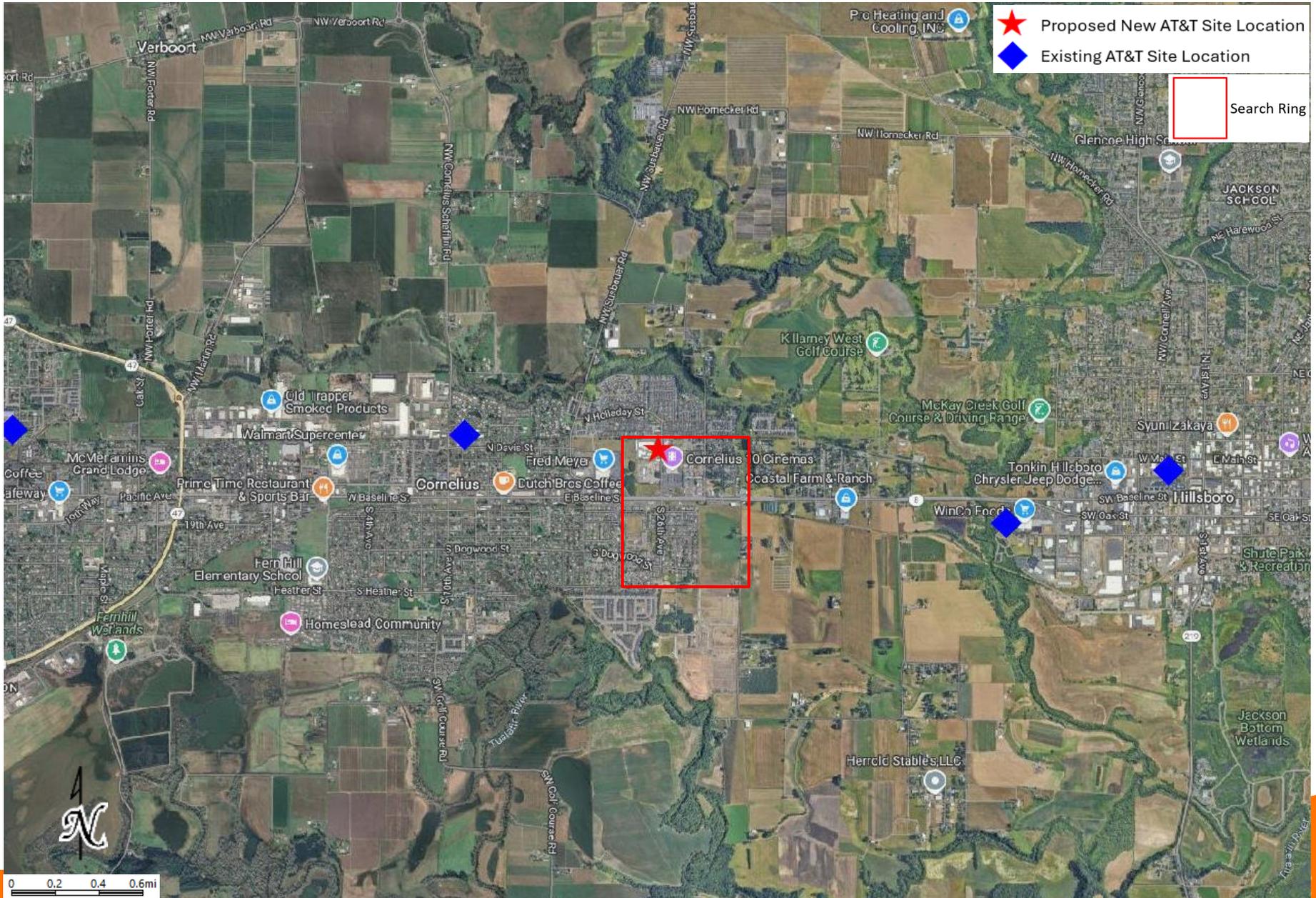
Figure B—Existing AT&T Coverage shows existing AT&T wireless services in the general area of the proposed new site. The red star indicates the location of the proposed new WCF. The blue diamonds indicate the location of existing AT&T WCF sites; coverage from AT&T's existing WCF sites is shaded in green. As can be seen, there is a coverage gap in areas not shaded in green which may have minimal to no 4G voice service and does not have adequate 4G LTE service.

Figure C—Projected New AT&T Coverage identifies the projected coverage from the proposed new WCF with the requested antenna tip height of 100ft. The proposed antenna tip height is the necessary to help fill the coverage gap relative to nearby complementary wireless facilities and to support the FirstNet Network. This is also the height where an AT&T wireless device can be reliably used to make and receive telephone calls and use data service in the presence of varying signals. The new WCF will provide coverage and capacity enhancement at Free Orchard Elementary School as well as at business, industrial and residential areas along Tualatin Valley Highway between 20th Ave and 336th Ave.

ANTENNAS AND EQUIPMENT

To meet the above coverage objectives, this proposed site will contain up to 9 panel antennas and 9 RRH units (together with all associated accessory equipment).

Figure A—Targeted Search Ring



Search Ring Methodology

AT&T's RF engineers used coverage propagation software systems to predict the coverage provided by the proposed new WCF. The software and AT&T's RF engineers considered the general factors outlined below, as well as more project-specific factors such as the type of antenna, antenna tilt, etc.

Coverage. The antenna site must be located in an area where the radio frequency broadcasts will provide adequate coverage within the targeted service area. The RF engineer must take into consideration the coverage objectives for the site as well as the terrain in and around the area to be covered. Because radio frequency broadcasts travel in a straight line and diminish as they travel further away from the antennas, it is generally best to place an antenna site near the center of the desired coverage area. However, in certain cases, the search ring may be located away from the center of the desired coverage area due to the existing coverage, the surrounding terrain, or other features which might affect the radio frequency broadcasts, *e.g.* buildings or sources of electrical interference.

Clutter. AT&T's WCFs must "clear the clutter"—the WCF site must be installed above or close to RF obstructions (the "clutter") to enable the RF to extend beyond and clear the clutter. AT&T's radio frequencies do not penetrate mountains, hills, rocks, or metal, and are diminished by trees, brick and wood walls, and other structures. Accordingly, AT&T's antennas must be installed above or close to the "clutter" to provide high quality communications services in the desired coverage areas. Additionally, if the local code requires us to accommodate additional carriers on the support structure, the structure must be even taller to also allow the other carriers' antennas to clear the clutter.

Call Handoff. The WCF site must be in an area where the radio broadcasts from the site will allow seamless "call handoff" with adjacent WCF sites. Call handoff is a feature of a wireless communications system that allows an ongoing telephone conversation to continue uninterrupted as the user travels from the coverage area of one antenna site into the coverage area of an adjacent antenna site. This requires coverage overlap for a sufficient distance and/or period of time to support the mechanism of the call handoff.

Quality of Service. Users of wireless communications services want to use their services where they live, work, commute and play, including when they are indoors. AT&T's coverage objectives include the ability to provide indoor coverage in areas where there are residences, businesses and indoor recreational facilities.

Search Ring Methodology—Con't

Radio Frequencies used by System. The designs of wireless communications systems vary greatly based upon the radio frequencies that are used by the carrier. If the carrier uses radio frequencies in the 700 MHz to 850 MHz range, the radio signals will travel further and will penetrate buildings better than the radio frequencies in the 1900 MHz band. As a result, wireless communications systems that use lower radio frequencies will need fewer sites than wireless communications systems that use higher radio frequencies.

Land Use Classifications. AT&T's ability to construct a WCF site on any particular property is affected by state and local regulations, including zoning and comprehensive plan classifications, goals, and policies. AT&T's search rings take these laws and regulations into consideration.



Date: December 13, 2024
Site Number: PG55 – Cornelius East
FA Code: 16243853
USID: 500030
Address: 401 North 26th Avenue, Cornelius, OR 97113
Re: Radio Frequency Compliance

Statement of Compliance

This AT&T wireless communications facility complies with all federal standards for radio frequency radiation in accordance with the Telecommunications Act of 1996 and subsequent amendments and any other requirements imposed by state or federal regulatory agencies.

Description of Facility:

Location Type: Proposed wireless communications facility will be comprised of multiple panel antennas and associated radio cabinets utilizing licensed frequencies in the 700, 850, 1900, 2100 and 3700 MHz bands. The purpose of the facility is to provide coverage and/or capacity to the geographic service area.

Power Density:

The power density from any sector as designed with the proposed facility shall not exceed the FCC maximum permissible exposure limits in accordance with FCC Public Standards OET Bulletin 65 (e.g., 1 mW/cm² at 1900 MHz) at any location that is considered readily accessible by the general public.

The proposed facility should not interfere with other communications facilities. Our sites are monitored 24/7 by a national operations center to insure all is operating normally. In addition, we have local technicians who make routine visits to cell sites to make repairs when needed. AT&T audits our facilities on a semi-annual basis to ensure that FCC compliance levels are continuously met.

If requested, a detailed radio frequency emission safety report detailing the maximum potential exposures will be provided to the jurisdiction.

Sincerely,

A handwritten signature in black ink, appearing to read "Samsul Bujang".

Samsul Bujang
AT&T Mobility - RAN Engineering



Federal Communications Commission
Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: NEW CINGULAR WIRELESS PCS, LLC

ATTN: CECIL J MATHEW
 NEW CINGULAR WIRELESS PCS, LLC
 208 S AKARD ST., RM 1015
 DALLAS, TX 75202

Call Sign WPWU989	File Number 0008643019
Radio Service WZ - 700 MHz Lower Band (Blocks C, D)	

FCC Registration Number (FRN): 0003291192

Grant Date 11-05-2019	Effective Date 11-05-2019	Expiration Date 06-13-2029	Print Date 11-07-2019
Market Number EAG706	Channel Block D	Sub-Market Designator 0	
Market Name Pacific			
1st Build-out Date 06-13-2019	2nd Build-out Date	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

If the facilities authorized herein are used to provide broadcast operations, whether exclusively or in combination with other services, the licensee must seek renewal of the license either within eight years from the commencement of the broadcast service or within the term of the license had the broadcast service not been provided, whichever period is shorter in length. See 47 CFR §27.13(b).

Operation of the facilities authorized herein, are subject to the condition that harmful interference may not be caused to, but must be accepted from UHF TV transmitters in Canada and Mexico as identified in existing and any future agreements with those countries.

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

This license may not authorize operation throughout the entire geographic area or spectrum identified on the hardcopy version. To view the specific geographic area and spectrum authorized by this license, refer to the Spectrum and Market Area information under the Market Tab of the license record in the Universal Licensing System (ULS). To view the license record, go to the ULS homepage at <http://wireless.fcc.gov/uls/index.htm?job=home> and select "License Search". Follow the instructions on how to search for license information.

Licensee Name: NEW CINGULAR WIRELESS PCS, LLC

Call Sign: WPWU989

File Number: 0008643019

Print Date: 11-07-2019

This application is granted pursuant to the Commission's Order In the Matter of Qualcomm Incorporated Petition for Declaratory Ruling, WT Docket No. 05-7, FCC 06-155, released October 13, 2006.

Official
Copy

Licensee Name: NEW CINGULAR WIRELESS PCS, LLC

Call Sign: WPWU989

File Number: 0008643019

Print Date: 11-07-2019

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status
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Official
Copy



December 30, 2024

Patrick Ewing
Centerline Solutions

Re: Acoustical Report – AT&T PG55 Cornelius East Offload
Site: 401 N 26th Avenue, Cornelius, OR 97113

Dear Patrick,

This report presents a noise survey performed in the immediate vicinity of the proposed AT&T telecommunications facility 401 N 26th Avenue in Cornelius, Oregon. This noise survey extends from the proposed equipment to the nearest properties. The purpose of this report is to document the existing conditions and the impacts of the acoustical changes due to the proposed equipment. This report contains data on the existing and predicted noise environments, impact criteria and an evaluation of the predicted sound levels as they relate to the criteria.

Code Requirements

The property is within the City of Cornelius zoning jurisdiction on property with an LI zoning designation. The nearest noise-sensitive units are across the railroad tracks to the north.

The proposed new equipment includes equipment support cabinets and an emergency generator. The equipment support cabinets are expected to run 24 hours a day. The generator will run once a week during daytime hours only, for maintenance and testing purposes.

Cornelius Municipal Code 9.20.015 limits sound to a noise-sensitive property as follows:

Noise is limited to 60 dBA between 7:00 am and 10:00 pm.
Noise is limited to 55 dBA between 10:00 pm and 7:00 am.

Cornelius Municipal Code 9.20.015 limits sound to a non noise-sensitive property as follows:

Noise is limited to 60 dBA between 10:00 pm and 7:00 am.
Noise is limited to 75 dBA between 10:00 pm and 7:00 pm on a public right-of-way at a distance of at least 100 feet from the source of the noise.

As the cabinets are expected to run 24 hours a day, they are subject to all of the above limits.

The generator will be subject, during daytime-only maintenance and testing, to the daytime limits. Cornelius Municipal Code 9.20.04(C) exempts the generator during emergency operation. Therefore the generator must meet the daytime code limit at the noise sensitive properties.

Ambient Conditions

Existing ambient noise levels were measured on site with a Svantek 971 sound level meter on December 19, 2024. Measurements were conducted in accordance with Oregon Administrative Rules (OAR) 340-35-035 subsection (3)(b). The average ambient noise level was 62 dBA.

Predicted Equipment Sound Levels

24-Hour Operation Equipment

The following table presents a summary of the equipment and their associated noise levels:

Table w: Equipment Noise Levels

Equipment	dBA (each)	Quantity	Combined dBA @ 5 ft
Vertiv F2020030 3-Bay Walk-Up Cabinet	70 dBA @ 5 ft	1	70
Purcell FlexSure-FLX12 Cabinet	65 dBA @ 5ft	1	65
Total dBA (All cabinets combined)			71

Methods established by AHRI Standard 275-2010 and ASHRAE were used in predicting equipment noise levels to the receiving properties. Application factors such as location, height, and reflective surfaces are accounted for in the calculations.

The equipment will be located at grade surrounded by a 6'-0" chain-link fence with privacy slats. The nearest noise sensitive receiving property is approximately 360 feet north of the equipment. The nearest non-noise sensitive receiving property is approximately 110 feet east of the equipment. 100 feet from the equipment is within the right-of-way and must meet the code limit at this location. The following table presents the predicted sound levels at the nearest receiving locations:

Table 1: Predicted Noise Levels: Proposed Equipment Cabinets

Line	Application Factor	N Noise Sensitive	E Non- Sensitive	R.O.W.
1	Sound Pressure Level at 5 ft (dBA), Lp1	71	71	71
2	Distance Factor (DF) Inverse-Square Law (Free Field): $DF = 20 \cdot \log(d1/d2)$	-37 (360 ft)	-27 (110 ft)	-26 (100 ft)
3	New Equipment Sound Pressure Level at Receiver, Lpr (Add lines 1 and 2)	34	44	45

As shown in Table 2, the predicted sound level from the proposed equipment is 34 dBA at the nearest noise sensitive receiving property to the north, which meets the 55 dBA nighttime code limit.

The predicted sound level from the proposed equipment is 45 dBA at the nearest non noise-sensitive receiving location to the east, which meets the 60 dBA nighttime code limit.

The predicted sound level from the proposed equipment is 45 dBA at 100 feet from the equipment within the right-of-way, which meets the 75 dBA nighttime code limit.

Noise levels at other receiving properties, which are further away, will be lower and within code limits.

Emergency Equipment

The proposed equipment includes one Kohler 30REOZK 30 KW generator with a sound enclosure which has a sound level of 65 dBA at 23 feet. The nearest noise sensitive receiving property is approximately 360 feet north of the equipment. The nearest non-noise sensitive receiving property is approximately 110 feet east of the equipment. 100 feet from the equipment is within the right-of-way and must meet the code limit at this location. The following are the predicted sound levels at the receiving locations:

Table 2: Predicted Noise Levels: Proposed Emergency Generator

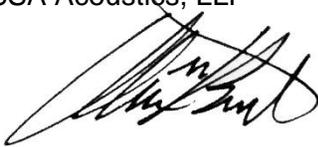
Line	Application Factor	N Noise Sensitive
1	Equipment Sound Pressure Level at 23 ft. (dBA), Lp1	65
2	Distance Factor (DF) Inverse-Square Law (Free Field): $DF = 20\log(d1/d2)$	-24 (360 ft)
3	New Equipment Sound Pressure Level at Receiver, Lpr (Add lines 1 and 2)	41

As shown in Table 3, the predicted sound level from the proposed generator during test cycle operation is 41 dBA at the nearest noise sensitive receiving property to the north, which meets the 60 dBA code limit.

Noise levels at other receiving properties, which are further away, will be lower and within code limits.

Please contact us if you have any questions or require further information.

Sincerely,
 SSA Acoustics, LLP

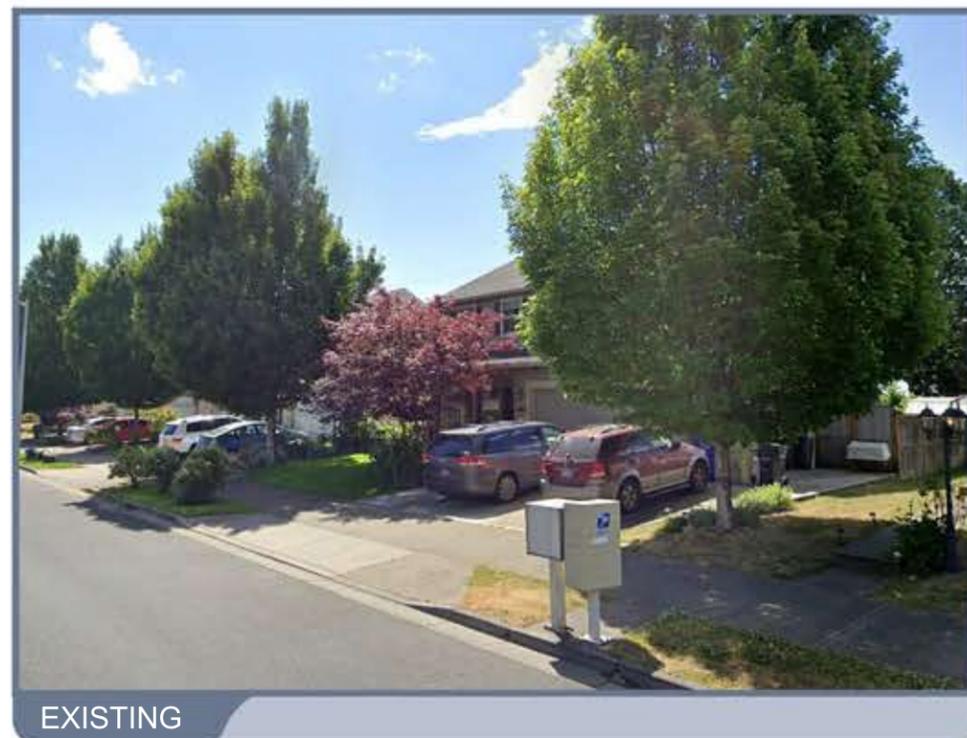
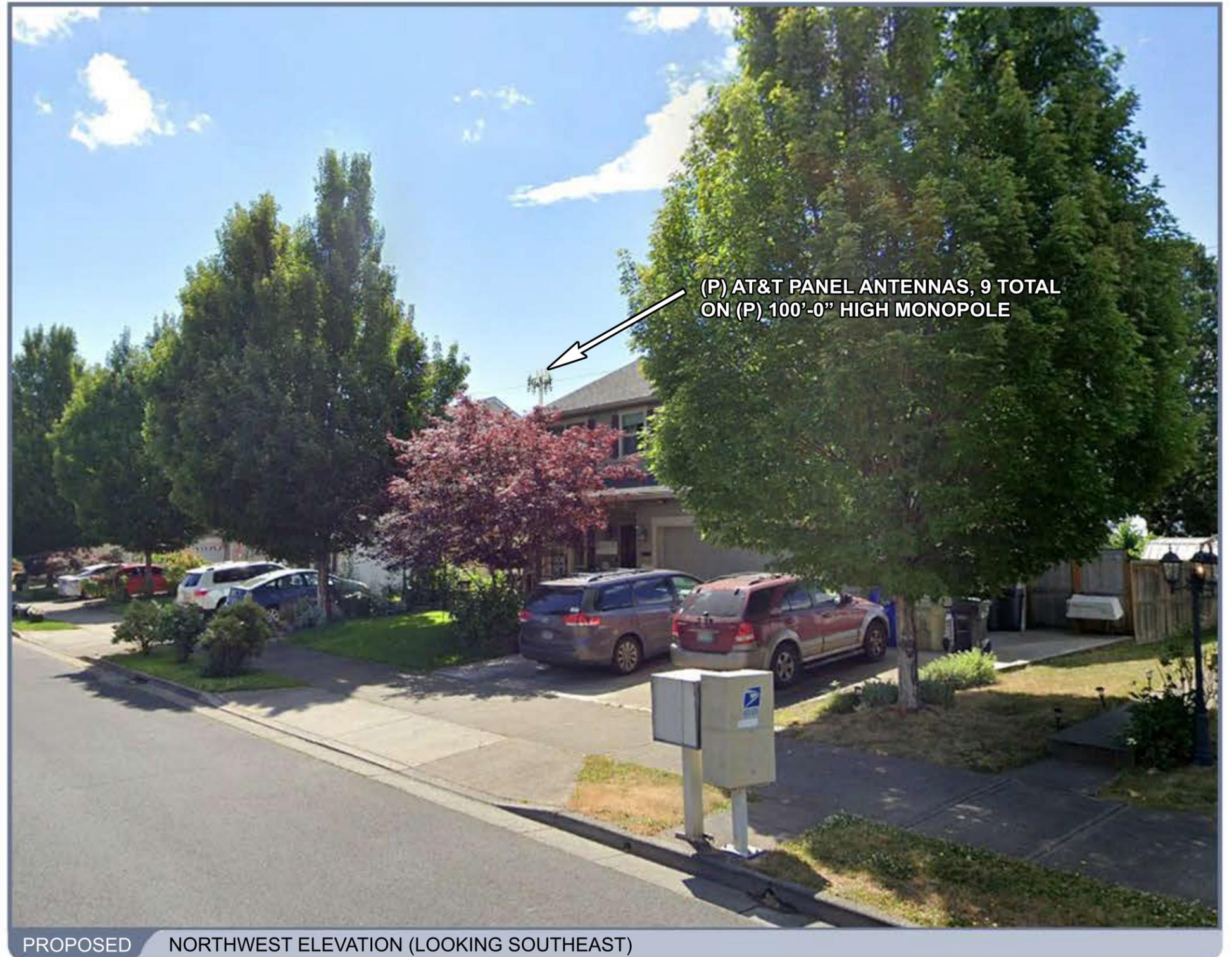


Alan Burt, P.E.
 MANAGING PARTNER



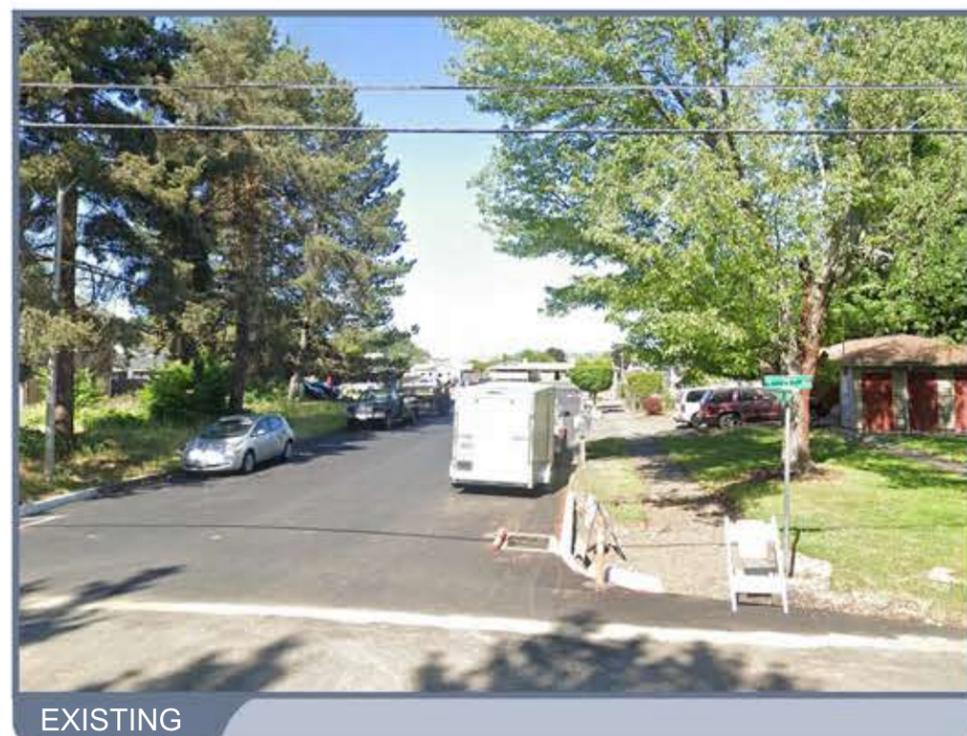
RENEWAL DATE: 12/31/25

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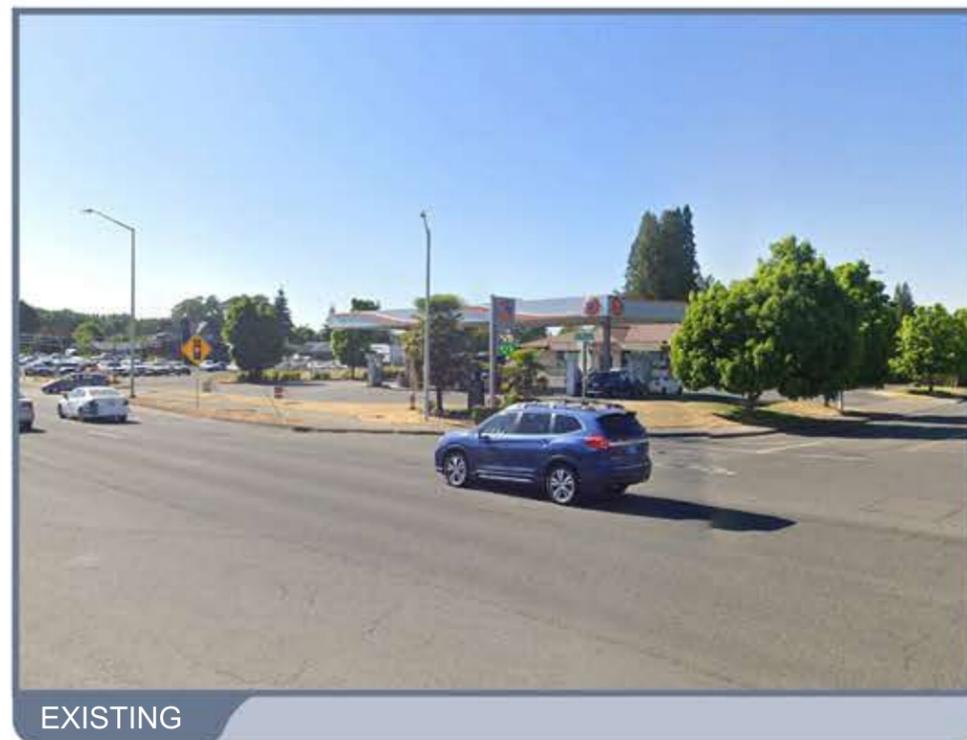




EXISTING

PROPOSED NORTHEAST ELEVATION (LOOKING SOUTHWEST)





EXISTING



PROPOSED SOUTHEAST ELEVATION (LOOKING NORTHWEST)



EXISTING



PROPOSED SOUTH ELEVATION (LOOKING NORTH)



CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

- OREGON BUILDING CODES AND STANDARDS:
- 2022 OREGON STRUCTURAL SPECIALTY CODE (2021 IBC)
 - 2022 OREGON MECHANICAL SPECIALTY CODE (2021 IMC)
 - 2021 OREGON RESIDENTIAL SPECIALTY CODE (2018 IRC)
 - 2021 OREGON ELECTRICAL SPECIALTY CODE (2020 NEC)
 - ANSI/EIA-TIA-222-H



SITE NUMBER: PG55
SITE NAME: CORNELIUS EAST
SITE TYPE: MONOPOLE / VERTIV NETSURE X744 (3-BAY WUC)
ADDRESS: 401 NORTH 26TH AVENUE
 CORNELIUS, OR 97113
PARCEL ID: 1N334DC-04400 01

NEW BUILD LTE ONLY 1C: WSWOR0043641
 LTE 2C: ---
 5G NR 1DR-1: ---
 5G NR 1DR-1 CBAND: ---
 NSB 5G NR 1DR-2: ---
 5G NR 1DR-2 CBAND: ---
 NSB 5G NR 1DR-2: ---

USID: 500030
 FA CODE: 16243853

PREPARED FOR



NEW CINGULAR WIRELESS PCS, LLC ("AT&T")
 19801 SW 72ND AVE., STE. 200
 TUALATIN, OR 97062

Vendor:



P. MARSHALL & ASSOCIATES
 A CENTERLINE COMMUNICATIONS COMPANY
 1000 HOLCOMB WOODS PKWY, STE. 210
 ROSWELL, GA 30076
 OFFICE: (678) 280-2325

PM&A PROJECT ID: P-093722

Issued For:

PG55

CORNELIUS EAST

401 NORTH 26TH AVENUE
 CORNELIUS, OR 97113
 PARCEL ID:
 1N334DC-04400 01

DRAWN BY: FG

CHECKED BY: JTD

A	11/06/24	90% ZD
B	12/18/24	90% ZD
C	02/14/25	90% ZD
D	02/19/25	90% ZD
E	03/20/25	90% ZD

REV DATE DESCRIPTION

Licensors:

T-1	TITLE SHEET	E
GN-1	GENERAL NOTES	E
GN-2	GENERAL NOTES	E
GN-3	SITE SIGNAGE	E
GN-4	MATERIAL SAFETY DATA SHEET & LEAD ACID BATTERY - 1	E
GN-5	MATERIAL SAFETY DATA SHEET & LEAD ACID BATTERY - 2	E
1A	1A CERTIFICATION	-
A-1	SITE PLAN	E
A-2	COMPOUND PLAN	E
A-3	ANTENNA PLAN & SCHEDULE & EQUIPMENT PLAN	E
A-4	EAST & SOUTH ELEVATIONS	E
L-1	LANDSCAPE PLAN	E

Sheet Title:

TITLE SHEET

Sheet Number:

T-1

PROJECT TEAM

APPLICANT / LESSEE: NEW CINGULAR WIRELESS PCS, LLC ("AT&T")
 19801 SW 72ND AVE., STE. 200
 TUALATIN, OR 97062

PROJECT MANAGER: CENTERLINE COMMUNICATIONS
 CONTACT: KELLY LEA
 EMAIL: klea@clinellc.com
 PH: (503) 380-2717

CONSTRUCTION MANAGER: CONTACT: TOM LOGAN
 EMAIL: tlogan@att.com
 PH: (253) 709-0317

SITE ACQUISITION / ZONING: CENTERLINE COMMUNICATIONS
 CONTACT: PHILLIP KITZES
 EMAIL: pkitzes@clinellc.com
 PH: (206) 227-7445

A&E MANAGER: P. MARSHALL & ASSOCIATES
 CONTACT: JARRETT ELLINGTON
 EMAIL: jellington@pmass.com
 PH: (706) 294-1479

VICINITY MAP



LOCAL MAP



PROJECT DESCRIPTION

PROPOSED SITE BUILD OF AN UNMANNED TELECOMMUNICATIONS FACILITY, CONSISTING OF THE FOLLOWING:

TOWER/ANTENNA SOW:

- INSTALLATION OF (1) AT&T 100'-0" HIGH MONOPOLE
- INSTALLATION OF (9) AT&T PANEL ANTENNAS
- INSTALLATION OF (9) AT&T REMOTE RADIO HEADS (RRHS)
- INSTALLATION OF (3) AT&T RRH BACK TO BACK MOUNT ASSEMBLIES
- INSTALLATION OF (2) AT&T DC-9 SURGE SUPPRESSORS
- INSTALLATION OF (3) AT&T V-FRAME ANTENNA MOUNTS

EQUIPMENT SOW:

- INSTALLATION OF AN AT&T (718.18 SQ. FT.) TELECOMMUNICATION COMPOUND LEASE AREA
- INSTALLATION OF AN AT&T (114 L.F.), 6'-0" HIGH CHAIN LINK FENCING W/ PRIVACY GREEN SLATS
- INSTALLATION OF (1) AT&T VERTIV NETSURE X744 (3-BAY WUC) ON CONCRETE PAD
- INSTALLATION OF (1) AT&T KOHLER 30REOZK (30KW AC DIESEL) BACK-UP GENERATOR ON CONCRETE PAD
- INSTALLATION OF (1) AT&T 200A AC POWER PANEL
- INSTALLATION OF (8) AT&T SBS 190 BATTERIES (2) STRINGS
- INSTALLATION OF (1) AT&T FLX12 CABINET
- INSTALLATION OF (1) AT&T 200AMP DISCONNECT
- INSTALLATION OF (1) AT&T H-FRAME
- INSTALLATION OF (1) AT&T CABLE BRIDGE
- INSTALLATION OF (1) AT&T CABLE SLACK BOX
- INSTALLATION OF (6) AT&T DC POWER
- INSTALLATION OF (2) AT&T 24 PAIR FIBER CABLE TRUNKS
- INSTALLATION OF (3) AT&T 2" INNERDUCTS
- INSTALLATION OF (10) AT&T RECTIFIERS
- INSTALLATION OF (9) AT&T CONVERTERS
- INSTALLATION OF (1) AT&T DC50 SURGE SUPPRESSOR BOX
- INSTALLATION OF (1) AT&T 6672 BASEBAND UNITS
- INSTALLATION OF (1) AT&T 6610 CONTROLLER
- INSTALLATION OF (1) AT&T GPS ANTENNA

PROJECT AREA:

- (718.18 SQ. FT.) LEASE AREA

SITE INFORMATION

PROPERTY OWNER: CORNELIUS SELF STORAGE LLC
 CONTACT: LAUREN CHOCHOLAK
 35 CORTE MADERA AVENUE
 MILL VALLEY, CA 94941
 PH: (847) 224-3346

JURISDICTION: CITY OF CORNELIUS
WIND LOADS: 97 MPH (3-SECOND GUST)
EXPOSURE CATEGORY: C
SEISMIC DESIGN CATEGORY: D
FLOOD ZONE: ---
PARCEL ID #: 1N334DC-04400 01
ZONING: U
LATITUDE (NAD 83): 45.52324°
LONGITUDE (NAD 83): -123.040024°
IMPERVIOUS SURFACE: ±718.81 SQ. FT.
BASE OF PROPOSED STRUCTURE: ±0' (±189.0' AMSL)
TOP OF PROPOSED STRUCTURE: ±100.0' (±289.0' AMSL)
TOP OF STRUCTURE W/ (P) HIGHEST APPURTENANCE: ±105.0' (±294.0' AMSL)

ACCESSIBILITY REQUIREMENTS: FACILITY IS AN UNMANNED EQUIPMENT SPACE NOT INTENDED FOR HUMAN HABITATION AND ONLY FREQUENTLY VISITED BY MAINTENANCE PERSONAL. ACCESSIBILITY IS NOT REQUIRED PER IBC 2021, SECTION 1103.2.9 (EQUIPMENT SPACES)

TOWER OWNER: AT&T
POWER AGENCY: PORTLAND GENERAL ELECTRIC
TELEPHONE AGENCY: TBD
RFDS VERSION: PRELIMINARY
DATE UPDATED: 10/08/2024

GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWINGS

THESE PLANS ARE FORMATTED TO BE FULL SIZE AT 24" X 36". CONTRACTORS SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR MATERIAL ORDERS OR BE RESPONSIBLE FOR THE SAME.

GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

STATEMENTS

STRUCTURAL ANALYSIS IS NOT WITHIN THE SCOPE OF WORK CONTAINED IN THIS DRAWINGS SET. FOR ANALYSIS OF EXISTING AND/OR PROPOSED COMPONENTS, REFER TO STRUCTURAL ANALYSIS PROVIDED UNDER SEPARATE COVER.

ANTENNA MOUNT ANALYSIS IS NOT WITHIN THE SCOPE OF WORK CONTAINED IN THIS DRAWING SET. FOR ANALYSIS OF MOUNT TO SUPPORT EXISTING AND/OR PROPOSED COMPONENTS, REFER TO ANTENNA MOUNT STRUCTURAL ANALYSIS PROVIDED UNDER SEPARATE COVER.

DRIVING DIRECTIONS

DIRECTIONS FROM AT&T OFFICE LOCATED AT 19801 SW 72ND AVE, TUALATIN, OR 97062:

1. HEAD EAST TOWARD SW 72nd. AVE (10 FT)
2. TURN RIGHT TOWARD SW 72nd. AVE (128 FT)
3. TURN RIGHT ONTO SW 72nd. AVE (498 FT)
4. TURN LEFT AT THE 1ST CROSS STREET ONTO SW SAGERT ST (0.4 MILES)
5. TURN RIGHT ONTO SW NYBERG ST (0.2 MILES)
6. USE THE RIGHT LANE TO MERGE ONTO I-5 N VIA THE RAMP TO PORTLAND (0.2 MILES)
7. MERGE ONTO I-5 S (2.2 MILES)
8. USE THE RIGHT 2 LANES TO TAKE EXIT 292A TO MERGE ONTO OR-217 N TOWARD TIGARD/SUNSET HWY/OREGON COAST (7.5 MILES)
9. USE THE LEFT 2 LANES TO MERGE ONTO US-26 W/NW SUNSET HWY TOWARD SEASIDE (11.9 MILES)
10. TAKE EXIT 57 FOR GLENCOE RD TOWARD NORTH PLAINS (0.3 MILES)
11. TURN LEFT ONTO 1st ST/NW GLENCOE RD (2.0 MILES)
12. KEEP RIGHT TO CONTINUE TOWARD NW WREN RD (0.1 MILES)
13. TURN LEFT ONTO NW SUSBAUER RD (2.1 MILES)
14. CONTINUE ONTO N 19th AVE (0.4 MILES)
15. TURN LEFT ONTO N HOLLADAY ST (0.4 MILES)
16. TURN RIGHT ONTO N 26th AVE (0.1 MILES)
17. TURN RIGHT (52 FT)
18. DESTINATION WILL BE ON THE LEFT



GENERAL CONSTRUCTION NOTES:

- PLANS ARE INTENDED TO BE DIAGRAMMATIC OUTLINE ONLY, UNLESS NOTED OTHERWISE. THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
- THE CONTRACTOR SHALL OBTAIN, IN WRITING, AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS.
- CONTRACTOR SHALL CONTACT USA (UNDERGROUND SERVICE ALERT) AT (800) 227-2600, FOR UTILITY LOCATIONS, 48 HOURS BEFORE PROCEEDING WITH ANY EXCAVATION, SITE WORK OR CONSTRUCTION.
- THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY INDICATED OTHERWISE, OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE IBC / UBC'S REQUIREMENTS REGARDING EARTHQUAKE RESISTANCE, FOR, BUT NOT LIMITED TO, PIPING, LIGHT FIXTURES, CEILING GRID, INTERIOR PARTITIONS, AND MECHANICAL EQUIPMENT. ALL WORK MUST COMPLY WITH LOCAL EARTHQUAKE CODES AND REGULATIONS.
- REPRESENTATIONS OF TRUE NORTH, OTHER THAN THOSE FOUND ON THE PLOT OF SURVEY DRAWINGS, SHALL NOT BE USED TO IDENTIFY OR ESTABLISH BEARING OF TRUE NORTH AT THE SITE. THE CONTRACTOR SHALL RELY SOLELY ON THE PLOT OF SURVEY DRAWING AND ANY SURVEYOR'S MARKINGS AT THE SITE FOR THE ESTABLISHMENT OF TRUE NORTH, AND SHALL NOTIFY THE ARCHITECT / ENGINEER PRIOR TO PROCEEDING WITH THE WORK IF ANY DISCREPANCY IS FOUND BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND THE TRUE NORTH ORIENTATION AS DEPICTED ON THE CIVIL SURVEY. THE CONTRACTOR SHALL ASSUME SOLE LIABILITY FOR ANY FAILURE TO NOTIFY THE ARCHITECT / ENGINEER.
- THE BUILDING DEPARTMENT ISSUING THE PERMITS SHALL BE NOTIFIED AT LEAST TWO WORKING DAYS PRIOR TO THE COMMENCEMENT OF WORK, OR AS OTHERWISE STIPULATED BY THE CODE ENFORCEMENT OFFICIAL HAVING JURISDICTION.
- DO NOT EXCAVATE OR DISTURB BEYOND THE PROPERTY LINES OR LEASE LINES, UNLESS OTHERWISE NOTED.
- ALL EXISTING UTILITIES, FACILITIES, CONDITIONS, AND THEIR DIMENSIONS SHOWN ON THE PLAN HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THE ARCHITECT / ENGINEER AND THE OWNER ASSUME NO RESPONSIBILITY WHATSOEVER AS TO THE SUFFICIENCY OR THE ACCURACY OF THE INFORMATION SHOWN ON THE PLANS, OR THE MANNER OF THEIR REMOVAL OR ADJUSTMENT. CONTRACTORS SHALL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL EXISTING UTILITIES AND FACILITIES PRIOR TO START OF CONSTRUCTION. CONTRACTORS SHALL ALSO OBTAIN FROM EACH UTILITY COMPANY DETAILED INFORMATION RELATIVE TO WORKING SCHEDULES AND METHODS OF REMOVING OR ADJUSTING EXISTING UTILITIES.
- CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, BOTH HORIZONTAL AND VERTICALLY, PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES OR DOUBTS AS TO THE INTERPRETATION OF PLANS SHOULD BE IMMEDIATELY REPORTED TO THE ARCHITECT / ENGINEER FOR RESOLUTION AND INSTRUCTION, AND NO FURTHER WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS CHECKED AND CORRECTED BY THE ARCHITECT / ENGINEER. FAILURE TO SECURE SUCH INSTRUCTION MEANS CONTRACTOR WILL HAVE WORKED AT HIS/HER OWN RISK AND EXPENSE.
- ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS TO BE DISTURBED BY CONSTRUCTION SHALL BE ADJUSTED TO FINISH ELEVATIONS PRIOR TO FINAL INSPECTION OF WORK.
- ANY DRAIN AND/OR FIELD TILE ENCOUNTERED / DISTURBED DURING CONSTRUCTION SHALL BE RETURNED TO ITS ORIGINAL CONDITION PRIOR TO COMPLETION OF WORK. SIZE, LOCATION AND TYPE OF ANY UNDERGROUND UTILITIES OR IMPROVEMENTS SHALL BE ACCURATELY NOTED AND PLACED ON "AS-BUILT" DRAWINGS BY GENERAL CONTRACTOR, AND ISSUED TO THE ARCHITECT / ENGINEER AT COMPLETION OF PROJECT.
- ALL TEMPORARY EXCAVATIONS FOR THE INSTALLATION OF FOUNDATIONS, UTILITIES, ETC., SHALL BE PROPERLY LAID BACK OR BRACED IN ACCORDANCE WITH CORRECT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REQUIREMENTS.
- INCLUDE MISC. ITEMS PER AT&T SPECIFICATIONS
- IT IS A VIOLATION OF LAW FOR ANY PERSONS, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT
- ALL (N) CABLING AND EQUIPMENT MUST BE INSTALLED AND USED IN ACCORDANCE WITH THE PRODUCT'S INCLUDED INSTRUCTIONS, LISTING AND/OR LABELING REQUIREMENTS, PER NEC SECTION 110.3(B)
- THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.
- PENETRATIONS SHALL BE FIRE-STOPPED AND OPENINGS SHALL BE PROTECTED THROUGH FIRE-RATED WALLS, FLOOR, ROOF AND CEILING ASSEMBLIES AS REQUIRED BY THE 2018 IBC CHAPTER 7.
- STRUCTURAL ANALYSIS IS NOT WITHIN THE SCOPE OF WORK CONTAINED IN THIS DRAWINGS SET. FOR ANALYSIS OF EXISTING AND/OR PROPOSED COMPONENTS, REFER TO STRUCTURAL ANALYSIS PROVIDED BY PM&A UNDER SEPARATE COVER.
- ANTENNA MOUNT ANALYSIS IS NOT WITHIN THE SCOPE OF WORK CONTAINED IN THIS DRAWING SET. FOR ANALYSIS OF MOUNT TO SUPPORT PROPOSED COMPONENTS, REFER TO ANTENNA MOUNT STRUCTURAL ANALYSIS PROVIDED BY PM&A UNDER SEPARATE COVER.
- TOWER ANALYSIS TO BE CONDUCTED AND PROVIDED BY TOWER OWNER. FOR ANALYSIS OF EXISTING AND/OR PROPOSED COMPONENTS, REFER TO TOWER STRUCTURAL ANALYSIS UNDER SEPARATE COVER.

APPLICABLE CODES, REGULATIONS AND STANDARDS:

- SUBCONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION.
- THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.
- SUBCONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS:
 - AMERICAN CONCRETE INSTITUTE (ACI) 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
 - AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), MANUAL OF STEEL CONSTRUCTION, LRFD, FOURTEENTH EDITION
 - TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA/EIA) 222-H, STRUCTURAL STANDARD FOR ANTENNA SUPPORTING STRUCTURES AND ANTENNAS
 - INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE) 81, GUIDE FOR MEASURING EARTH RESISTIVITY, GROUND IMPEDANCE, AND EARTH SURFACE POTENTIALS OF A GROUND SYSTEM IEEE 1100 (1999) RECOMMENDED PRACTICE FOR POWERING AND GROUNDING OF ELECTRICAL EQUIPMENT.
 - IEEE C62.41, RECOMMENDED PRACTICES ON SURGE VOLTAGES IN LOW VOLTAGE AC POWER CIRCUITS (FOR LOCATION CATEGORY "C3" AND "HIGH SYSTEM EXPOSURE")
 - TIA 607 COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS TELCORDIA GR-63 NETWORK
 - EQUIPMENT-BUILDING SYSTEM (NEBS); PHYSICAL PROTECTION
 - TELCORDIA GR-347 CENTRAL OFFICE POWER WIRING
 - TELCORDIA GR-1275 GENERAL INSTALLATION REQUIREMENTS
 - TELCORDIA GR-1503 COAXIAL CABLE CONNECTIONS
 - ANY AND ALL OTHER LOCAL & STATE LAWS AND REGULATIONS
 - FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.

A.B.	ANCHOR BOLT
ABV.	ABOVE
ACCA	ANTENNA CABLE COVER ASSEMBLY
ADD'L	ADDITIONAL
A.F.F.	ABOVE FINISHED FLOOR
A.F.G.	ABOVE FINISHED GRADE
ALUM.	ALUMINUM
ALT.	ALTERNATE
ANT.	ANTENNA
APPRX.	APPROXIMATE(LY)
ARCH.	ARCHITECT(URAL)
AWG.	AMERICAN WIRE GAUGE
BLDG.	BUILDING
BLK.	BLOCK
BLKG.	BLOCKING
BM.	BEAM
B.N.	BOUNDARY NAILING
BTCW.	BARE TINNED COPPER WIRE
B.O.F.	BOTTOM OF FOOTING
B/U	BACK-UP CABINET
CAB.	CABINET
CANT.	CANTILEVER(ED)
C.I.P.	CAST IN PLACE
CLG.	CEILING
CLR.	CLEAR
COL.	COLUMN
CONC.	CONCRETE
CONN.	CONNECTION(OR)
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
d	PENNY (NAILS)
DBL.	DOUBLE
DEPT.	DEPARTMENT
D.F.	DOUGLAS FIR
DIA.	DIAMETER
DIAG.	DIAGONAL
DIM.	DIMENSION
DWG.	DRAWING(S)
DWL.	DOWEL(S)
EA.	EACH
EL.	ELEVATION
ELEC.	ELECTRICAL
ELEV.	ELEVATOR
EMT.	ELECTRICAL METALLIC TUBING
E.N.	EDGE NAIL
ENG.	ENGINEER
EQ.	EQUAL
EXP.	EXPANSION
EXST.(E)	EXISTING
EXT.	EXTERIOR
FAB.	FABRICATION(OR)
F.F.	FINISH FLOOR
F.G.	FINISH GRADE
FIN.	FINISH(ED)
FLR.	FLOOR

FDN.	FOUNDATION
F.O.C.	FACE OF CONCRETE
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUD
F.O.W.	FACE OF WALL
F.S.	FINISH SURFACE
FT.(')	FOOT (FEET)
FTG.	FOOTING
G.	GROWTH (CABINET)
GA.	GAUGE
GI.	GALVANIZE(D)
G.F.I.	GROUND FAULT CIRCUIT
INTERRUPTER	
GLB. (GLU-LAM)	GLUE LAMINATED BEAM
GPS	GLOBAL POSITIONING SYSTEM
GRND.	GROUND
HDR.	HEADER
HGR.	HANGER
HT.	HEIGHT
ICGB.	ISOLATED COPPER GROUND BUS
IN. (")	INCH(ES)
INT.	INTERIOR
LB.(#)	POUND(S)
L.B.	LAG BOLTS
L.F.	LINEAR FEET (FOOT)
L.	LONG(ITUDINAL)
MAS.	MASONRY
MAX.	MAXIMUM
M.B.	MACHINE BOLT
MECH.	MECHANICAL
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MTL.	METAL
(N)	NEW
NO.(#)	NUMBER
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
OPNG.	OPENING
P/C	PRECAST CONCRETE
PCS	PERSONAL COMMUNICATION
SERVICES	
PLY.	PLYWOOD
PPC	POWER PROTECTION CABINET
PRC	PRIMARY RADIO CABINET
P.S.F.	POUNDS PER SQUARE FOOT
P.S.I.	POUNDS PER SQUARE INCH
P.T.	PRESSURE TREATED
PWR.	POWER (CABINET)
QTY.	QUANTITY
RAD.(R)	RADIUS
REF.	REFERENCE
REINF.	REINFORCEMENT(ING)
REQ'D/	REQUIRED
RGS.	RIGID GALVANIZED STEEL

SCH.	SCHEDULE
SHT.	SHEET
SIM.	SIMILAR
SPEC.	SPECIFICATIONS
SQ.	SQUARE
S.S.	STAINLESS STEEL
STD.	STANDARD
STL.	STEEL
STRUC.	STRUCTURAL
TEMP.	TEMPORARY
THK.	THICK(NESS)
T.N.	TOE NAIL
T.O.A.	TOP OF ANTENNA
T.O.C.	TOP OF CURB
T.O.F.	TOP OF FOUNDATION
T.O.P.	TOP OF PLATE (PARAPET)
T.O.S.	TOP OF STEEL
T.O.W.	TOP OF WALL
TYP.	TYPICAL
U.G.	UNDER GROUND
U.L.	UNDERWRITERS LABORATORY
U.N.O.	UNLESS NOTED OTHERWISE
V.I.F.	VERIFY IN FIELD
W	WIDE (WIDTH)
w/	WITH
WD.	WOOD
W.P.	WEATHERPROOF
WT.	WEIGHT
⊕	CENTERLINE
⊖	PLATE, PROPERTY LINE
(P)	PROPOSED

ABBREVIATIONS:

SYMBOLS LEGEND:

	BLDG. SECTION		GROUT OR PLASTER
	WALL SECTION		(E) BRICK
	DETAIL		(E) MASONRY
	ELEVATION		CONCRETE
	DOOR SYMBOL		EARTH
	WINDOW SYMBOL		GRAVEL
	TILT-UP PANEL MARK		PLYWOOD
	PROPERTY LINE		SAND
	CENTERLINE		PLYWOOD
	SETBACK		SAND
	ELEVATION DATUM		(E) STEEL
	GRID/COLUMN LINE		MATCH LINE
	KEYNOTE, DIMENSION ITEM		GROUND CONDUCTOR
	KEYNOTE, CONSTRUCTION ITEM		OVERHEAD SERVICE CONDUCTORS
	WALL TYPE MARK		TELEPHONE CONDUIT
	OFFICE		POWER CONDUIT
	ROOM NAME		COAXIAL CABLE
	ROOM NUMBER		CHAIN LINK FENCE
			CHAIN LINK FENCE
			WOOD FENCE
			(P) ANTENNA
			(P) RRU
			(P) DC SURGE SUPPRESSION
			(F) ANTENNA
			(F) RRU
			(E) EQUIPMENT

PREPARED FOR



NEW CINGULAR WIRELESS PCS, LLC ("AT&T")
19801 SW 72ND AVE., STE. 200
TUALATIN, OR 97062

Vendor:



P. MARSHALL & ASSOCIATES
A CENTERLINE COMMUNICATIONS COMPANY
1000 HOLCOMB WOODS PKWY, STE. 210
ROSWELL, GA 30076
OFFICE: (678) 280-2325

PM&A PROJECT ID: P-093722

Issued For:

PG55
CORNELIUS EAST
401 NORTH 26TH AVENUE
CORNELIUS, OR 97113
PARCEL ID:
1N334DC-04400 01

DRAWN BY: FG

CHECKED BY: JTD

A	11/06/24	90% ZD
B	12/18/24	90% ZD
C	02/14/25	90% ZD
D	02/19/25	90% ZD
E	03/20/25	90% ZD

REV	DATE	DESCRIPTION
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Licensors:

Sheet Title:

GENERAL NOTES

Sheet Number:

GN-1

EnerSys SAFETY DATA SHEET **HAWKER** Form #: SDS 833026
 Revised: AB
 Supersedes: AA (06-16-16)
 BCO #: 1001828

II. PRODUCT IDENTIFICATION
 Chemical Trade Name (as used on label): Sealed Lead Acid Battery, VRLA Battery
 Acronym and define battery manufactured using factory modified wetcell of Cycle[®], Gamma[®], SBS, XSB, Amara[®] Plus[®], or Large TPPL.
 Synonyms: Sealed Lead Acid Battery, VRLA Battery
 Manufacturer's Name/Address: Hawker Energy Products Inc. (Formerly Hawker Energy Products Inc.)
 617 N. Ridgewood Drive
 Warrensburg, MO 64093-0001
 CHEMTRC DOMESTIC: 800-424-9300 CHEMTRC INTL: 707-527-9877

III. CHEMICAL IDENTIFICATION

HEALTH	ENVIRONMENTAL	PHYSICAL
Acute Toxicity (Oral/Dermal/Inhalation) Category 4 Skin Corrosion/Irritation Category 1A Eye Damage Category 1 Reproductive Category 1A Carcinogenicity (Test compound) Category 1B Carcinogenicity (Self-test) Category 1A Specific Target Organ Toxicity (Repeated exposure) Category 2	Aquatic Chronic 1 Aquatic Acute 1	Explosive Chemical, Division 1.3

GHS LABELS

HEALTH	ENVIRONMENTAL	PHYSICAL

Hazard Statements
 DANGER!
 Causes severe skin burns and serious eye damage.
 May damage fertility or the unborn child if ingested or inhaled.
 May cause cancer if ingested or inhaled.
 Causes damage to central nervous system, blood and lungs through prolonged or repeated exposure.
 May form explosive air/gas mixture during charging.
 Extremely flammable gas (hydrogen).
 Explosive, fire, blast, or projection hazard.
 May cause harm to breast fed children.
 Harmful if swallowed, inhaled, or contact with skin.
 Causes skin irritation, serious eye damage.

Prevention Statements
 Wash thoroughly after handling.
 Do not eat, drink or smoke when using this product.
 Wear protective gloves/protective clothing, eye protection/face protection.
 Avoid breathing dust/fume/gas/mist/vapors/spray.
 Use only outdoors or in a well-ventilated area.
 Contact with external components may cause irritation or severe burns. Avoid contact with internal acid.
 Irritating to eyes, respiratory system, and skin.
 Observe special instructions before use.
 Do not handle until all safety precautions have been read and understood.
 Avoid contact during pregnancy/while nursing.
 Keep away from heat/sparks/open flame/hot surfaces. No smoking.

IV. COMPOSITION/INFORMATION ON INGREDIENTS

Component	CAS Number	Approximate % by Weight
Inorganic Lead Compound:		
Lead	7439-92-1	45 - 60
Lead Dioxide	1309-00-0	15 - 25
Tin	7440-31-5	0.1 - 0.2
Sulfuric Acid Electrolyte (Sulfuric Acid/Water)	7664-93-9	15 - 20
Case Material:		
Polypropylene	9003-07-0	5 - 10
Polyethylene	9003-53-6	
Styrene Acrylonitrile	9003-54-7	
Acrylonitrile Butadiene Styrene	9003-56-9	
Styrene Butadiene	9003-55-8	
Polyethylene Glycol	9002-96-2	
Polyethylene, Hard Rubber, Polyethylene	9002-88-4	
Polyethylene Oxide	23344-01-4	
Polyethylene Glycol Allyl Ether	-	
Others		
Absorbent Glass Mat	-	1 - 2

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EnerSys SAFETY DATA SHEET **HAWKER** Form #: SDS 833026
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VI. FIRST AID MEASURES

Inhalation: Sulfuric Acid: Remove to fresh air immediately. If breathing is difficult, give oxygen. Consult a physician.
 Lead: Remove from exposure, goggles, wash nose and eyes, consult physician.

Ingestion: Sulfuric Acid: Give large quantity of water, do not induce vomiting or aspiration into the lungs may occur and can cause permanent injury or death; consult a physician.
 Lead: Consult physician immediately.

Eye Contact: Sulfuric Acid: Flush with large amounts of water for at least 15 minutes; remove contaminated clothing completely, including shoes. If symptoms persist, seek medical attention. Wash contaminated clothing before reuse. Discard contaminated shoes.
 Lead: Wash immediately with soap and water.

Skin Contact: Sulfuric Acid and Lead: Flush immediately with large amounts of water for at least 15 minutes while lifting shirt.
 Seek immediate medical attention if eyes have been exposed directly to acid.

VII. FIRE FIGHTING MEASURES

Flash Point: N/A
 Flammable Limits: LEL = 4.1% (Hydrogen Gas) UEL = 74.2% (Hydrogen Gas)
 Extinguishing Media: Carbon dioxide, foam, dry chemical. Avoid breathing vapors. Use appropriate media for smothering fire.
 Special Fire Fighting Procedures:
 If batteries are so charged, shut off power. Use positive pressure, self-contained breathing apparatus. Water applied to electrolyte generates heat and causes it to splatter. Wear acid-resistant clothing, gloves, face and eye protection.
 Note that strings of series connected batteries may still pose risk of electric shock even when charging equipment is shut down.

VIII. ACCIDENTAL RELEASE MEASURES

Spill or Leak Procedures:
 Step flow of material, contain/absorb small spills with dry sand, earth, and vermiculite. Do not use combustible materials. If possible, carefully neutralize spilled electrolyte with soda ash, sodium bicarbonate, lime, etc. Wear acid-resistant clothing, boots, gloves, and face shield. Do not allow discharge of unneutralized acid to sewer. Acid must be managed in accordance with local, state, and federal requirements.
 Consult state environmental agency and/or federal EPA.

IX. HANDLING AND STORAGE

Handling:
 Unless involved in recycling operations, do not breach the casing or empty the contents of the battery.
 There may be increasing risk of electric shock from strings of connected batteries.
 Keep containers tightly closed when not in use. If battery case is broken, avoid contact with internal components.
 Keep vent caps on and cover terminals to prevent short circuits. Place cardboard between layers of stacked automotive batteries to avoid damage and short circuits.
 Keep away from combustible materials, organic chemicals, reducing substances, metals, strong oxidizers and water. Use banding or stretch wrap to secure items for shipping.

Storage:
 Store batteries in cool, dry, well-ventilated area with impervious surfaces and adequate containment in the event of spills. Batteries should also be stored under roof for protection against adverse weather conditions. Separate from incompatible materials. Store and handle only in area with adequate water supply and spill control. Avoid damage to containers. Keep away from fire, sparks and heat. Keep away from metallic objects which could bridge the terminals on a battery and create a dangerous short-circuit.

Characterization:
 There is a possible risk of electric shock from charging equipment and from strings of series connected batteries, whether or not being charged. Shut-off power to charging system not in use and before detachment of any circuit connections. Batteries being charged will generate and release flammable hydrogen gas. Charge space should be ventilated. Keep battery vent caps in position. Prohibit smoking and avoid creation of flames and sparks nearby.
 Wear face and eye protection when new batteries being charged.

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EnerSys SAFETY DATA SHEET **HAWKER** Form #: SDS 833026
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VIII. EXPOSURE CONTROL/PERSONAL PROTECTION

Exposure Limits (mg/m³) Note: N.E. = Not Established

INGREDIENTS (Chemical/Component Name)	OSHA PEL	ACGIH	NIOSH	Quebec PELV	Ontario CEL	EU OEL
Lead and Lead Compounds (Inorganic)	0.05	0.05	0.05	0.05	0.05	0.15 (6)
Tin	2	2	2	2	2	2
Sulfuric Acid Electrolyte	1	0.2	1	1	0.2	0.05 (6)
Polypropylene	N.E.	N.E.	N.E.	N.E.	N.E.	N.E.
Polyethylene	N.E.	N.E.	N.E.	N.E.	N.E.	N.E.
Styrene Acrylonitrile	N.E.	N.E.	N.E.	N.E.	N.E.	N.E.
Acrylonitrile Butadiene Styrene	N.E.	N.E.	N.E.	N.E.	N.E.	N.E.
Styrene Butadiene	N.E.	N.E.	N.E.	N.E.	N.E.	N.E.
Polyethylene Glycol	N.E.	N.E.	N.E.	N.E.	1	N.E.
Polyurethane, Hard Rubber, Polyethylene	N.E.	N.E.	N.E.	N.E.	N.E.	N.E.
Polyethylene Oxide	N.E.	N.E.	N.E.	N.E.	N.E.	N.E.
Polyurethane/Polyester Alloy Rubber, Polyethylene	N.E.	N.E.	N.E.	N.E.	N.E.	N.E.
Absorbent Glass Mat	N.E.	N.E.	N.E.	N.E.	N.E.	N.E.

Notes:
 (a) As inhalable aerosol.
 (c) Theoretical fraction.

Engineering Controls (Ventilation):
 Store and handle in well-ventilated area. If mechanical ventilation is used, components must be acid-resistant.
 Handle batteries carefully to avoid spills. Make certain vent caps are on securely. Avoid contact with internal components. Wear protective clothing, eye and face protection when filling, charging or handling batteries. Do not allow metallic materials to simultaneously contact both the positive and negative terminals of the batteries. Charge the batteries in areas with adequate ventilation. General dilution ventilation is acceptable.

Respiratory Protection (NIOSH/MSHA approved):
 None required under normal conditions. When concentrations of sulfuric acid mist are known to exceed the PEL, use NIOSH or MSHA approved respiratory protection.

Skin Protection:
 If battery case is damaged, use rubber or plastic acid-resistant gloves with elbow-length gauntlet, acid-resistant apron, clothing and boots.

Eye Protection:
 If battery case is damaged, use chemical goggles or face shield.

Other Protection:
 Under severe exposure emergency conditions, wear acid-resistant clothing and boots.

X. PHYSICAL AND CHEMICAL PROPERTIES

Property	Value
Boiling Point:	203 - 260° F
Specific Gravity (H ₂ O = 1):	1.215 to 1.350
Melting Point:	N/A
Vapor Pressure (mm Hg):	10
Solubility in Water:	100%
Vapor Density (AIR = 1):	Greater than 1
Evaporation Rate (Butyl Acetate = 1):	N/A
% Volatile by Weight:	N/A
Flash Point:	> 100° F
LEL (Lower Explosive Limit):	4.1% (Hydrogen)
UEL (Upper Explosive Limit):	74.2% (Hydrogen)

Appearance and Odor:
 Manufactured article no apparent odor.
 Electrolyte is a clear liquid with a strong, penetrating, pungent odor.

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EnerSys SAFETY DATA SHEET **HAWKER** Form #: SDS 833026
 Revised: AB
 Supersedes: AA (06-16-16)
 BCO #: 1001828

IX. STABILITY AND REACTIVITY

Stability: Stable X
 Reactivity: Unstable
 This product is stable under normal conditions at ambient temperatures.
 Conditions to Avoid: Prolonged overcharge; sources of ignition.

Reactivity (Chemicals to Avoid):
 Sulfuric Acid: Contact with combustibles and organic materials may cause fire and explosion. Also reacts violently with strong reducing agents, metals, sulfur trioxide gas, strong oxidizers and water. Contact with metals may produce toxic sulfur dioxide fumes and may release flammable hydrogen gas.
 Lead Compounds: Avoid contact with strong acids, bases, halides, halogenates, potassium nitrate, permanganates, peroxides, nascent hydrogen and reducing agents.

Hazardous Decomposition Products:
 Sulfuric Acid: Sulfur trioxide, carbon monoxide, sulfuric acid mist, sulfur dioxide, and hydrogen sulfide.
 Lead Compounds: High temperature likely to produce toxic metal fumes, vapor, or dust; contact with strong acid or base or presence of nascent hydrogen may generate highly toxic acidic gas.

Hazardous Polymerization:
 Will not occur.

XI. TOXICOLOGICAL INFORMATION

Routes of Entry:
 Sulfuric Acid: Hazard by all routes of entry.
 Lead Compounds: Hazardous exposure can occur only when product is heated, oxidized or otherwise processed or damaged to create dust, vapor or fume. The presence of nascent hydrogen may generate highly toxic acidic gas.

Inhalation:
 Sulfuric Acid: Breathing of sulfuric acid vapors or mists may cause severe respiratory irritation.
 Lead Compounds: Inhalation of lead dust or fumes may cause irritation of upper respiratory tract and lungs.

Ingestion:
 Sulfuric Acid: May cause severe irritation of mouth, throat, esophagus and stomach.
 Lead Compounds: Acute ingestion may cause abdominal pain, nausea, vomiting, diarrhea and severe cramping. This may lead rapidly to systemic toxicity and must be treated by a physician.

Skin Contact:
 Sulfuric Acid: Severe irritation, burns and ulceration.
 Lead Compounds: Not absorbed through the skin.

Eye Contact:
 Sulfuric Acid: Severe irritation, burns, cornea damage, and blindness.
 Lead Compounds: May cause eye irritation.

Effects of Overexposure - Acute:
 Sulfuric Acid: Severe skin irritation, damage to cornea, upper respiratory irritation.
 Lead Compounds: Symptoms of toxicity include headache, fatigue, abdominal pain, loss of appetite, muscle aches and weakness, sleep disturbance and irritability.

Effects of Overexposure - Chronic:
 Sulfuric Acid: Possible erosion of tooth enamel, inflammation of nose, throat and bronchial tubes.
 Lead Compounds: Anemia, neuropathy, particularly of the motor nerves, with vertigo; kidney damage; reproductive changes in males and females. Repeated exposure to lead and lead compounds in the workplace may result in nervous system toxicity. Some toxicologists report abnormal conduction velocities in persons with blood lead levels of 50mg/100 ml or higher. Heavy lead exposure may result in central nervous system damage, encephalopathy and damage to the blood-clotting (thrombotic) tissues.

Carcinogenicity:
 Sulfuric Acid: The International Agency for Research on Cancer (IARC) has classified "strong inorganic acid mist containing sulfuric acid" as a Group 1 carcinogen, a substance that is carcinogenic to humans. This classification does not apply to liquid forms of sulfuric acid or sulfuric acid solutions contained within a battery. Inorganic acid mist (sulfuric acid mist) is not generated under normal use of this product. Mists of the product, such as overcharging, may result in the generation of sulfuric acid mist.
 Lead Compounds: Lead is listed as a Group 2A carcinogen. Risk to wildlife at extreme doses. For the guidance found in OSHA 29 CFR 1910.1200 Appendix F, this is approximately equivalent to GHS Category 1B. Proof of carcinogenicity in humans is lacking at present.

Medical Conditions Generally Aggravated by Exposure:
 Overexposure to sulfuric acid mist may cause lung damage and aggravate pulmonary conditions. Contact of sulfuric acid with skin may aggravate diseases such as eczema and contact dermatitis. Lead and its compounds can aggravate some forms of kidney, liver and neurological diseases.

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EnerSys SAFETY DATA SHEET **HAWKER** Form #: SDS 833026
 Revised: AB
 Supersedes: AA (06-16-16)
 BCO #: 1001828

XII. ECOLOGICAL INFORMATION

Acute Toxicity:
 Inhalation LD50:
 Electrolyte: LC50 rat: 375 mg/m³; LC50 guinea pig: 510 mg/m³
 Elemental Lead: Acute Toxicity Point Estimate = 4500 ppmv (based on lead bullion)

Oral LD50:
 Electrolyte: rat: 2140 mg/kg
 Elemental Lead: Acute Toxicity Estimate (ATE) = 500 mg/kg body weight (based on lead bullion)

Additional Health Data:
 All heavy metals, including the hazardous ingredients in this product, are taken into the body primarily by inhalation and ingestion. Most inhalation problems can be avoided by adequate precautions such as ventilation and respiratory protection covered in Section 8. Follow good personal hygiene to avoid ingestion: wash hands, face, neck and nose thoroughly before eating, smoking or leaving the workplace. Keep contaminated clothing out of non-contaminated areas, or wear cover clothing when in such areas. Restrict the use and presence of food, tobacco and cosmetics to non-contaminated areas. Work clothes and work equipment used in contaminated areas must remain in designated areas and never taken home or laundered with personal non-contaminated clothing. This product is intended for industrial use only and should be isolated from children and their environment.

The 19th Amendment to EC Directive 67/540/EEC: classified lead compounds, but not lead in metal form, as possibly toxic to reproduction.
 Risk phrase G1: May cause harm to the unborn child; applies to lead compounds, especially soluble forms.

Environmental Note:
 Lead is very persistent in soil and sediments. No data on environmental degradation. Mobility of metallic lead between ecological compartments is slow. Bioaccumulation of lead occurs in aquatic and terrestrial animals and plants but little bioaccumulation occurs through the food chain. Most studies include lead compounds and not elemental lead.

Environmental Toxicity: Acute Toxicity:
 Sulfuric acid: 24 hr LC50, freshwater fish (brachydanio rerio): 83 mg/L
 96 hr LOEC, freshwater fish (Oryzias latipes): 22 mg/L
 Lead: 48 hr LC50 (modelled for aquatic invertebrates): <1 mg/L, based on lead bullion

Additional Information:
 - No known effects on stratospheric ozone depletion.
 - Volatile organic compounds: 0% (by volume).
 - Water Endangering Class (WEC): NA

XIII. DISPOSAL CONSIDERATIONS (CONTAINED BATTERIES)

Recycling:
 Recycled batteries should be recycled and handled in accordance with state and federal regulations. Large water-diluted spills, after neutralization and testing, should be managed in accordance with approved local, state and federal requirements. Consult state environmental agency and/or federal EPA.
 Following local, State/Provincial, and Federal/National regulations applicable to end-of-life characteristics will be the responsibility of the end-user.

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EnerSys SAFETY DATA SHEET **HAWKER** Form #: SDS 833026
 Revised: AB
 Supersedes: AA (06-16-16)
 BCO #: 1001828

XIV. TRANSPORT INFORMATION

U.S. DOT:
 Excepted from the hazardous materials regulations (HMR) because the batteries meet the requirements of 49 CFR 173.159(d) and 49 CFR 173.159(e) of the U.S. Department of Transportation's HMR. Battery and outer package must be marked "NONSPILLABLE" or "NONSPILLABLE BATTERY".
 Battery terminals must be protected against short circuits.

IATA Dangerous Goods Regulations (DGR):
 Excepted from the dangerous goods regulations because the batteries meet the requirements of Packing Instruction 872 and Special Provisions A67 of the International Air Transport Association (IATA) Dangerous Goods Regulations and International Civil Aviation Organization (ICAO) Technical Instructions. Battery Terminals must be protected against short circuits.
 The words "NOT RESTRICTED", SPECIAL PROVISION A67 must be provided when the air waybill is issued.

IMDG:
 Excepted from the dangerous goods regulations for transport by sea because the batteries meet the requirements of Special Provision 238 of the International Maritime Dangerous Goods (IMDG) Code. Battery terminals must be protected against short circuits.

Requirements for Safe Shipping and Handling of Certain Cells:
 Warning - Electrical Fire Hazard - Protect against shorting. Terminals can short and cause a fire if not insulated during shipping. Cyclic product must be labeled "NONSPILLABLE" during shipping. Follow all federal shipping regulations. See section IX of this sheet and CFR 49 Parts 171 through 180, available in online at www.gpoaccess.gov.

Requirements for Shipping Certain Product as Single Cells:
 Protective caps or other durable inert material must be used to insulate each terminal of each cell unless cells are shipping in the original packaging from EnerSys, in full box quantities. Protective caps are available for all cell sizes by contacting EnerSys Customer Service at 1-800-964-2837.
 Requirements for Shipping Certain Product Assembled Into Medical Devices:
 Assembled batteries must have short circuit protection during shipping. Exposed terminals, connectors, or lead wires must be insulated with a durable inert material to prevent exposure during shipping.

XV. REGULATORY INFORMATION

UNITED STATES:
 EPA RCRA Title III:
 Section 302 (RCRA Hazardous Substances (HRS))
 Sulfuric acid is a listed "Extremely Hazardous Substance" under RCRA, with a Threshold Planning Quantity (TPQ) of 1,000 lbs.
 RCRA Section 302 notification is required if 1,000 lbs or more of sulfuric acid is present at one site (49 CFR 370.10). For more information consult 40 CFR Part 355. The quantity of sulfuric acid will vary by battery type. Contact your EnerSys representative for additional information.
 Section 304 (RCRA Hazardous Substances)
 Reportable Quantity (RQ) for spilled 100% sulfuric acid under CERCLA (Superfund) and RCRA (Emergency Planning and Community Right to Know Act) is 1,000 lbs. Site and local reportable quantities for spilled sulfuric acid may vary.
 Section 311(f) Hazard Communication:
 RCRA Section 312 Tier Two reporting is required for non-automotive batteries if sulfuric acid is present in quantities of 500 lbs or more and/or if lead is present in quantities of 10,000 lbs or more. For more information consult 40 CFR 370.10 and 40 CFR 370.40.
 Section 313 (RCRA Toxic Substances)
 40 CFR section 370.60 states: If a toxic chemical is present in an article at a covered facility, a person is not required to consider the quantity of the toxic chemical present in such article when determining whether an applicable threshold has been met under § 372.25, § 372.27, or § 372.28 or determining the amount of release to be reported under § 372.30. This exemption applies whether the person received the article from another person or the person produced the article. However, this exemption applies only to the quantity of the toxic chemical present in the article.

Supplier Notification:
 This product contains toxic chemicals, which may be reportable under EPCRA Section 313 Toxic Chemical Release Inventory (Form R) requirements. If you are a manufacturing facility under SIC codes 20 through 39, the following information is provided to enable you to complete the required reports:

Toxic Chemical	CAS Number	Approximate % by Wt.
Lead	7439-92-1	45 - 60
Sulfuric Acid Electrolyte (Sulfuric Acid/Water)	7664-93-9	15 - 20
Tin	7440-31-5	0.1 - 0.2

See 40 CFR Part 370 for more details.
 If you distribute this product to other manufacturers in SIC Codes 20 through 39, this information must be provided with the first shipment of each calendar year.
 The Section 313 supplier notification requirement does not apply to batteries, which are "consumer products".

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PREPARED FOR



Vendor:
PM&A
 P. MARSHALL & ASSOCIATES
 A CENTERLINE COMMUNICATIONS COMPANY
 1000 HOLCOMB WOODS PKWY, STE. 210
 ROSWELL, GA 30076
 OFFICE: (678) 280-2325
 PM&A PROJECT ID: P-093722

Issued For:
PG55
 CORNELIUS EAST
 401 NORTH 26TH AVENUE
 CORNELIUS, OR 97113
 PARCEL ID:
 1N334DC-044001

DRAWN BY: FG
 CHECKED BY: JTD

	DATE	DESCRIPTION
A	11/06/24	90% ZD
B	12/18/24	90% ZD
C	02/14/25	90% ZD
D	02/19/25	90% ZD
E	03/20/25	90% ZD

REV	DATE	DESCRIPTION
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Licensors:

Sheet Title:
MATERIAL SAFETY DATA SHEET & LEAD ACID BATTERY - 1

Sheet Number:
GN-4

EnerSys SAFETY DATA SHEET **HAWKER** Form #: SDS 853026
 Revised: AB Superceder: AA (06-16-16) ECO #: 1001828

TSCA:
 TSCA Section 86 - Inventory Status: All chemicals comprising this product are either exempt or listed on the TSCA Inventory.
 TSCA Section 12b (40 CFR Part 707.60(b)): No notice of export will be required for articles, except PCB articles, unless the Agency so requires in the context of individual sections 5, 6, or 7 actions.
 TSCA Section 13 (40 CFR Part 707.30): No import certification required (EPA 305-B-99-001, June 1999, Introduction to the Chemical Import Requirements of the Toxic Substances Control Act, Section IV.A).

RCRA:
 Spent Lead-Acid Batteries are subject to treatment, storage and disposal requirements when managed in compliance with 40 CFR sections 266.69 or 40 CFR part 273. Waste sulfuric acid is a characteristic hazardous waste; EPA hazardous waste number D002 (corrosivity) and D006 (lead).

CAA:
 EnerSys supports preventative actions concerning ozone depletion in the atmosphere due to emission of CFCs and other ozone depleting chemicals (ODCs), defined by the UNEP as Class I substances. Pursuant to Section 601 of the Clean Air Act Amendments (CAAA) of 1990, finalized on January 19, 1993, EnerSys established a policy to eliminate the use of Class I ODCs prior to the May 15, 1993 deadline.

STATE REGULATIONS (US):
Transition 66:
 Warning: Battery posts, terminals and related accessories contain lead and lead compounds, chemicals known to the State of California to cause cancer and reproductive harm. Batteries also contain other chemicals known to the State of California to cause cancer. Wash hands after handling.
INTERNATIONAL REGULATIONS:
 Distribution into Quebec to follow Canadian Controlled Product Regulations (CPR) 24(1) and 24(2).
 Distribution into the EU to follow applicable Directives in the Use, Import/Export of the product as sold.

ENVIRONMENTAL INFORMATION:
 Revised: AB (04-25-17)

NFPA Hazard Rating for Sulfuric Acid:
 Reactivity (Yellow) = 3
 Flammability (Red) = 0
 Health (Blue) = 3
 Sulfuric acid is water-reactive if concentrated.

DISCLAIMER:
 This Safety Data Sheet is created by the manufacturer to comply with the requirements of 29 CFR 1910.1200. To the extent allowed by law, the manufacturer hereby expressly disclaims any liability to any third party, including users of this product, including, but not limited to, occupational or other damages, arising out of the use of, or reliance on, this Safety Data Sheet.

PowerSafe SBS Front and Top Terminal
 Telecommunications NEBS™ Compliant*

Battery Performance Specifications

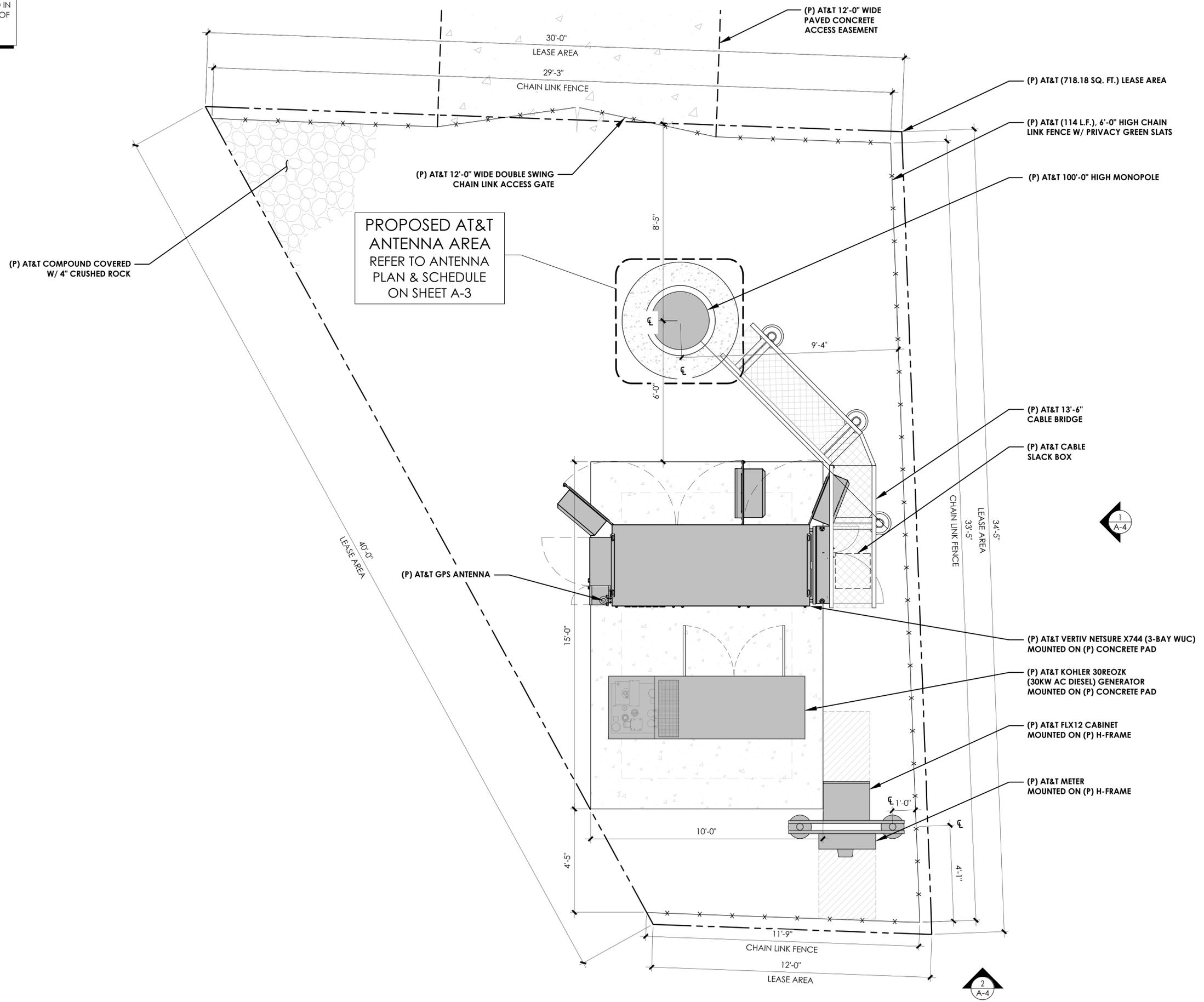
Visit us at www.enersys.com

EnerSys RESERVE POWER

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NOTE:
 1. (P) AT&T ANTENNA MOUNT NOT DEPICTED IN THIS VIEW FOR CLARITY. FOR LOCATIONS OF THESE ITEMS, PLEASE REFER TO ANTENNA PLAN VIEW WITHIN THE DRAWING SET.

GENERATOR SPECIFICATIONS	
MFG:	KOHLER
MODEL:	30REOZK
HEIGHT:	65.0"
WIDTH:	32.53"
LENGTH:	101.38"
TOTAL WEIGHT:	4280 LBS
STORAGE:	148 GALLONS
LEAK PREVENTION:	UL-142 (DOUBLE WALL)
OUTPUT:	30KW



PREPARED FOR
AT&T
 NEW CINGULAR WIRELESS PCS, LLC ("AT&T")
 19801 SW 72ND AVE., STE. 200
 TUALATIN, OR 97062

Vendor:
PM&A
P. MARSHALL & ASSOCIATES
 A CENTERLINE COMMUNICATIONS COMPANY
 1000 HOLCOMB WOODS PKWY, STE 210
 ROSWELL, GA 30076
 OFFICE: (678) 280-2325
 PM&A PROJECT ID: P-093722

Issued For:
PG55
CORNELIUS EAST
 401 NORTH 26TH AVENUE
 CORNELIUS, OR 97113
 PARCEL ID:
 1N334DC-04400 01

DRAWN BY: FG
 CHECKED BY: JTD

REV	DATE	DESCRIPTION
A	11/06/24	90% ZD
B	12/18/24	90% ZD
C	02/14/25	90% ZD
D	02/19/25	90% ZD
E	03/20/25	90% ZD

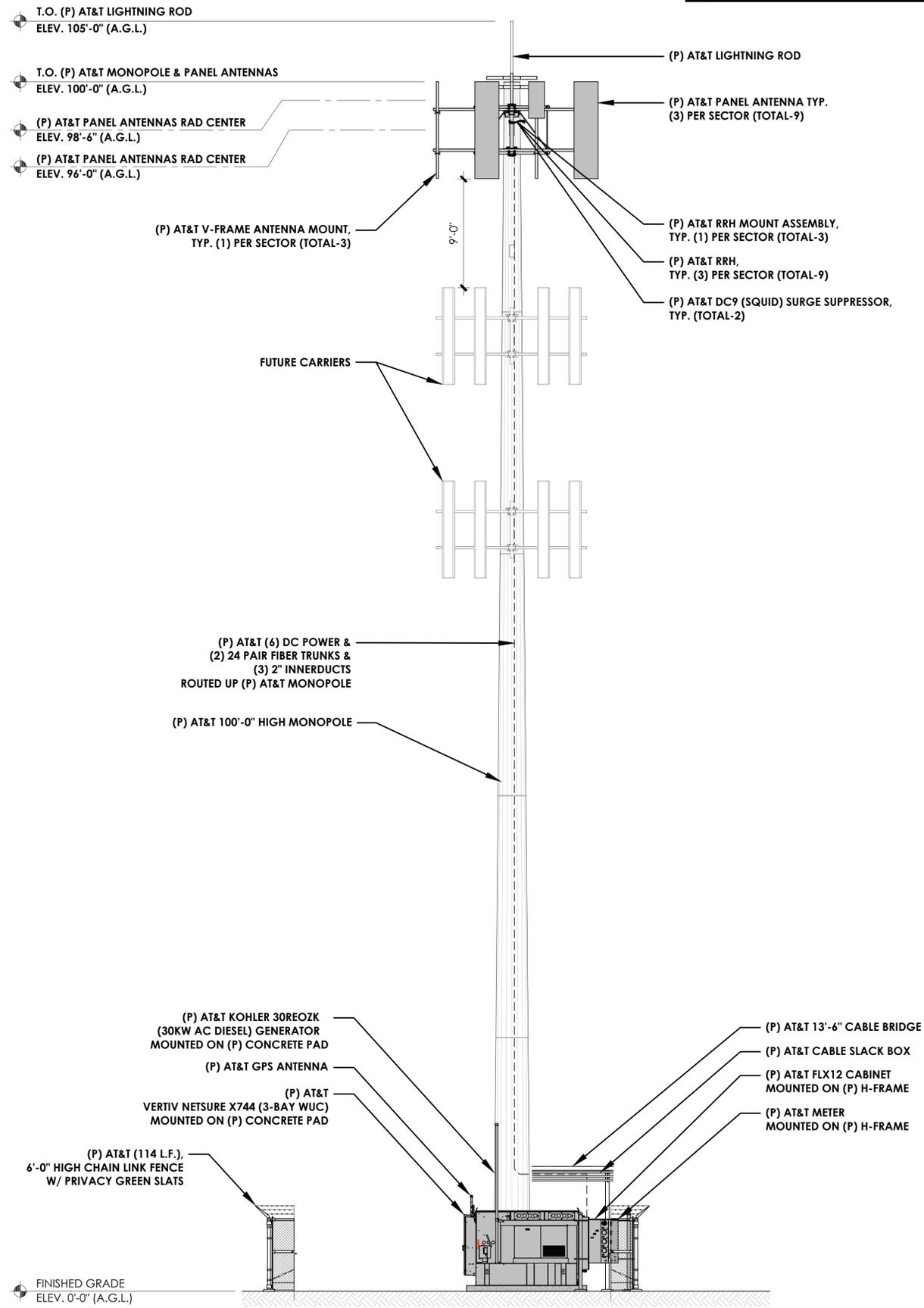
REV	DATE	DESCRIPTION

Licensors:

Sheet Title:
COMPOUND PLAN

Sheet Number:
A-2

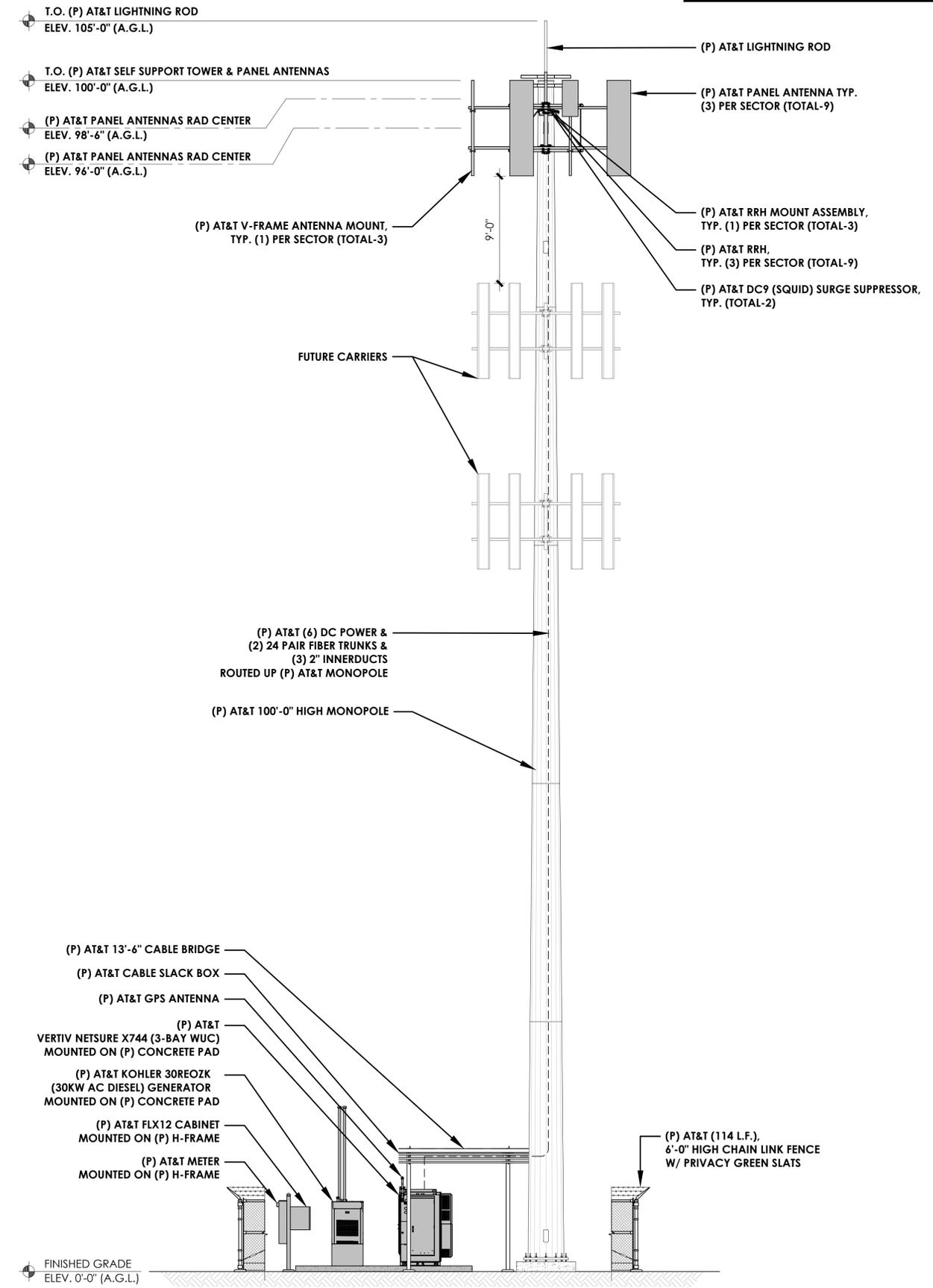
NOTE:
 1. AT&T RRU'S, TMA'S, AND SURGE ARRESTORS NOT DEPICTED IN THIS VIEW FOR CLARITY. FOR LOCATIONS OF THESE ITEMS, PLEASE REFER TO PREVIOUS PLANS VIEWS WITHIN THE DRAWING SET



(P) SOUTH ELEVATION

24"x36" SCALE: 3/16" = 1'-0" 4' 2' 0' 4'

NOTE:
 1. AT&T RRU'S, TMA'S, AND SURGE ARRESTORS NOT DEPICTED IN THIS VIEW FOR CLARITY. FOR LOCATIONS OF THESE ITEMS, PLEASE REFER TO PREVIOUS PLANS VIEWS WITHIN THE DRAWING SET



(P) EAST ELEVATION

24"x36" SCALE: 3/16" = 1'-0" 4' 2' 0' 4'

PREPARED FOR

 NEW CINGULAR WIRELESS PCS, LLC ("AT&T")
 19801 SW 72ND AVE., STE. 200
 TUALATIN, OR 97062

Vendor:

P. MARSHALL & ASSOCIATES
 A CENTERLINE COMMUNICATIONS COMPANY
 1000 HOLCOMB WOODS PKWY, STE. 210
 ROSWELL, GA 30076
 OFFICE: (678) 280-2325
 PM&A PROJECT ID: P-093722

Issued For:
PG55
CORNELIUS EAST
 401 NORTH 26TH AVENUE
 CORNELIUS, OR 97113
 PARCEL ID:
 1N334DC-04400 01

DRAWN BY: FG
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A	11/06/24	90% ZD
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D	02/19/25	90% ZD
E	03/20/25	90% ZD

REV	DATE	DESCRIPTION
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Licenser:

Sheet Title:
ELEVATIONS

Sheet Number:
A-4

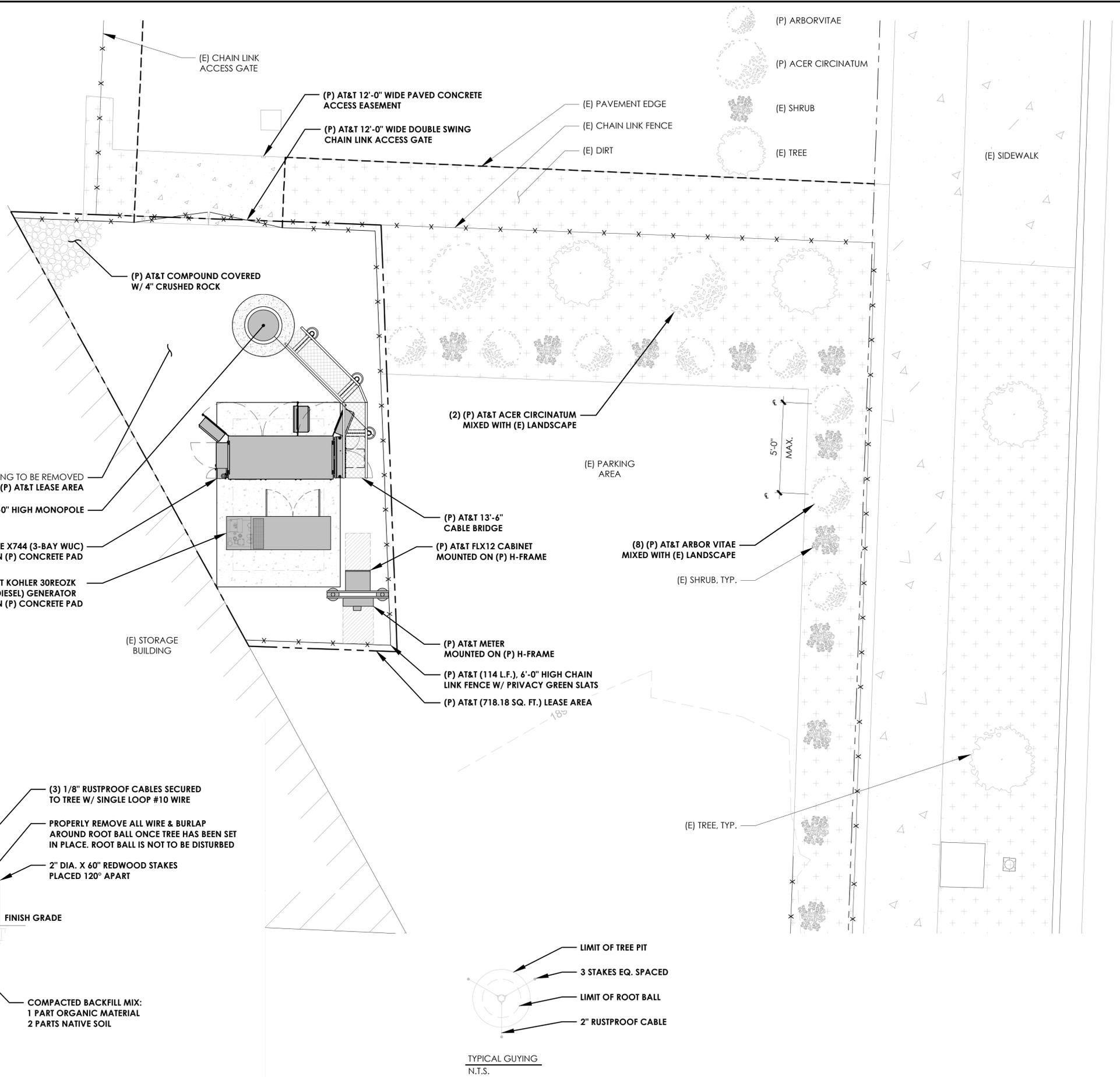
LANDSCAPE LEGEND:				
ITEM	BOTANICAL / COMMON NAME	SIZE RANGE MATURE HEIGHT / SPREAD	REMARKS	QTY.
1	GIANT ARBORVITAE (WESTERN RED CEDAR) (THUJA PLICATA)	PLANTING: 6'-0" HEIGHT MAX: 5'-0" O.C.	SUN TO PARTIAL SHADE	8
2	ACER CIRCINATUM 'PACIFIC FIRE' RED-BARK VINE MAPLE	PLANTING: 18'-0" HEIGHT 15'-0" WIDTH	FULL SUN LIGHT OR LIGHT TO BE DAPPLED SHADE	2

- LANDSCAPE AND IRRIGATION NOTES:**
- IRRIGATION FOR THIS PLAN IS INTENDED TO BE SUPPLIED BY EXISTING WATER SUPPLY LINES CONTRACTOR TO COORDINATE WITH PROPERTY OWNER FOR LOCATION OF TAPPING IRRIGATION LINE
 - CONTRACTOR TO COORDINATE HOOK-UP TO EXISTING WATER LINES AND INSTALLATION/MAINTENANCE OF NEW IRRIGATION SYSTEM WITH PROPERTY OWNER.
 - DESIGN OF NEW IRRIGATION WATER SUPPLY LINES AND ANY FITTINGS/CONNECTIONS/ETC. AS REQUIRED IS NOT PART OF THE SCOPE OF THIS WORK.
 - IRRIGATION SYSTEM STANDARDS OUTLINED IN THE APPLICABLE LAND USE AND ZONING ORDINANCES SHALL BE STRICTLY ADHERED TO. AN AUTOMATIC OR MANUAL DRIP IRRIGATION SYSTEM SHALL BE USED TO IRRIGATE THE TREES.
 - MAINTENANCE OF THE LANDSCAPING AND IRRIGATION SYSTEM SHALL BE THE RESPONSIBILITY OF THE OWNER.
 - LIMITS OF LANDSCAPING SHALL BE BOUNDED BY STEEL EDGING ALL AROUND PERIMETER.
 - ALL LANDSCAPE VEGETATION SHOWN IS DRAWN TO SCALE PER MATURE HEIGHT AND SPREAD.
 - CONTRACTOR TO PLACE AND LOCATE ALL LANDSCAPE VEGETATION AS INDICATED IN LANDSCAPE PLAN, IN ANY EVENT OF A PLANT MATERIAL QUANTITY DISCREPANCY BETWEEN THE PLAN GRAPHIC AND THE LANDSCAPE LEGEND, THE QUANTITY AS DETERMINED BY THE PLAN GRAPHIC SHALL TAKE PRECEDENCE.
 - ALL GRADES TO +/0.10 OF FINISHED GRADE TO BE BY GENERAL CONTRACTOR. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR POSITIVE ON SITE DRAINAGE. LANDSCAPE CONTRACTOR MUST ACCEPT ALL GRADES PRIOR TO INSTALLATION OF LANDSCAPING MATERIALS.
 - TOTAL AREA OF MATURE SPREAD OF TREES APPROX. = ??? SQ. FT.
 - ALL VEGETATION IN THE LANDSCAPE VEGETATION SCHEDULE ARE LOW WATER REQUIREMENT TREES AND SHRUBS AS RECOMMENDED BY CITY OF CORNELIUS.
 - DRIP IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED LANDSCAPE CONTRACTOR. CONTRACTOR SHALL ENSURE THAT ALL LANDSCAPING IS ADEQUATELY IRRIGATED (SEE DRIP SYSTEM DESIGN GUIDELINES & DRIP SYSTEM GENERAL OPERATING SCHEDULE).
 - THE OWNER SHALL BE RESPONSIBLE FOR MANUALLY WATERING AND MAINTAINING ALL NEW LANDSCAPE VEGETATION FOR THE WINTER MONTHS AS REQUIRED FROM THE DATE OF INSTALLATION. WHEN THE VEGETATION IS FULLY ESTABLISHED, THE OWNER SHALL DETERMINE THE MAINTENANCE SCHEDULE OF THE LANDSCAPE VEGETATION.
 - ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE THEIR ENTIRE LENGTH.
 - ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, PEST CONTROL, REMOVAL OF LITTER AND REPLACEMENT OF DEAD OR DISEASED MATERIALS. REPLACEMENT SHALL BE OF THE SAME SIZE AND QUALITY AS SET FORTH IN THE APPROVED PLAN. REPLACEMENT SHALL OCCUR IN THE NEXT PLANTING SEASON, SUCH TIME NOT TO EXCEED ONE YEAR. SUCH REPLACEMENT SHALL NOT BE CONSIDERED AN AMENDMENT TO THE SITE PLAN. THE MAINTENANCE WILL BE THE RESPONSIBILITY OF THE OWNER AND HIS HEIRS.
 - ALL TREES ARE TO BE STAKED OR GUYED AND WRAPPED PER THE PLANTING DETAILS.

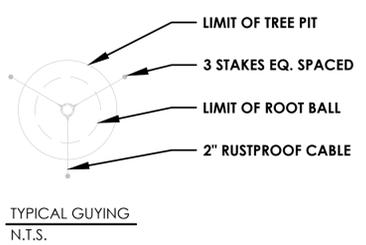
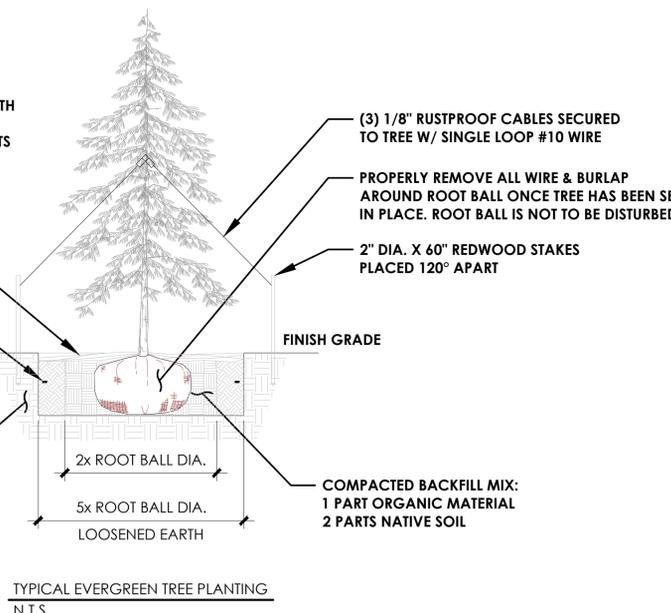
- NOTE:**
- CONTRACTOR TO COORDINATE HOOK-UP TO EXISTING WATER LINES AND INSTALLATION/MAINTENANCE OF NEW IRRIGATION SYSTEM WITH PROPERTY OWNER.
 - CONTRACTOR TO COORDINATE WITH OWNER RELOCATION OF IRRIGATION/UTILITIES AS REQUIRED AT LEASE AREA AND TO SUPPORT NEW TREES.

CONTRACTOR NOTE:

- CONTRACTOR TO COORDINATE WITH OWNERS LANDSCAPER.



- (P) ARBORVITAE
- (P) ACER CIRCINATUM
- (E) SHRUB
- (E) TREE



PREPARED FOR

NEW CINGULAR WIRELESS PCS, LLC ("AT&T")
19801 SW 72ND AVE., STE. 200
TUALATIN, OR 97062

Vendor:

P. MARSHALL & ASSOCIATES
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1000 HOLCOMB WOODS PKWY, STE 210
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OFFICE: (678) 280-2325

PM&A PROJECT ID: P-093722

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REV	DATE	DESCRIPTION
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Licensors:

Sheet Title:
LANDSCAPE PLAN

Sheet Number:
L-1



NEIGHBORHOOD MEETING NOTIFICATION

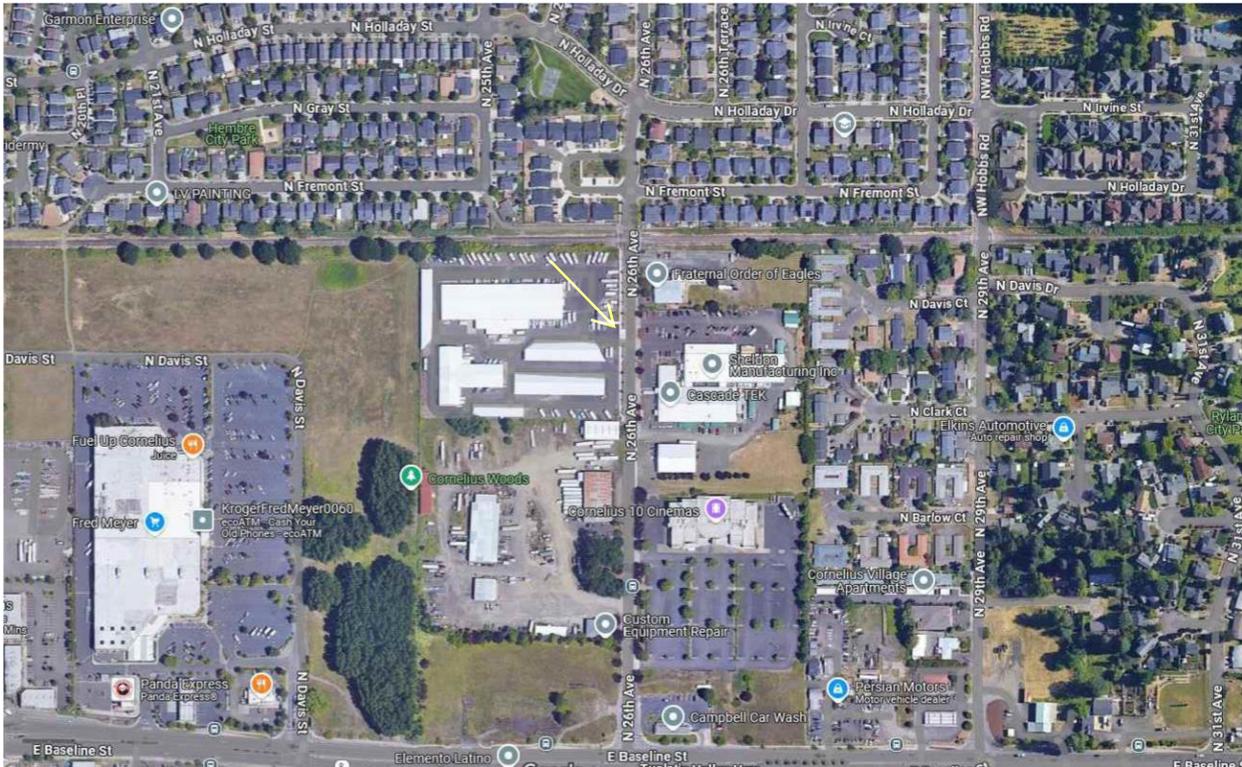
Notice of Planned Facility in Your
Neighborhood

Neighborhood Meeting Notice

Please join us for an informational meeting on AT&T's proposed wireless facility located at 401 North 26th Avenue, Cornelius, OR 97113. The project details are listed below:

Meeting Location:	Cornelius Public Library 1370 North Adair Street Cornelius, OR 97113
Meeting Date:	Saturday, February 22, 2025
Meeting Time:	2:30P to 3:30P
Proposal Name:	AT&T PG55 Cornelus East Offload – Wireless Facility

*The meeting may end early if there are no attendees or if all questions have been resolved after 20 minutes.



PROJECT ID: PG55

PROJECT LOCATION: Cornelius East Offload

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NEIGHBORHOOD MEETING NOTIFICATION

Notice of Planned Facility in Your Neighborhood

Project Applicant: New Cingular Wireless PCS, LLC (“AT&T”)

Project Location:

- 401 North 26th Avenue (along street)

Proposal: Install AT&T Wireless Facility, including a new 100-foot monopole, antennas, radios, and other ancillary aerial equipment. There will be a backup generator for emergency use only. The ground equipment (including the pole) will be contained within a 30’x40’ secured area on the premises.

Purpose: The facility will improve wireless coverage and capacity for AT&T customers within the area, along with public safety agencies/first responders, as part of the Nationwide Public Safety Broadband Network (“FirstNet”).

At the meeting, we will provide an overview of the proposal, respond to questions, and record comments. Sign in sheets, meeting notes, and comments received will be transmitted to those in attendance and the City of Cornelius Community Development Department as part of their review of this proposal.

For more information, or if you are unable to attend the meeting and would like to provide written comments, please contact:

Phillip Kitzes
Centerline Communications (consultant for AT&T)
23035 SE 263rd Street (remote)
Maple Valley, WA 98038
pkitzes@clinellc.com
(206) 227-7445

Notice Mailing Date: February 7, 2025

PROJECT ID: PG55
PROJECT LOCATION: Cornelius East Offload

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AT&T PG55 CORNELIUS EAST FACILITY

Neighborhood Meeting

Phillip Kitzes, Centerline Communications – Consultant for AT&T
February 22, 2025



Quality Wireless Coverage is Critical in the City of Cornelius

- 92% of Americans own a smartphone. ¹
- Over 72% of American households rely exclusively on wireless communications in their homes. ²
- Public Safety: 80% of all 911 calls originate from cell phones. ³
- FirstNet - AT&T is building out the Nationwide Public Safety Broadband Network, under the FirstNet Authority.
- Economic Development: 98% of small businesses rely on wireless technology. ⁴
- Residents use smartphones, tablets, laptops at home—all drive the need for reliable and expanded connectivity
- 5G technology will help us connect more devices faster, enable lower latency, increase battery life and handle more data.

1. https://www.consumeraffairs.com/cell_phones/cell-phone-statistics.html

2. <https://www.cdc.gov/nchs/data/nhis/earlyrelease/wireless202305.pdf>

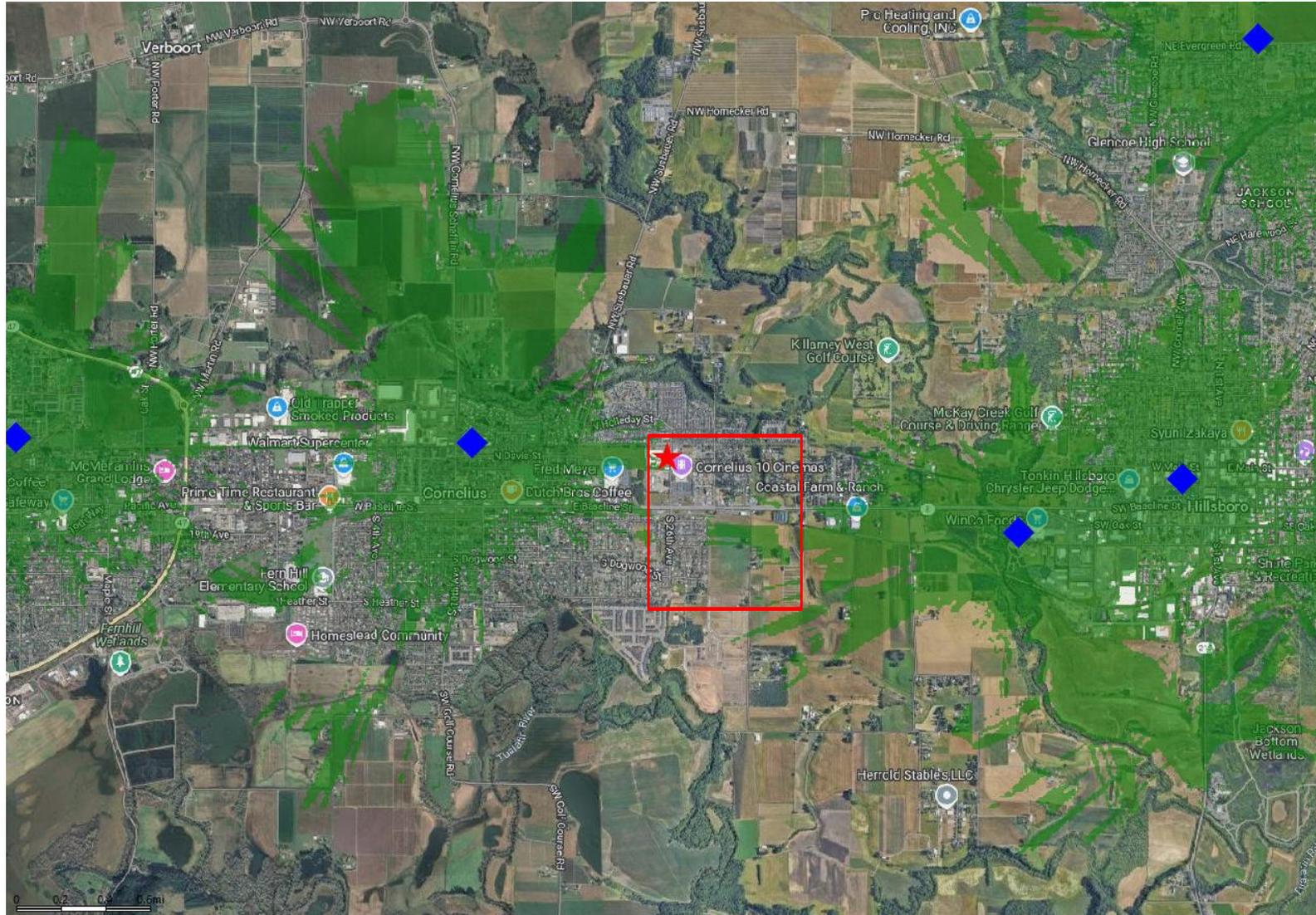
3. <https://www.nena.org/page/911Statistics>

4. <https://www.uschamber.com/technology/new-study-shows-technology-platforms-critical-to-small-business->

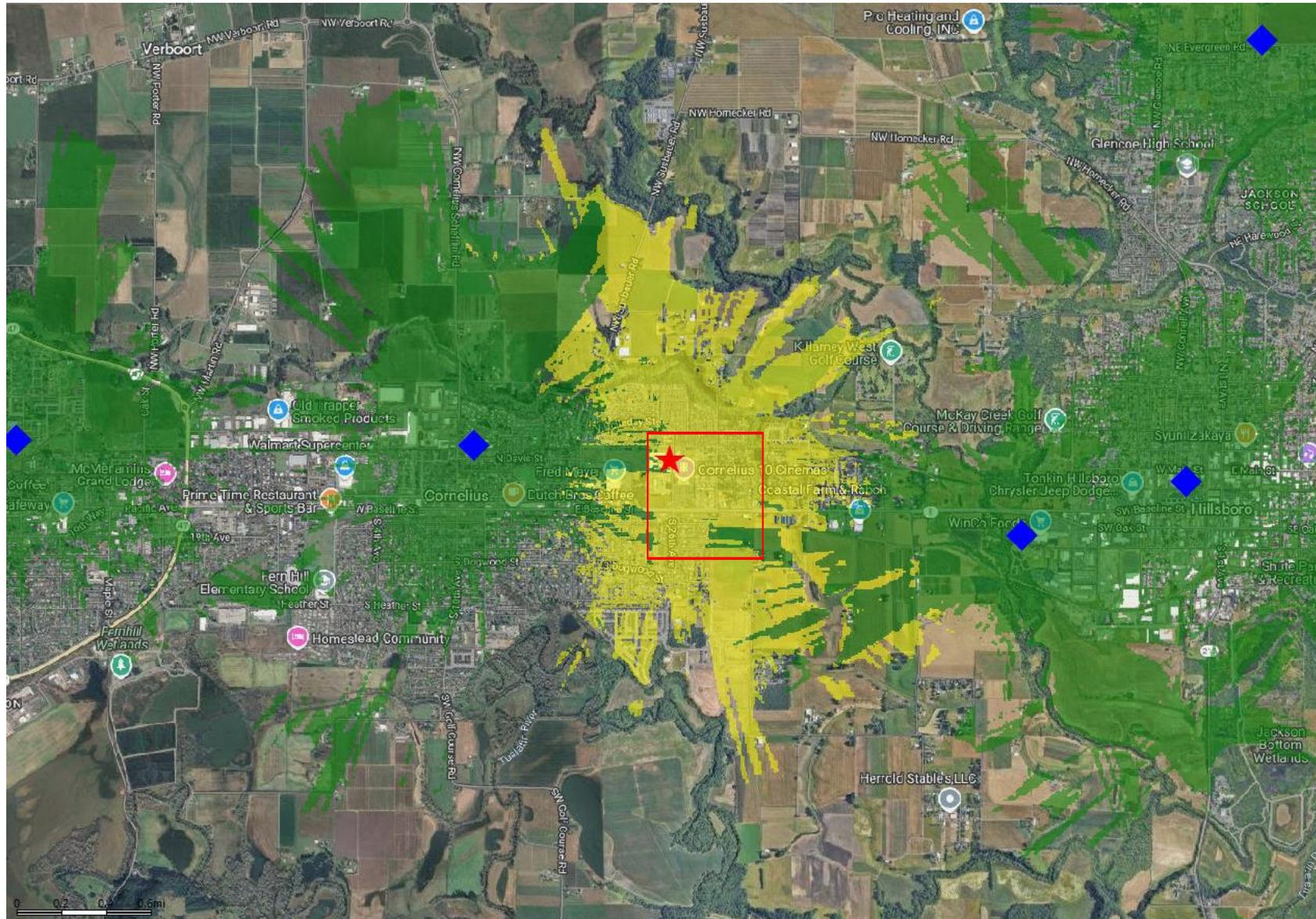


Coverage Need:

- ★ Proposed New AT&T Site Location
- ◆ Existing AT&T Site Location
- ◆ Planned New AT&T Site Location
- Planned AT&T Smallcell Location
- Current and Anticipated AT&T Coverage



Expected Coverage From Proposed Facility:



- ★ Proposed New AT&T Site Location
- ◆ Existing AT&T Site Location
- ◆ Planned New AT&T Site Location
- Planned AT&T Smallcell Location
- Current and Anticipated AT&T Coverage
- Coverage Gain from New Proposed WCF

□ Search Ring

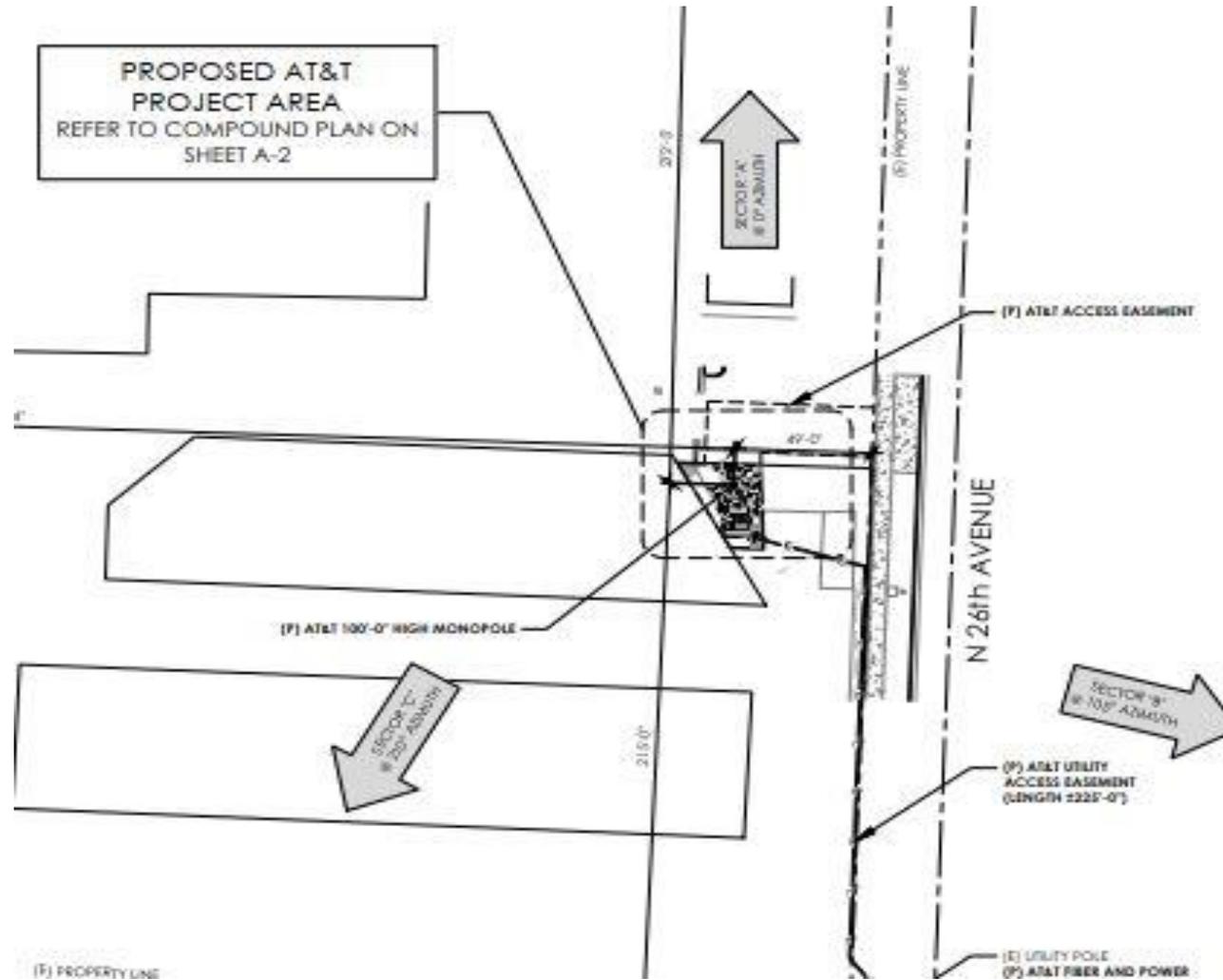


PG55 Cornelius E: Proposal

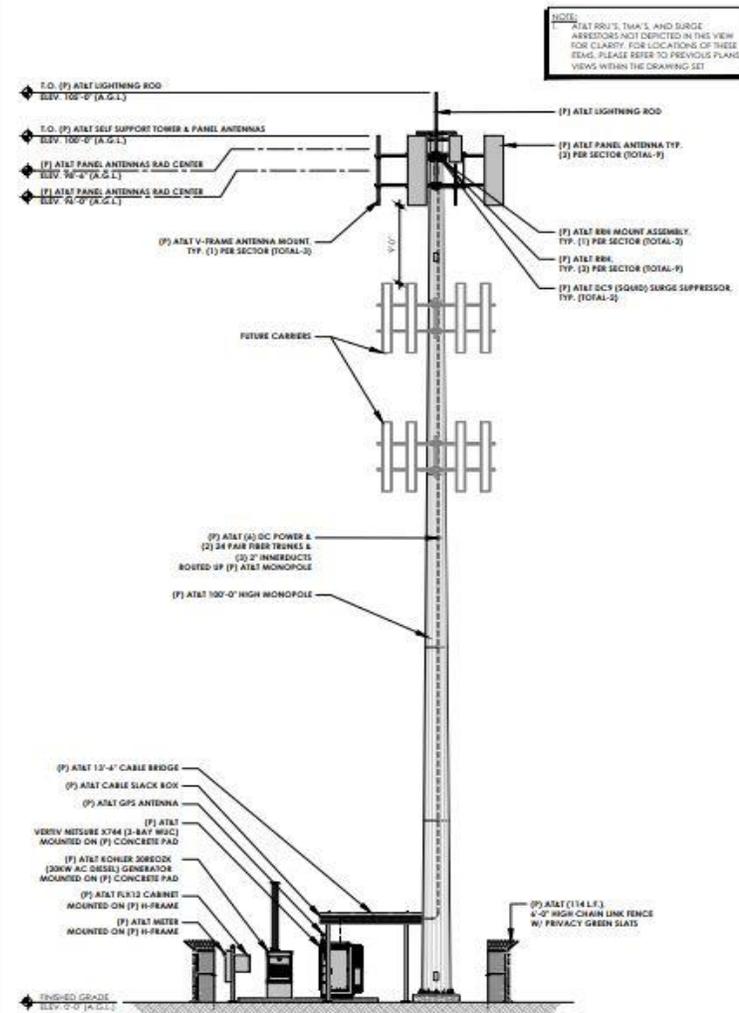
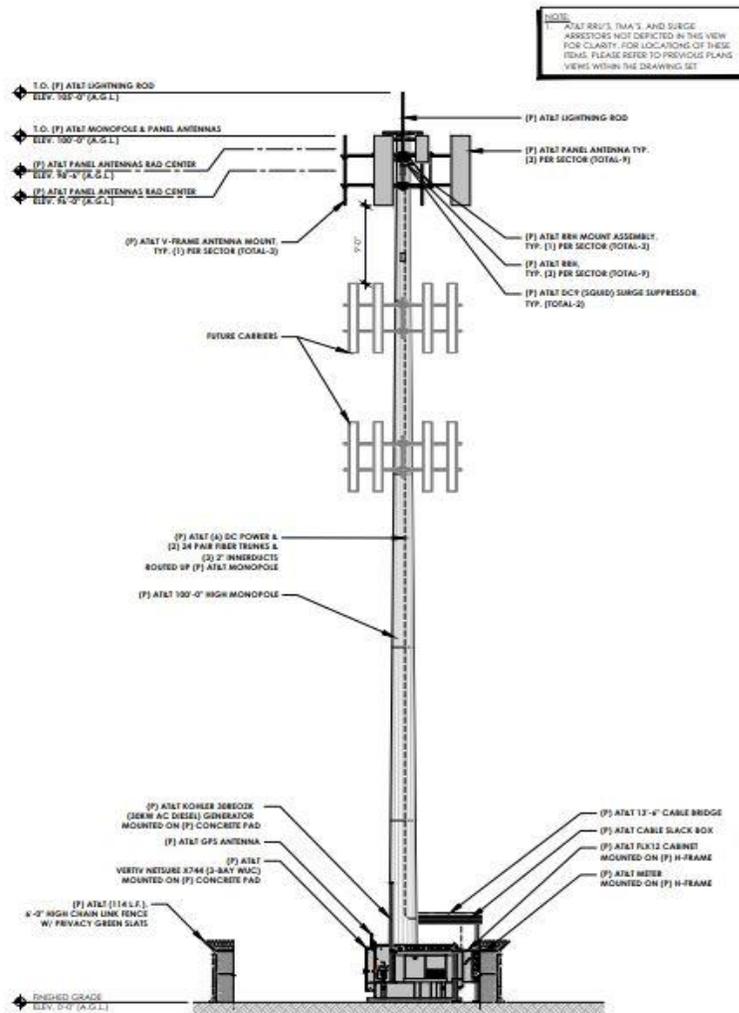
- AT&T proposes to construct a new wireless facility that includes a 100-foot tall monopole with antennas, radios, GPS and other ancillary operating equipment.
- The pole is designed to allow for other carriers – collocation.
- The ground lease is 30'x 40' (1,200 SF) and there will be a backup generator to be operated for emergency use only.
- The location for the project is along N. 26th Avenue in the existing storage facility.
- Access will be from N. 26th Avenue – existing driveway.
- Existing landscaping will be supplemented along the street and to the north of the project. Compound will have colored slats to further screen ground equipment.



PG55 Cornelius E: Site Plan



PG55 Cornelius E: South & East Elevations



PG55 Cornelius E: Photo-Simulations



PG55 CORNELIUS EAST

MONOPOLE COMMUNICATION SITE

401 NORTH 28TH AVE CORNELIUS, OR 97113



PAGE 1



PG55 Cornelius E: Photo-Simulations



PG55 CORNELIUS EAST

MONOPOLE COMMUNICATION SITE

401 NORTH 28TH AVE CORNELIUS, OR 97113



PAGE 2



PG55 Cornelius E: Photo-Simulations



PG55 CORNELIUS EAST

MONOPOLE COMMUNICATION SITE

401 NORTH 26TH AVE CORNELIUS, OR 97113



PAGE 3



LOCATION 45°31'23.54"N 123° 2'24.03"W © 2020 GOOGLE MAPS



EXISTING



PROPOSED NORTHEAST ELEVATION (LOOKING SOUTHWEST)



PG55 Cornelius E: Photo-Simulations



PG55 CORNELIUS EAST

MONOPOLE COMMUNICATION SITE

401 NORTH 28TH AVE CORNELIUS, OR 97113



PAGE 4



PG55 Cornelius E: Photo-Simulations



PG55 CORNELIUS EAST

MONOPOLE COMMUNICATION SITE

401 NORTH 26TH AVE CORNELIUS, OR 97113



PAGE 5



EXISTING



PROPOSED SOUTHEAST ELEVATION (LOOKING NORTHWEST)



PG55 Cornelius E: Photo-Simulations



PG55 CORNELIUS EAST

MONOPOLE COMMUNICATION SITE

401 NORTH 26TH AVE CORNELIUS, OR 97113



PAGE 8



PG55 Cornelius E: Photo-Simulations



PG55 CORNELIUS EAST
MONOPOLE COMMUNICATION SITE
401 NORTH 26TH AVE CORNELIUS, OR 97113



PAGE 8



EXISTING



PROPOSED WEST ELEVATION (LOOKING EAST)



Radio Frequency (“RF”) Safety:



All AT&T sites are designed and built to comply with federal RF guidelines, which are set by the Federal Communications Commission (FCC).

Federal Communications Commission (FCC), the federal agency responsible for regulating wireless carriers’ RF emissions, has adopted conservative, science-based RF exposure limits for carriers. These limits apply to all wireless carriers and technologies, including current 4G and new 5G services and devices.

The FCC’s mandatory RF exposure limits were developed based on information from health and safety experts including, but not limited to, the U.S. Environmental Protection Agency (EPA), the Food and Drug Administration (FDA), the National Institute for Occupational Safety and Health (NIOSH), the Occupational Safety and Health Administration (OSHA), the National Council on Radiation Protection and Measurements (NCRPM), the American National Standards Institute (ANSI), and the Institute of Electrical and Electronics Engineers, Inc. (IEEE).

For more information: <https://www.fcc.gov/consumers/guides/human-exposure-radio-frequency-fields-guidelines-cellular-and-pcs-sites>

Process Timeline:

- All of the comments received today will be included in a summary provided to attendees and staff.
- This is a Conditional Use Permit (CUP) and Design Review Process.
- Public notification will occur throughout the process (i.e. posting of site, written correspondence, etc.)
- Estimated permit process is 3-4 months.
- Following approval, the construction timeline is expected to take 3-4 months.



Project Contact:

Centerline Communications, LLC

Phillip Kitzes

206.227.7445

pkitzes@clinellc.com



Questions & Comments?



ATT PG55 CORNELIUS: NEIGHBORHOOD MEETING
2.22.25

NAME

ADDRESS

EMAIL ADDRESS

NO ONES SHOWED

7.22.25

Q.

TAX LOT: 1N334CA05200
OWNER/OCCUPANT
2335 N. FREMONT STREET
CORNELIUS, OR 97113

TAX LOT: 1N334CA5100
OWNER/OCCUPANT
2357 N. FREMONT STREET
CORNELIUS, OR 97113

TAX LOT: 1N334CA00600
OWNER/OCCUPANT
2364 N FREMONT ST
CORNELIUS, OR 97113

TAX LOT: 1N334DB00900
OWNER/OCCUPANT
2386 N FREMONT ST
CORNELIUS, OR 97113

TAX LOT: 1N334DB00800
OWNER/OCCUPANT
2414 N FREMONT ST
CORNELIUS, OR 97113

TAX LOT: 1N334DB00700
OWNER/OCCUPANT
2440 N FREMONT ST
CORNELIUS, OR 97113

TAX LOT: 1N334DB00600
OWNER/OCCUPANT
2478 N FREMONT ST
CORNELIUS, OR 97113

TAX LOT: 1N334DB00500
OWNER/OCCUPANT
2492 N FREMONT ST
CORNELIUS, OR 97113

TAX LOT: 1N334DB04200
OWNER/OCCUPANT
2379 N FREMONT ST
CORNELIUS, OR 97113

TAX LOT: 1N334DB04100
OWNER/OCCUPANT
2405 N FREMONT ST
CORNELIUS, OR 97113

TAX LOT: 1N334DB04000
OWNER/OCCUPANT
2431 N FREMONT ST
CORNELIUS, OR 97113

TAX LOT: 1N334DB03900
OWNER/OCCUPANT
2463 N FREMONT ST
CORNELIUS, OR 97113

TAX LOT: 1N334DB03800
OWNER/OCCUPANT
2485 N FREMONT ST
CORNELIUS, OR 97113

TAX LOT: 1N334DB03700
OWNER/OCCUPANT
2497 N FREMONT ST
CORNELIUS, OR 97113

TAX LOT: 1N334DB03600
OWNER/OCCUPANT
602 N 25TH AVE
CORNELIUS, OR 97113

TAX LOT: 1N334DB03500
OWNER/OCCUPANT
614 N 25TH AVE
CORNELIUS, OR 97113

TAX LOT: 1N334DB03400
OWNER/OCCUPANT
638 N 25TH AVE
CORNELIUS, OR 97113

TAX LOT: 1N334DB03300
OWNER/OCCUPANT
650 N 25TH AVE
CORNELIUS, OR 97113

TAX LOT: 1N334DB24400
OWNER/OCCUPANT
2506 N FREMONT LOOP
CORNELIUS, OR 97113

TAX LOT: 1N334DB24300
OWNER/OCCUPANT
2501 N FREMONT LOOP
CORNELIUS, OR 97113

TAX LOT: 1N334DB24200
OWNER/OCCUPANT
2505 N FREMONT LOOP
CORNELIUS, OR 97113

TAX LOT: 1N334DB24100
OWNER/OCCUPANT
2513 N FREMONT LOOP
CORNELIUS, OR 97113

TAX LOT: 1N334DB24000
OWNER/OCCUPANT
2525 N FREMONT LOOP
CORNELIUS, OR 97113

TAX LOT: 1N334DB23900
OWNER/OCCUPANT
2545 N FREMONT LOOP
CORNELIUS, OR 97113

TAX LOT: 1N334DB16900
OWNER/OCCUPANT
2608 N FREMONT ST
CORNELIUS, OR 97113

TAX LOT: 1N334DB20900
OWNER/OCCUPANT
2616 N FREMONT ST
CORNELIUS, OR 97113

TAX LOT: 1N334DB17000
OWNER/OCCUPANT
2605 N FREMONT ST
CORNELIUS, OR 97113

TAX LOT: 1N334DB23700
OWNER/OCCUPANT
2613 N FREMONT ST
CORNELIUS, OR 97113

TAX LOT: 1N334DB23600
OWNER/OCCUPANT
2621 N FREMONT ST
CORNELIUS, OR 97113

TAX LOT: 1N334DB23500
OWNER/OCCUPANT
2637 N FREMONT ST
CORNELIUS, OR 97113

TAX LOT: 1N334DC01801
OWNER/OCCUPANT
424 N 26TH AVE
CORNELIUS, OR 97113

TAX LOT: 1N334DC01802
OWNER/OCCUPANT
400 N 26TH AVE
CORNELIUS, OR 97113

TAX LOT: 1N334DC01901
OWNER/OCCUPANT
300 N 26TH AVE
CORNELIUS, OR 97113

TAX LOT: 1N334DC04800
LEWIS CONTROLS, INC.
PO BOX 526
CORNELIUS, OR 97113

TAX LOT: 1N334DC04600
OWNER/OCCUPANT
297 N 26TH AVE
CORNELIUS, OR 97113

TAX LOT: 1N334DC04600
OWNER/OCCUPANT
195 N 26TH AVE
CORNELIUS, OR 97113

TAX LOT: 1N334DC04500
OWNER/OCCUPANT
273 N 26TH AVE
CORNELIUS, OR 97113

TAX LOT: 1N334DC04500
OWNER/OCCUPANT
263 N 26TH AVE
CORNELIUS, OR 97113

TAX LOT: 1N334DC04500
OWNER/OCCUPANT
201 N 26TH AVE
CORNELIUS, OR 97113

TAX LOT: 1N334DC04500
OWNER/OCCUPANT
273 N 26TH AVE
CORNELIUS, OR 97113

TAX LOT: 1N334CD00100
CORNELIUS PROPERTYOWNER SPE LLC
10777 W TWAIN AVE, SUITE 115
LAS VEGAS, NV 89135

TAX LOT: 1N334CD00500
STATE OF OREGON
255 CAPITOL ST NE, RM 420
SALEM, OR 97301

TAX LOT: 1N334DB23800
OREGON, DEPT OF TRANSPORTATION
4040 FAIRVIEW INDUSTRIAL DR SE MS#2
SALEM, OR 97302

TAX LOT:



**TYPE III SITE DESIGN & TYPE III CONDITIONAL USE PERMIT APPLICATIONS
CITY OF CORNELIUS**

AT&T PG55 CORNELIUS EAST WIRELESS FACILITY
RESPONSE TO STAFF LETTER DATED 4.25.25

MAY 1, 2025

Hello:

On behalf of AT&T, Centerline Communications is responding to staff's incomplete letter for the review of a Type III Design Review and Type III Conditional Use Permit (CUP) applications submitted on April 4, 2025. The following are the comments followed by a response ("*blue italic*").

1. Pay the following land use application fees:

• Type III Site Design Review	\$3,918.00
• <u>Type III Conditional Use Permit</u>	<u>\$2,871.00</u>
Total	\$6,789.00

Response: The check has been ordered and will be delivered to the city.

2. Please clarify if you expect this application to cover the addition of the two future carriers and whether they would need additional area beyond the leased area for their equipment. If you expect this application to address the future carriers, please provide data on the height of the two carriers shown on the pole.

Response: This application is for AT&T only. The other two (2) carriers shown in the application are depictions to ensure that staff understands that the tower has been designed to accommodate other users (collocation). As shown, there is a 9-foot separation between the proposal and each "future" carrier from antenna to antenna, which is a minimum separation to avoid signal interference. The actual "height/spacing" on the pole for a specific user is strictly dependent on their network needs.

3. Please note that the GMU zone allows residential along with commercial development. In fact, the property immediately west of this site has entitlements to build 377 apartment units, so it will be the closest residential development to the site. Additionally, the property immediately south of the proposed antenna could develop with residential uses, so the residential on that property could be the closest use to the proposed antenna. Please address the potential residential uses on these properties in your application under your response to the approval criteria and responses addressing 18.105. Conditional uses.

Response: Attachment 2, Statement of Compliance, Section 18.105.010 Purpose, has been revised to address this comment.



4. Provide 2 additional copies of the complete application packet, one full electronic copy of the application packet (CD or thumb-drive with a PDF) and one copy of the application packet that is unbound and 8 ½" x 11" in size.

Response: As discussed, the electronic submittal serves as a full electronic copy of the application package. Attachment 2, Statement of Compliance, was updated to respond to Question 3 in the Completeness Review Letter by staff—this will be emailed as part of the electronic submission (along with this response letter).

Enclosed are the following items included with this resubmission:

- Response Letter (this document)
- Attachment 2, Statement of Compliance (**revised**)
- Two (2) Copies of complete application packet + 1 unbound set
- One (1) full-size LU Plan Set (Attachment 13) + 1 unbound set

Again, thank you for your attendance and please feel free to contact me with any questions or comments throughout the process by phone (206.227.7445) and/or email (pkitzes@clinellc.com).

CENTERLINE COMMUNICATIONS, LLC

Phil Kitzes

Phillip Kitzes
Project Manager