SEPA[1] Environmental Checklist

Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

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

Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for Nonproject Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in "Part B: Environmental Elements" that do not contribute meaningfully to the analysis of the proposal.

A.Background

1. **Name of proposed project, if applicable:**

   AT&T SN5417 Browns Bay Relo Wireless Facility

2. **Name of applicant:**

   New Cingular Wireless PCS, LLC (AT&T)
   Centerline Communications, LLC (authorized agent)

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

   AT&T: *20309 North Creek Parkway, Bothell, WA 98011*

   Centerline: *23035 SE 263rd Street, Maple Valley, WA 98038 / Phillip Kitzes / 206.227.7445 / pkitzes@clinellc.com*

4. **Date checklist prepared:**

   11.10.26

5. **Agency requesting checklist:**

   City of Lynnwood, WA

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

   - *Conditional Use, SEPA Checklist: (5-6 months)*
   - *Building Permit Review: (3-4 months)*
   - *Construction: (2-3 months)*

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

   This facility may be subject to future upgrades, as well as collocation proposals. However, there are no present plans or expansions beyond the current proposal.

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

   - *Survey prepared by S&F Land Services*
   - *FCC License for AT&T*
   - *RF Justification Report prepared by AT&T RF engineers*

- *Noise Report (SSA Acoustics)*
- *Statement of Compliance for FCC standards (AT&T)*
- *Environmental Assessment Phase 1 Report (EAS, Inc.)*

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No other applications are sought at this time.

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

- *Conditional Use Permit (CUP)*
- *SEPA*
- *Building Permit*
- *Right-of-Way Permit (if applicable)*

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The proposal is to locate a new wireless communications facility at the selected site to meet the in-fill coverage objectives (outdoor, in-vehicle, and in-building coverage) within a geographic area in the network. The project involves removal and replacement of an existing light standard for the ballfields—lights to be placed ~~not~~ * *the pole at existing height. The pole and operating ground equipment will be inside a 14'x15' (215 SF) secured lease area. Utilities will come from Meadowdale Road via a 10-foot-wide easement. There will be a backup generator or emergency use only.*

*lights to be placed on the pole at existing height.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The site address is 6505 168th Avenue SW, Lynnwood, WA 98020 and in the ballfields area. The Assessor's Parcel Number is 00513100010700, and the abbreviated legal description is within the NW1/4, NE 1/4 of Section 8, Township 27 N, Range 4 E of the W.M., Snohomish County, WA.

B. Environmental Elements

1. Earth

a. General description of the site:

The property is flat with several ballfields, park, and parking areas.

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

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

There are 8-10 percent slopes towards the exterior areas of the property.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them, and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Glacial drift consisting of till and outwash clay, silt, sand, gravel, cobbles, and boulder deposits.

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

No.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Approximately 70-80 cubic yards (CY) of cut and fill will occur with this project.

f. Could erosion occur because of clearing, construction, or use? If so, generally describe.

During construction, erosion could occur.

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

This project will create less than 0.1% new impervious surface on the property.

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

As required and implemented by the city, appropriate erosion control measures will be adhered to during construction only.

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Temporary emissions from equipment and dust will occur during the construction phase. Construction equipment will comply with applicable local, county, and state air quality regulations. There will be a backup generator that will operate under emergency conditions only.

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

To the best of the applicant's knowledge, there are no offsite sources of emissions that will affect this proposal.

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

Once construction occurs, appropriate measures to mitigate and/or control emissions generated from the work will be strictly adhered to as prescribed by the local, state, and federal guidelines.

3. Water

a. Surface:

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

To the applicant's knowledge, there are no surface water bodies on the property or in the near vicinity.

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

No.

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

None.

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

   No.

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

   No, this site I not within a 100-year floodplain.

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

   No. The proposal is for unmanned communications facility that will not discharge any waste material.

b. **Ground:**

1. **Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give a general description, purpose, and approximate quantities if known.**

   No. Proposal is for an unmanned communications facility which does not require water service or use of water.

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

   Not applicable. The proposal is for an unmanned communications facility that will not generate any waste material.

c. **Water Runoff (including stormwater):**

1. **Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.**

   The entire facility is 215 SF and anticipated runoff (if any) will infiltrate into the ground.

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

   No. The proposal is for an unmanned communications facility that will not discharge any waste materials.

3. **Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.**

   To the best of the applicant's knowledge, no drainage patterns will be impacted by this project.

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

   To the best of the applicant's knowledge, no additional control measures will be needed; and there will be minimal impact on the surface, ground, or runoff water as a result of this proposal. BMPs will be utilized during construction to further limit impacts to water.

4. Plants

a. **Check the types of vegetation found on the site:**

   ☒ **deciduous tree: alder, maple, aspen, other**
   ☒ **evergreen tree: fir, cedar, pine, other**
   ☒ **shrubs**
   ☒ **grass**
   ☐ **pasture**
   ☐ **crop or grain**
   ☐ **orchards, vineyards, or other permanent crops.**
   ☐ **wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other**
   ☐ **water plants: water lily, eelgrass, milfoil, other**
   ☐ **other types of vegetation**

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

   Planted grass will be removed for the installation of the wireless facility.

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

   To the best of the applicant's knowledge, no threatened or endangered plant species are present on the property, especially at or near the proposed site location.

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

   As required per code, the proposal includes a 5-foot-wide landscape screen with evergreen shrubs around the complex to reduce visibility of the project.

e. **List all noxious weeds and invasive species known to be on or near the site.**

None are known to be on or near the proposed site location.

5. Animals

a. **List any birds and other animals that have been observed on or near the site or are known to be on or near the site.**
Examples include:
- **Birds: hawk, heron, eagle, songbirds, other:**
- **Mammals: deer, bear, elk, beaver, other:**
- **Fish: bass, salmon, trout, herring, shellfish, other:**

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

To the best of the applicant's knowledge, no threatened or endangered animal species are present on the property.

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

To the best of the applicant's knowledge, the property is not part of a migration route.

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

None are proposed.

e. **List any invasive animal species known to be on or near the site.**

None are known.

6. Energy and natural resources

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

Electricity and fiber are the two sources of power and communications required for the wireless facility. In the event of an emergency, there is a backup generator that will switch on until power is restored.

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

No. This is an unmanned communications facility consisting of a 99-foot monopole (+5' lightning rod) that is more than 212 feet from any property line. In addition, it is over 590

feet from the nearest building on the subject property. As such, this proposal will not impact solar energy use on this property or adjacent properties.

c. **What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.**

None are proposed at this time.

7. Environmental health

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

No. The communication facility and equipment will not cause exposure to toxic chemicals or hazardous waste. A standby generator is being proposed but it will operate during emergencies only. Additionally, it will meet all applicable safety regulations to reduce any potential hazards to the surrounding community.

1. **Describe any known or possible contamination at the site from present or past uses.**

   None are known.

2. **Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.**

   Not applicable. There are no known underground transmission pipes or existing hazardous chemicals/conditions onsite.

3. **Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.**

   There are no toxic or hazardous chemicals that will be produced by the proposal, either during construction or operation. The proposed generator will be installed and operated to meet all applicable regulations to ensure safe operation and no impact on surrounding properties.

4. **Describe special emergency services that might be required.**

   None.

5. **Proposed measures to reduce or control environmental health hazards, if any.**

The project will present no known environmental health hazards; thus, none are proposed at this time.

b. Noise

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

   There are no existing noises in the area that will affect the proposed project.

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

   Noise levels will increase on a short-term basis during the construction phase of the project. Construction will occur during daylight hours as allowed by City ordinance(s) and staff. On a long-term basis, noise generated by the operating equipment will be within permissible levels as described in ***Attachment 9, Noise Report****.*

3. **Proposed measures to reduce or control noise impacts, if any:**

   None are proposed; however, the applicant will adhere to local regulations as they apply during construction. Distance from nearby residential properties is such that there will impact from the project.

8. Land and shoreline use

a. **What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.**

The current use of the property is a school (east side), a park, walking trails, and ballfields. There are also two (2) wireless providers onsite that are utilizing the light poles for their aerial equipment. The adjacent uses are as follows:

- *North Residences*
- *South Residences*
- *East School, Residences*
- *West Residences*

The proposed project will not affect the uses that surround the park. The project is a relocation of existing equipment (Snohomish PUD property); thus, there would be a "gap/loss" of coverage to the users of the network. The project does include FirstNet, which is a benefit to the entire area in the event of a major emergency.

b. **Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will**

be converted to other uses because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

No.

1. **Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?**

   No.

c. Describe any structures on the site.

There is a school, sports complex, and ballfields with associated structures. In addition, there are two (2) existing wireless facilities utilizing the light standards of the fields.

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

No. City of Lynnwood: One existing pole will be removed and replaced with the new pole standard.

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

Public and Institution (P-I).

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

Public and Institution (P-I).

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

Not Applicable.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

Not to the knowledge of the applicant.

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

None. This is an unmanned facility.

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

None.

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

None.

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

The project is a relocation of an existing wireless facility that serves as part of a larger network. The location was chosen because there are no towers or existing structures that are of sufficient height. The light poles are the available and given the number of them, they serve as a "camouflage" for the propose aerial equipment. Two other carriers are there and have utilized these light poles as well. Therefore, the use is compatible with existing uses on and off the project site.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

Not applicable.

9. Housing

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

Not applicable. Proposal is for an unmanned communications facility with no housing proposed.

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

Not applicable. Proposal is for an unmanned communications facility with no housing proposed or being removed.

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

Not applicable as the proposal will not reduce or control any housing impacts.

10. Aesthetics

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

City of Lynnwood: Proposed pole is 99 feet at highest point.

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

No views will be altered. The project involves extending the existing pole fifteen feet (15') which is not a significant increase for the present use.

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

No measures are proposed. The new pole and aerial equipment will be a non-reflective gray (or steel), similar to an existing wireless carrier's project. The base of the pole will be appropriately screened with a 5-foot vegetative buffer per city standards.

11. Light and glare

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

No light or glare will come from this project. The new pole and aerial equipment will be non-reflective gray (or steel).

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

No lighting is proposed with this project. The new pole and aerial equipment will be a non-reflective gray (steel) to ensure no glare is emitted from the site.

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

None are known.

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

The pole and aerial equipment will be non-reflective gray (steel), and the ground equipment will be screened with vegetation.

12. Recreation

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

There is park area, walking trails, and ballfields on the property.

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

No.

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

None are proposed.

13. Historic and cultural preservation

a. **Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.**

To the applicant's knowledge, there are no buildings, structures, or sites located on or near the property that ae over 45 years old listed or eligible for listing in national, state, or local preservation registers.

b. **Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.**

*Not to the applicant's knowledge. The Snohomish County PDS report (**Attachment 16**) list the property as "non-tribal land".*

c. **Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.**

***Attachment 16 - Snohomish County PDS** Report lists the property as "non-tribal land". We also researched the County historic property information, and no results were found for this site.*

d. **Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.**

None are proposed.

14. Transportation

a. **Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.**

*The property is served by three public roads: 168th Street SW, 66th Avenue W, and NW Meadowdale Road. (Please see **Attachment 12, LU Plan Set**.)*

b. **Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?**

No. The closest bus stop is at Olympic View Drive and 170th Place SW—approximately 0.2 miles east of the property.

c. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

No.

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

No.

e. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

Upon completion, there will be one (1) monthly maintenance visit for the project, unless there is an emergency.

f. Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No.

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

None are proposed.

15. Public services

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

No.

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

None are proposed.

16. Utilities

a. **Circle utilities currently available at the site: <u>electricity, natural gas, water, refuse service, telephone, sanitary sewer</u>, septic system, other:**

b. **Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.**

Electricity: Snohomish PUD
Fiber: To be Determined

Connection(s) to the above-mentioned utilities will be negotiated with the individual purveyor during the construction/building permit phases. There may be a need for right-of-way permit(s) to gain access to the services.

C.Signature

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

Phil Kitzes

Phillip Kitzes

Authorized Agent / Centerline Communications, LLC

Date submitted: **11.10.26**