Purpose of Checklist: The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the environment. The purpose of this checklist is to provide information to help the Responsible Official of the Public Utility District No. 1 of Snohomish County (the District), and any other agencies with jurisdiction, to identify impacts from a proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the District decide whether an EIS is required.

A. BACKGROUND

1. Name of proposed project, if applicable:

Sky Valley Switching Station and Communications Facility

2. Name of applicant:

Public Utility District No. 1 of Snohomish County (District)

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

Public Utility District No. 1 of Snohomish County  
P.O. Box 1107  
Everett, WA 98206  
Contact Person: Will Blanchard, P.E., (425) 783-4303

4. Date checklist prepared:

April 21, 2020

5. Agency Requesting Checklist:

Public Utility District No. 1 of Snohomish County (District)

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

- Switching substation (station) design and permitting in 2020 – Q3 2021
- Wireless communications facility (facility) design and permitting in 2021 – Q4 2021
- Site construction phase I for station and facility (single bank with loop through) estimated to be February 2022 – August 2022.
- Electrical Assembly phase I (single bank with loop through and facility) estimated August 2022 through February 2023.
- Site construction and remaining electrical assembly for phase II ring
bus estimated 2023-2024.

- Site construction and electrical assembly for phase III second 115kv-12kv transformer bank, switchgear and feeders estimated to approximately 2040-2050.

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

Yes, as described in item 6 this will be a phased project. The station yard footprint will be constructed to accommodate the addition of additional 115kV: power transformer, bus work, transmission line termination structures, switches, transmission lines, circuit breakers, electrical enclosures and ancillary equipment needed to support the ultimate buildout of a 115kV-12.5kV switching double bank substation.

The facility may need to add a generator in the future.

There will also be ongoing maintenance of poles; stormwater system; underground conduit and vaults; site access driveway; fencing and other appurtenances as needed to maintain the station and facility and preserve electrical system reliability. This will include necessary vegetation management, upgrades in capacity, and other routine utility repair or maintenance within the station, the facility and utility corridors.

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

- Preliminary Environmental Screening prepared by GeoEngineers, dated July 19, 2012
- Geotechnical Engineering Report prepared by Zipper Geo, Inc., dated December 1, 2020
- Critical Areas Report prepared by Wetland Resources, dated December 23, 2020
- Tree Inventory and Impact Assessment Report by Shoffner Consulting, dated December 17, 2020
- Stormwater Pollution Prevention Plan, prepared by the District, expected final document first quarter 2021
- Drainage Study prepared by the District expected final document second quarter 2021
- Radio Frequency study procured by the District expected final document second quarter 2021
- Radio Frequency Propagation Study prepared by the District, dated April 2021
- Acoustical study procured by the District expected final document
second quarter 2021

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.

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

Public Utility District No. 1 of Snohomish County
   SEPA Checklist and Threshold Determination

City of Monroe
   Conditional Use Permit
   Grading Permit
   Right-of-Way Disturbance Permit
   Variance for station tower height (TBD)
   Building Permit
   Fence Permit
   Demolition Permit

Washington State Department of Ecology
   Construction Stormwater General Permit

Federal
   FCC Station License
   FAA/FCC Registration
11. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.

Proposal: To construct and operate a 115kv electrical switching substation and wireless communications facility

This project is part of the District’s Electric System Capital Program to provide additional electrical capacity and reliable electric service within the City of Monroe and southwest Snohomish County service area.

The station site is located at the address of 19622 Tjerne Pl SE Monroe, WA and is 6.43 acres. The site was previously intended for a commercial development and some drainage management items were installed, including a detention vault.

The ultimate layout for the station will tie three 115kv transmission lines to a five-breaker ring bus and two 115kv-12.5kv 28 MVA transformers will be installed along with three electrical enclosures (two switchgears and one control enclosure). Up to ten 12.5 kV distribution circuits will exit the station and service the surrounding areas.

The station serves to improve reliability by tying several transmission lines into a single hub. The hub allows interchangeability between transmission lines during unplanned outages or line maintenance allowing the District to improve reliability.

The station transforms power delivered from 115,000 Volts (115kV) to 12,500 Volts (12.5kV) and distributes it to the District’s electrical grid to serve customer power needs. The station will generally consist of:

- A 1.5-acre station yard surfaced with crushed rock. The yard will be enclosed with a security fence in compliance with the National Electric Safety Code (NESC)
- Two 28 Mega-Volt-Ampere (MVA) power transformers
- Two metal-clad switchgear enclosures including 12kV circuit breakers, one control enclosure and ancillary equipment
- 115kV switches and circuit breakers
- Overhead aluminum bus and conductors
- Galvanized steel transmission line termination (dead-end), switch, and bus support structures
- Conduit, vaults, and pad-mounted switch cabinets for underground 12kV distribution circuits, power and control wiring
- Related site work for the station includes: station and driveway grading; a stormwater management system; oil spill containment system for each transformer; security fence with high voltage warning signs; electrical grounding system; and access road with an access control gate
Transmission and distribution line construction associated with the station:

- The ultimate plan is for the station to receive (3) 115kV transmission lines; the Woods Creek/Sultan line, West Monroe/BPA line and a future 115kV line. During the first phase the station will receive both the existing lines. Poles will be installed along Tjerne PI SE and Woods Creek Rd in the immediate area of the station to facilitate station termination of these lines. The future transmission line from High Rock substation is anticipated to exit the east portion of the site, traverse Woods Creek Rd and head east along Oak St but detailed design has not occurred.

- The four first phase 12kV distribution circuits will exit the station; one new circuit will head westward creating a double circuit on the existing Chain Lake road poles. A second circuit will head eastbound creating a double circuit along the existing Woods Creek Rd distribution lines. The remaining two circuits are expected to head eastward then proceed south along Woods Creek Rd, detailed design is not completed. A provision for a future fifth circuit will be installed to accommodate future area load but detailed design as to its direction has not occurred.

- The route of the remaining four future 12kv distribution circuits and an additional future fifth in the ultimate design is unknown at this time; as the area further develops these circuits will be routed as needed to support capacity and reliability.

Wireless Communications facility:

The facility is needed to improve two-way radio coverage for District work crews in the vicinity of Monroe. The Monroe area’s existing radio signal strength is low due to distance and terrain impairing the coverage from our nearest sites at Clearview and Three Lakes Hill. Thus, the radio system users experience poor service inside the District’s Monroe local office and using portables radios. Mobile radio service is currently operational but marginal. When constructed, the District intends to install a VHF radio base station to improve two-way radio coverage in the Monroe area on our current backup/workgroup VHF radio network. Also, the District is in the process of replacing our 25-year-old critical 900 MHz analog radio communication network. All new radio systems use digital-based technology, which is less reliable than analog in challenged areas. Radio propagation studies show that the new 900 MHz two-way radio system will require the Sky Valley site for acceptable, reliable radio service levels for portable and mobile units in the Monroe area.

The Radio propagation study performed by the District indicates that the two-way radio system located at the Sky Valley site will require a 120-foot tower for acceptable, reliable radio service levels for portable and mobile units in the Monroe area. The City of Monroe Municipal Code (MMC) part 22.62.030 identifies for a tower over 85-ft without colocation or over 100-ft with colocation a Conditional Use Permit (CUP) is required in addition to compliance with with the MMC.
• The communications enclosure is anticipated to house radio transmitters, receivers, rectifiers, inverters and storage batteries.

• The communication enclosure and the antenna will be connected using coaxial cables running between the enclosure, rising in the tower and terminating on antennas mounted to T-arm standoffs.

• The tower will be supported by a drilled pier type foundation anticipated to extend approximately 30-ft below grade.

• The communications enclosure is anticipated to be approximately 10-ft x 15-ft. The enclosure will be supported by a concrete slab of approximately the same size.

• The enclosure is unoccupied and serves only to house the electronic equipment needed to support the function of the communications facility.

• A 7-ft chain link fence will enclose the facility which will be approximately 2,522 square feet including the perimeter walkway.

• The walkway and the surface within the facility will be surfaced with a 4-inch crushed rock layer.

The facility is an independent body separated from the station by the driveway. Facility access will not require personnel to enter the station to access the facility.

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.

Tax Numbers: 27070600204000
Street Address: 19622 Tjerne Pl SE Monroe, WA 98272
Legal Description: Section 06 Township 27 Range 07 Quarter NW - PAR A (ADJ) CITY OF MN BLA BA 200504 REC AFN 200603225189 TGW PTN PAR B (ADJ) SD CITY OF MON BLA BA 200504 DAF: BEG NE COR PAR B SD BLA BEING NLY CORCOM TO PAR A & B SD BLA TH S00*10 15E 305FT TO S LN SD PAR B TH S89*49 45W ALG SD S LN 139.28FT TO PTN SD PAR DEEDED TO CITY OF MON REC AFN 200508050732 & PT ON CRV TO L
B. ENVIRONMENTAL ELEMENTS

1. Earth
   a. General description of the site
      (circle one underline): Flat, rolling, hilly, steep slopes, mountainous, other _____________
   b. What is the steepest slope on the site (approximate percent slope)?

      **The steepest slope on-site is approximately 50 percent.**

   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.
The USDA Natural Resources Conservation Service Soil Map identifies the on-site soils as approximately 80% Everett very gravelly sandy loam and 20% Alderwood-Everett gravelly sandy loams. The Everett very gravelly sandy loam is identified as having a farmland classification of statewide importance.

The site-specific geotechnical evaluation and report identifies the surface soil layer to consist of a fill material; subsurface of the fill layer is a recessional outwash layer or Whidbey formation soils layer, depending upon the specific location upon the property.

The fill material layer ranged in depth from 1-foot to 12-feet deep depending on the location on site. The fill material is associated with previous mining and development activity; the fill consisted largely of dense sand, variable silt, and cobbles. Materials such as quarry spalls, concrete clasts, wood debris, organics and minor amounts of brick, metal pipe and plastic were also found.

Previous use and development of this property has already removed or buried the on-site soils identified as having importance to farmland. The proposed development grading and excavation activities would remove some of the fill material which was added as a result of the previous activities but most of the fill will remain on site.

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

Yes. The southeastern slope of the property has visual indications of movement. Some erosion of the soils can be seen along with trees which have developed pistol butts.

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 3 acres will be affected by land disturbing activities.

The geotechnical report identifies much of the on-site soils as being reusable given proper moisture conditions and protections. Conservatively assuming that the on-site soils may not be largely reusable, approximate earthwork quantities for the site include:

- Cut ±11,000 cubic yards
- Fill ±12,000 cubic yards

An unknown quantity may be needed to replace excavated soil that is too wet to achieve proper compaction for use as trench or foundation backfill material.

Granular fill material will be imported from a state approved licensed
quarry within the Snohomish County area determined at the time of construction.

The site contains an existing concrete stormwater vault. The vault is unnecessary for the Districts station and facility. It is situated such that it will be below the driveway. Heavy equipment will be moved over the driveway which the vault was not designed for. The vault will be removed. Filling the vault removal excavation will require approximately 4,000 CY of fill material imported or re-used from the site.

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

Yes, site excavation and grading during construction will expose soils, creating a temporary increase in erosion potential.

Temporary erosion control Best Management Practices (BMP’s) will be implemented during construction. Once all permanent improvements are installed and disturbed areas are stabilized with vegetation, the potential for erosion will be insignificant.

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

Approximately 11% of the property will be covered with impervious surfaces.

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

The Construction Stormwater Pollution Prevention (SWPP) Plan for the project will dictate appropriate BMP’s for avoiding, preventing and minimizing erosion and sedimentation during construction. The SWPP Plan and implementation will comply with the City of Monroe stormwater regulations and the Washington State Department of Ecology Construction Stormwater General Permit.

2. Air

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

Short term direct emissions from vehicles and construction equipment will occur during the specific construction phase of the project. Odors from construction materials may occur, engine exhaust will be present during construction, and dust may be generated during short term clearing and grading activities. A temporary increase in carbon dioxide, nitrous oxide
and methane emissions from off road, on road and possibly stationary sources involved in the construction phase will occur during the period of active construction and discontinue when construction is complete.

The greenhouse gas emissions associated with the active construction of the project are estimated to be as follows:

- Carbon dioxide: 169 metric tons
- Methane: 6 kilograms
- Nitrous oxide: 5 kilograms
- Total combined in CO2 equivalents: 171 metric tons

Long term emissions for the completed project are expected to remain consistent with existing emissions resulting from daily operations. These include emissions that may be associated with routine maintenance and / or repair of the completed project.

The facility may have a propane AC generator installed. The generator would be used to provide power during during AC failure and tested monthly for roughly 20 minutes.

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

Off-site emissions sources and climate change may have the potential to affect the proposal.

The Puget Sound Clean Air Agency has established local ambient air standards for six criteria air pollutants and the Agency monitors and reports on these air quality observations annually. These criteria air pollutants are:

- Particulate Matter (10 micrometers and 2.5 micrometers in diameter)
- Ozone
- Nitrogen Dioxide
- Carbon Monoxide
- Sulfur Dioxide
- Lead

Efforts to address air quality in the region have successfully achieved attainment for several of the criteria pollutants however observation sites in King, Pierce and Snohomish counties continue to exceed the Puget Sound Clean Air Agency local PM2.5 health goal for fine particulate matter. Observations at sites monitoring ozone indicate ozone levels remain a concern in the region. Carbon dioxide and methane are additional emissions of interest associated with climate change with the potential to affect weather conditions in the Snohomish County region.

Potential impacts in the Pacific Northwest due to climate change have been assessed through the National Oceanic and Atmospheric Administration U.S. Global Change Research Program, and summarized in
the 2017 report titled "Climate Science Special Report: Fourth National Climate Assessment, Volume 1." The projected changes include declining springtime snowpack, reduced summer stream flows, warmer water temperatures, higher ambient temperatures and rising sea levels. Such changes could result in reduced water supplies, and thus the need to seek new sources or methods to meet future water demand.

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

The District has adopted a Climate Change Policy providing guidance to address planning and operational changes necessary to reduce greenhouse gas emissions from non-generation related activities. A secondary goal is to improve the energy efficiency of generation, transmission, distribution and administrative facilities. Total utility greenhouse gas emissions inclusive of all District operations are calculated and tracked annually and this process is expected to continue.

Regarding the proposed project, all passenger vehicles and construction related vehicles and equipment are and will be properly maintained and will comply with applicable emission control devices and federal and state air quality regulations for exhaust pipe emissions. Operational measures to increase fuel efficiency and reduce fuel related emissions will be applied when practicable and attainable at reasonable cost. Idling of combustion engines will be minimized and equipment will be turned off when applicable.

Erosion control and dust control measures will be addressed as needed. BMP’s to limit deposition of soil on roadways will be implemented and active dust suppression measures will be evaluated and applied as necessary.

Dust during construction will also be controlled through street sweeping and wetting the construction area during dry weather.

3. Water

a. Surface Water:

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

   No.

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

   No.

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

None.

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

No.

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

No.

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

No.

b. Ground Water:

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 general description, purpose, and approximate quantities if known.

No groundwater will be withdrawn from a well. Stormwater runoff will infiltrate on-site and eventually find its way to groundwater.

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

None.

c. Water Runoff (including storm water):

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

The source of water runoff is rainfall. Water runoff will be lost by
evaporating, transpiring through vegetation, and infiltrating through the fill, outwash and Whidbey formation soil layers.

Stormwater runoff from impervious surfaces will primarily remain dispersed throughout the site. However, where stormwater will collect and concentrate, runoff will be infiltrated using BMP’s.

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

No.

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

No.

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

**Construction stormwater pollution prevention:**

- The SWPP Plan for the project will dictate appropriate BMPs for preventing or minimizing erosion and sedimentation during construction. The SWPP Plan and implementation will comply with City of Monroe stormwater regulations and the Washington State Department of Ecology Construction Stormwater General Permit.

**Permanent stormwater management:**

- Stormwater runoff impacts will be mitigated using on-site stormwater management infiltration and dispersion BMPs in accordance with City of Monroe stormwater regulations.

4. **Plants**

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

- **X** deciduous tree: alder, maple, aspen, other
- **X** evergreen tree: fir, cedar, pine, other
- **X** shrubs
- **X** grass
- _____ pasture
- _____ crop or grain
- _____ orchards, vineyards or other permanent crops
b. What kind and amount of vegetation will be removed or altered?

Approximately forty trees will be removed in order to clear the ground surface below the transmission lines for electrical safety and the footprint for the station and facility. The majority of these trees are maple or cottonwood.

Most of the site has already been grubbed and graded as part of the previously intended commercial development. The vegetation that has since established itself has been grass, moss, weeds, scots broom and blackberry. The re-established vegetation which is in the area of the station and facility footprint will be removed.

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

No threatened or endangered plant species are reported on the Washington Department of Fish and Wildlife’s Priority Habitats and Species database.

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

Landscaping will be installed in accordance with the City of Monroe’s regulations.

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

Himalayan blackberry and Scot’s broom are present on site.

5. Animals

a. List any birds and other animals which 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 or endangered species known to be on or near the site.

None known.

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

Yes, the pacific flyway.

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

No measures are proposed.

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

None 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.

Small amounts of electrical energy will be used to operate the equipment and for lighting the station when needed.

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

No.

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

The station facility will utilize equipment designed to reduce electrical system losses.

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe.
The District constructs and operates its electrical system in compliance with all applicable public safety standards.

There is a present and future potential electrical hazard if someone were to gain access to the station by breaching the security fence. The fence is designed and intended to discourage such occurrences and will comply with the requirements of the National Electrical Safety Code (NESC) ANSI C2 and WAC Chapter 296-45.

Transformer oil (mineral insulating oil) and battery acid will be located at the station in quantities covered by the federal Emergency Planning and Community Right-to-Know Act, Section 312. The amounts and locations of these materials are reported annually to the the Washington State Emergency Response Commission, the Snohomish County Department of Emergency Management, and to the Snohomish Regional Fire and Rescue Department.

The station will include switches containing sulfur hexafluoride gas (SF6) which is utilized in sealed equipment and is not released during routine maintenance and operations. SF6 gas has low toxicity, readily mixes with air, and is used in limited quantities.

The facility will include a communications enclosure which contains battery electrolyte from its storage batteries.

Electric fields and magnetic fields (EMF) are associated with every power delivery system and electrical device. Possible effects upon human health from electric and magnetic fields continue to be investigated, with emphasis directed primarily at magnetic fields. The District looks to the research community for guidance and continues to monitor the research for definitive answers concerning EMF and human health. Current research findings are inconclusive. There are no established or known levels of human exposure to power line magnetic fields which have been determined to be harmful. Neither Washington State nor the Federal government regulates exposure to EMF.

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

None known. It is possible that hydrocarbon contamination exists on site due to the prior use of the site including mining operations.

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.

None known.

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.
Each power transformer will contain approximately 8,200 gal of mineral insulating oil that serves as an insulating and cooling medium. The control enclosure, communications enclosure and metalclad switchgears will contain storage for batteries, used for system control and data communication. The batteries typically contain lead and sulfuric acid and will be installed in accordance with the Uniform Fire Code.

4) Describe special emergency services that might be required.

No special emergency services are required beyond normal community emergency response for fire, police and emergency medical aid.

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

**Electrical Facilities:**

The station will be surrounded by a security fence with warning signs and locked entry gates to prevent access by unauthorized persons. Electrical protective devices, such as circuit breakers, insulators, and system remote surveillance equipment will be installed to reduce hazards from faults or overloads.

Regular inspections and maintenance will be performed, which will help prevent hazardous conditions. The station grounding system will be installed to protect people within or adjacent to the station fence from shock in the event of an electrical fault.

**Oil and Hazardous Material Spills:**

Station facilities are designed to contain the release of transformer oil and battery acid during routine operations and emergency conditions. Spill response procedures have been developed in the District's Spill Prevention Control and Countermeasure (SPCC) Plan to address spill situations, as required by federal and state oil use regulations. The Plan provides for emergency condition notification, site specific response procedures, and utilization of an emergency spill response contractor if initial District response resources are not sufficient.

Oil spill prevention measures include:

- Secondary oil containment for the oil-filled transformers in accordance with 40 CFR Part 112 – Oil Pollution Prevention and the District’s SPCC Plan.

- Monitor 24 hours a day the oil-filled transformer pressure and low oil level alarms connected to the District’s Energy Control Center (ECC) through a real time SCADA network.

- Detect oil-filled transformer failure and/or discharge through routine inspection and system monitoring.

- In the event oil is discharged, initiate the District’s Oil Spill Contingency Plan in accordance with 40 CFR Part 109 – Criteria for State, Local, and
Regional Oil Removal Contingency Plans.


The facility batteries will be sealed valve regulated lead acid batteries. This type of battery will greatly reduce exposure to electrolytes as the batteries are maintenance free and routine handling of battery acid within the facility will not occur.

b. Noise:

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

There is vehicular traffic noise on Tjerne Place and Woods Creek Road adjacent to the project site. There are businesses directly west and south of the proposed site which generate noise associated with their operations.

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

There will be short-term noise from equipment during construction of the station for a period of approximately 12 months in early 2022 to late 2022. Construction sound levels may intermittently reach 70 dBA at the nearest properties. Construction work hours will be limited to City requirements but are anticipated to occur Monday through Friday from 7:30 a.m. to 5:00 p.m., excluding holidays. This noise would resume when construction continues in approximately 2023-2024 and 2050 to complete the buildout.

There will be occasional minor noise from maintenance vehicles entering and leaving the station after the station is in operation. The station power transformers are a source of low frequency (humming) sound during normal operations. At a future date the facility may add a generator to be used for emergency power and maintenance. The noise levels will be below permissible noise levels established by City of Monroe noise ordinance.

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

Low noise transformers will be utilized in the station.

The District has contracted an acoustical study as previously noted to confirm compliance with City of Monroe’s noise ordinance and the study will also determine mitigation measures to achieve compliance, if needed.
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 site is currently vacant.

   Adjacent properties include businesses; a gym and shopping complex to the west, a self-storage to the northwest, a shopping center to the south, and a shopping complex to the southeast. Vacant lots exist to the north, northeast and east of the site.

   The proposal will support existing and planned land uses on adjacent properties by providing improved electrical reliability and additional electrical capacity.

   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 as a result 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.

      A underground stormwater detention vault was installed on site. The detention vault was never provided an outlet, it has presumably remained full of water since installation; thus in a nonfunctioning state.

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

      Yes, the stormwater detention vault is in the driveway of the new station access and will require removal.

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

      **City of Monroe: GC – General Commercial**

   f. What is the current comprehensive plan designation of the site?
City of Monroe: GC – General Commercial.

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.

**No environmentally related critical areas.**

Part of the site includes steep slopes and a landslide hazard area per MMC 22.80.130 – the geotechnical report addresses this concern.

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

**No personnel will reside at the station. Operations and maintenance personnel will occasionally make trips to the station.**

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:

**Construction of the proposed Sky Valley Switching Station is consistent with Goal No. 6 of the City of Monroe Comprehensive Plan, which states, “Provide and promote both utility and transportation infrastructures that coincide with need, growth, and long-term objectives” (page 2-21, 2015-2035 City of Monroe Comprehensive Plan).**

The proposed switching station will provide electrical capacity to support projected growth within the City of Monroe and the surrounding unincorporated UGA, and will increase reliability for hundreds of customers northeast of the Woods Creek Substation by providing an alternate circuit source that can be used in the event of an outage.

Switching station construction will comply with City of Monroe permitting requirements. If required, a conditional use permit will be obtained by the District.
m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

None.

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

None.

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

None.

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

None.

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

There are no buildings proposed.

Approximate transmission pole and station structure / equipment heights:

<table>
<thead>
<tr>
<th>Structure</th>
<th>Height (ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Communications Monopole &amp; Antenna</td>
<td>120</td>
</tr>
<tr>
<td>Transmission poles</td>
<td>90</td>
</tr>
<tr>
<td>Transmission line termination (dead-end)</td>
<td>55</td>
</tr>
<tr>
<td>Transmission line termination (dead-end)</td>
<td>55</td>
</tr>
<tr>
<td>28 MVA Power Transformers</td>
<td>18</td>
</tr>
<tr>
<td>115kV Switches</td>
<td>18</td>
</tr>
<tr>
<td>Metal-clad switchgear enclosures</td>
<td>11</td>
</tr>
<tr>
<td>Control and communications enclosures</td>
<td>11</td>
</tr>
</tbody>
</table>

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

None.

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

Landscaping will be installed as previously described in item 4(d).
11. **Light and Glare**
   a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

   Interior security and emergency lighting will be installed inside the station and will normally be used only if needed during nighttime emergency repair work.

   The facility monopole may require FAA lighting.

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

   No.

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

   None.

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

   Station lighting identified in paragraph (a) above will be directed inward, toward equipment being worked on during nighttime emergency repair work.

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

   The District worked in conjunction with the City of Monroe to install Tjerne Place which includes sidewalk creating a pathway to the surrounding businesses previously mentioned in 8.a).

   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.

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 located on or near the site? If so, specifically describe.

None identified.

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.

Consistent with the previous SEPA checklists from 2003 and 2014; there are no known landmarks or evidence of archaeological, scientific or cultural importance on or next to the site.

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.

The Department of Archaeology & Historic Preservations (DAHP) WISAARD database was used to identify any known historic information at the site, the database returned no results.

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.

In the event artifacts, historical or cultural features are uncovered inadvertently, the work will be stopped and contact made with DAHP and the City of Monroe.

14. Transportation

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

Ingress and egress are by way of a driveway from Tjerne Place.

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?

Not applicable.
c. How many parking spaces would the completed project have? How many would the project eliminate?

No parking spaces will be eliminated. Designated parking spaces will not be provided as part of this project. The driveway fronting the station will have sufficient space for District vehicle parking as well as space inside the station and facility yard for operation and maintenance crews.

d. 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.

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

No.

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

Based upon similar District station and facility traffic, typical post-construction vehicle traffic is expected to be roughly two vehicle trips per month for purposes of station and facility operation and maintenance.

g. 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.

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

Transportation impact mitigation is not proposed for the station or facility as neither has an appreciable permanent effect upon traffic and thus requires no mitigation.

This property was originally purchased by the District for the potential development of an office building for the District’s use. The District mitigated for this past proposed use by way of Interlocal Agreement between the City of Monroe and PUD No. 1 of Snohomish County (reference AB15-219 authorized 12/8/2015).
15. **Public Services**

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

   **No.**

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

   **None.**

16. **Utilities**

a. Underline utilities currently available at the site: **electricity, natural gas, water, refuse service, telephone, sanitary sewer**, 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.

   **Power:** Public Utility District No. 1 of Snohomish County  
   **Telephone:** District fiber system  
   **Water:** City of Monroe

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.

Signature: ____________________________

Name of signee: William A Blanchard

Position: Principal Civil Engineer

Agency/Organization: Public Utility District No. 1 of Snohomish County

Date Submitted: 4/20/2021