

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 District's Responsible Official 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.

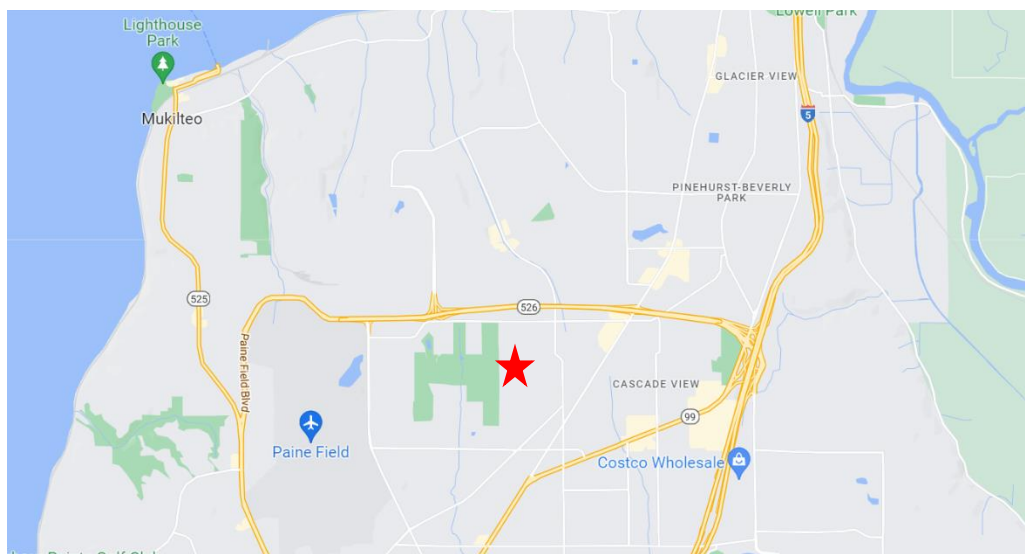
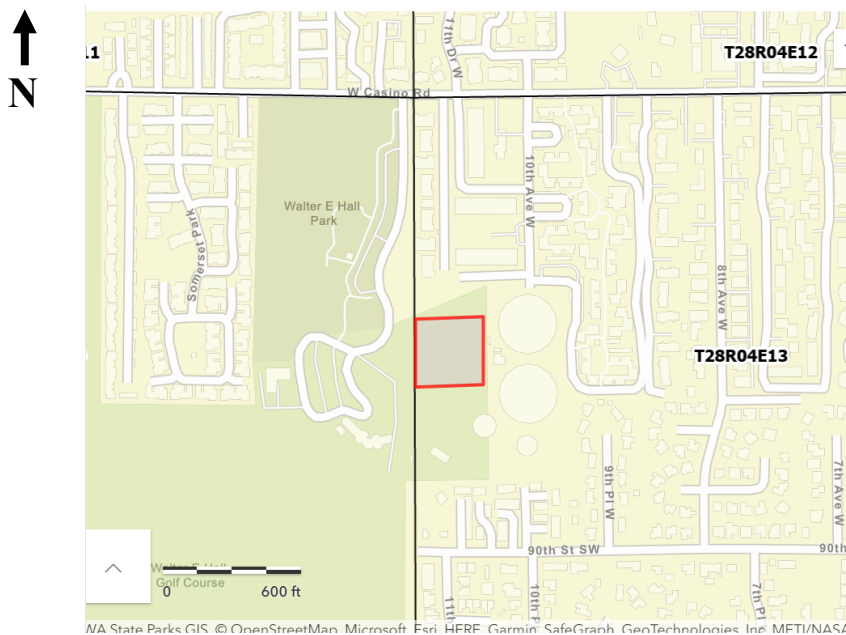
A. BACKGROUND

1. Name of proposed project, if applicable:
South Everett Community Solar Project
2. Name of proponent:
Snohomish County Public Utility District No. 1
3. Address and phone number of proponent and contact person:
Public Utility District No. 1 of Snohomish County
P.O. Box 1107
Everett, WA 98206
Contact Person:
Suzy Oversvee
(425) 783-8291
4. Date checklist prepared:
January 2023
5. Agency Requesting Checklist:
Snohomish County Public Utility District No. 1 (District)
6. Proposed timing or schedule (including phasing, if applicable):
Design and scoping in 2022
Final engineering, design, and site preparation in early 2023
Construction during 2023
7. Describe plans for future additions, expansions, or further activity related to or connected with this proposal.
No additions or expansions are planned at this time.
8. Environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
 - **Cultural Resources Assessment, CRC, November 2022**

- **Geotechnical Engineering Report, Zipper Geo, August 2022**
9. Describe applications pending for governmental approvals of other proposals directly affecting the property covered by this proposal.
- No other proposals are pending for this property.**
10. Governmental approvals or permits that will be needed for this proposal.
- Snohomish County PUD:*
- **SEPA Checklist and Threshold Determination**
 - **System Impact Study**
- City of Everett:*
- **Administrative Land Use Permit**
 - **Building Permit**
- Washington Department of Ecology*
- **Construction Stormwater General Permit**
- Washington Department of Archaeology and Historic Preservation*
- **Section 106 and Executive Order 21-02 review**
- U.S. Department of Energy*
- **NEPA evaluation**
- Bonneville Power Administration*
- **Balancing Authority Area Services Agreement (BAASA)**
11. Description of the proposal, including the proposed uses and the size of the project and site.
- Snohomish PUD will install a 375 kW community solar project in South Everett adjacent to Walter E. Hall park. Project activities include the design and installation of approximately 1200 ground-mounted solar panels over approximately 1.75 acres of City of Everett property.**
- Electrical upgrades are required to connect the array to the utility grid. The adjacent driveway will be extended to allow access to the construction area, including installing an electric gate. Informational signage will be installed adjacent to the solar array for public education. The project may expand to include installation of battery storage contingent on a feasibility study and additional grant resources. Any additional project work would be evaluated under a separate SEPA review.**

12. Location of the proposal. Provide 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 available.

Street Address: 1226 Casino Rd., Everett WA (see vicinity map below).
Section 13, Township 28, Range 4E.



ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site (underlined):
Flat, rolling, hilly, steep slopes, mountainous, other _____.
- b. What is the steepest slope on the site (approximate percent slope)?
The site is mostly flat with slopes on average approximately 1-3 percent. The site elevation grades approximately 6 feet north to south.
- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.
According to the Geotechnical Engineering Report prepared by Zipper Geo, the soils on the project site primarily consist of Vashon glacial till and advance outwash with low permeability, overlaid with approximately 6-inches of silty sandy topsoil and grass roots in some areas. Variable fill material including crushed rock and vegetation roots was observed in the test pits conducted for the report. The site contains approximately 0-3% slopes.
See Geotechnical Report prepared by Zipper Geo for additional soil information.
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
No.
- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.
 - **An approximate estimate of earthwork quantities are:**
 - **Cut – 150 Cubic Yards**
 - **Fill – 150 Cubic Yards**
 - **Granular fill material will be imported from a State licensed quarry within the Snohomish County area determined at the time of construction.**
 - **Limited surplus soils are anticipated. Surplus soils not suitable for structural uses will either be exported and disposed of at an approved waste site or re-distributed on-site and revegetated with grass.**
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Site excavation and limited grading for installation of posts will expose soils, creating a temporary increase in erosion potential. The potential for erosion will be reduced during construction by installation and maintenance of Best Management Practices (BMP's) identified on temporary erosion and sediment control plan developed for construction.

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

The project site is 1.74 acres. The proposed project will add approximately 0.11 acres or 4950 sf of impervious surface area for a total site coverage of 0.11 acres.

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

Proposed measures to reduce or control erosion, or other potential earth impacts will include use of Best Management Practices (BMPs) that will include use of a site-specific temporary erosion and sedimentation control plan (TESCP). Erosion control measures in the TESCP will be specifically developed to address the individual causes and sources of erosion and sedimentation associated with the construction of the proposed project. During construction, any exposed soil will be contained and covered as necessary during periods of rain. Following construction all disturbed areas will be stabilized with grass. The design complies with the current Washington State Department of Ecology Stormwater Management Manual for Western Washington (DOE Manual). Stormwater is expected to remain onsite and infiltrated into existing soil.

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 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:	8 metric tons
• Methane:	<1 kilograms
• Nitrous oxide:	<1 kilograms
• Total combined in CO2 equivalents:	8.42 metric tons

Long term emissions for the completed project are expected primarily from vehicles used by visitors to the facility.

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

No off-site sources of emissions or odor in the immediate vicinity of the project site are known that will impact the proposed project.

- 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. Additionally, 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 reported annually to the US Energy Information Agency under the 1605 (b) reporting program and this process is expected to continue.

In regard to the proposed project, all District 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. Best management practices to limit deposition of soil on roadways will be implemented and active dust suppression measures will be evaluated and applied as necessary.

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.

A seasonal conveyance ditch is located off-site adjacent to the parking lot to the west of the project area. No wetlands or streams were observed on or adjacent to the project area, or within the City of Everett critical areas maps.

- 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 surface water is adjacent to the project.

- 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. The project will utilize BMP's that will reduce the likelihood for any construction materials to be transported offsite to stormwater drains.

b. Ground:

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

No permanent groundwater withdrawals are proposed. If groundwater interferes with installation of the panels or utilities a temporary pump diversion and infiltration of groundwater may be necessary.

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

The project does not include discharge of waste material to groundwater.

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.

Stormwater runoff will be generated by the installed solar panels. The proposed drainage plan will control runoff by routing surface runoff to vegetated areas designed to treat and infiltrate runoff into the existing subgrade. Stormwater runoff from the asphalt vehicle

area will be captured in catch basins and infiltrate into the existing subgrade. Stormwater will not flow into other waters.

Drainage design and infrastructure will conform to the current Department of Ecology Stormwater Manual for Western Washington requirements.

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

It is theoretically possible that diesel, gasoline and or oil from vehicles on the site could enter ground or surface water, if there were an unplanned release. A loss of oil to ground and surface waters is not likely to occur prior to emergency response teams arriving at the site.

Snohomish PUD has an agency wide Spill Prevention, Control and Countermeasure (SPCC) Plan in place. Any release of materials will be contained and remediated as soon as possible according to standard procedures.

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

During construction proposed measures to reduce erosion and potential impacts to ground and surface runoff includes the use of BMPs as identified in a site-specific temporary erosion and sedimentation control plan. Erosion control measures in the TESCO will be specifically developed to address the individual causes and sources of erosion and sedimentation associated with the construction of the proposed project.

Following construction all disturbed areas will be stabilized. The proposed project will be designed to comply with the current DOE Manual.

4. Plants

- a. Identity types of vegetation found on the site

<u> X </u> deciduous tree:	apple, maple, cottonwood, poplar
<u> X </u> evergreen tree:	fir, cedar
<u> X </u> shrubs:	scotch broom, blackberry
<u> X </u> grass:	native varieties
<u> </u> pasture:	None
<u> </u> crop or grain:	None
<u> </u> wet soil plants:	None
<u> </u> water plants:	None
<u> </u> other types:	None

- b. What kind and amount of vegetation will be removed or altered?
A large portion of the site will remain undisturbed. Five cedar and fir trees will be removed as part of the project plan and in agreement with the City of Everett. Remaining shrubs may be removed as necessary for solar panel installation. Grasses will be mowed and maintained to provide safe access to the construction area and completed project.
- c. List threatened or endangered species known to be on or near the site.
No threatened or endangered plant species were observed at the site.
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
All disturbed areas not improved will be revegetated with grass following construction.

5. Animals

- a. Identify any birds and animals which have been observed on or near the site or are known to be on or near the site:
Birds: hawk, heron, eagle, **songbirds, barred owl**
Mammals: deer, bear, elk, beaver, **coyotes, small mammals anticipated but were not observed.**
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.
Puget Sound Flyway.
- d. Proposed measures to preserve or enhance wildlife, if any:
No impacts to wildlife are anticipated; no wildlife preservation or enhancement measures are proposed.

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 will be required for the security gate and lighting. The completed project will generate energy to provide electricity for PUD customers.
- 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:

Energy conservation features shall consist of those required by the Washington State Energy Code. Additional conservation measures may be employed in accordance with the goals and objectives of the Snohomish County PUD conservation initiative.

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.

Snohomish County PUD constructs and operates its facilities in compliance with applicable public safety standards.

No toxic chemicals will be used or stored on the site.

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

None beyond normal community emergency response for fire, police and emergency medical aid.

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

Oil and Hazardous Material Spills:

Spill response procedures will be developed to address spill situations in the District's SPCC Plan, required by federal oil use regulations. The Plan provides response procedures, and utilization of an emergency spill response contractor if initial District response resources are not sufficient.

- b. Noise

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

No noise concerns.

- 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 facility for a period of about one year. Construction sound levels may intermittently reach 70 dBA at the nearest residential properties. Construction work hours will be limited to City requirements, but are anticipated to occur Monday through Friday from 7:00 a.m. to 7:00 p.m., excluding holidays.

There will be minor noise from maintenance vehicles entering and leaving the facility following construction. The noise levels will be below permissible noise levels established by City of Everett noise ordinance.

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

Compliance with City of Everett Noise Ordinance and designated work hours.

8. Land and Shoreline Use

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

The project site is predominantly vacant. It is adjacent to the Walter E. Hall Park and a City of Everett water utility facility. The north end of the property is used as a community garden, and the south end as a putting green for the adjacent golf course.

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

The site has not currently or recently been used for agriculture. Available records do not indicate the site has historically been used for agricultural purposes.

- c. Describe any structures on the site.

None.

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

No.

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

UR4 – Urban Residential

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

MF – Multi-family

- 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 an "environmentally sensitive" area? If so, specify.
No.
 - i. Approximately how many people would reside or work in the completed project?
No one will reside in or work regularly at the completed project. Maintenance staff will visit the site on a scheduled basis to provide landscape maintenance and solar panel repair and maintenance as needed.
 - j. Approximately how many people would the completed project displace?
None.
 - k. Proposed measures to avoid or reduce displacement impacts, if any:
Not applicable.
 - l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
The proposal complies with existing and projected land use. The City of Everett will review the proposal in accordance with zoning regulations.
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?
The solar panels will reach a height of approximately 10 feet.
 - b. What views in the immediate vicinity would be altered or obstructed?

The solar panel array will be visible from adjacent areas.

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

The District will comply with FAA, airport, and City of Everett regulations.

11. Light and Glare

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

The solar panels will produce a minimal amount of glare reflecting upward and to the south, which varies seasonally and by time of day.

Security lighting will be installed. Potential light pollution will be mitigated by targeting the light to the site, and through dimming and motion control technologies.

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

The District has consulted with Paine Field airport control tower staff to ensure glare from the solar panels will not be a safety hazard for aircraft or air traffic control.

- 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:

The District will comply with FAA, airport, and City of Everett regulations.

12. Recreation

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

Walter E. Hall Park is adjacent to the project site to the west. It includes sports fields, playgrounds, walking trails and a skate park. Walter Hall golf course is adjacent to the project site to the southwest.

- 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 places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

No eligible historic properties were identified on or adjacent to the project site.

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

None known.

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

A cultural resource study was prepared by Cultural Resources Consultants to identify any historically and/or archaeological significance within the subject parcel. No cultural resources were identified during the field study.

If any artifacts, historical or cultural features are uncovered during site clearing and excavation, work will be immediately stopped and contact made with appropriate staff at City of Everett and Department of Archaeology and Historic Preservation.

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.

Hall Park Road is adjacent to the project site within Walter Hall Park. The nearest cross street is Casino Road. Interstate 5, State Highway 526 (Boeing Freeway), and Highway 99 are all within 2 miles of the project site (see vicinity map).

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

Everett Transit provides bus service to the area. The nearest bus stop is located on Casino Road, less than one half mile from the project site.

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

No new parking spaces are proposed. Parking is available at the adjacent Walter Hall park and golf course.

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

whether public or private).

Other than a hog fuel maintenance road, no new roads or streets are proposed.

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

The Paine Field Airport is located approximately 1.5 miles west of the project site. Boeing Everett production facility is located approximately 1.5 miles northwest of the site.

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

We do not anticipate increased vehicular trips on a daily basis.

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

None proposed.

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.

The City of Everett Fire and Police currently provide service to the adjacent City properties. No increased need for public service is anticipated.

- b. Proposed measures to reduce or control direct impacts on public services, if any.
None.

16. Utilities

- a. Utilities currently available at the site are underlined: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system.

- 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.

The completed project will require electricity for lighting and security, and water for maintenance of the solar panels.

Electricity: **Snohomish County PUD – Electrical service is currently available onsite. The existing service will be upgraded for development of the solar array.**

Water: **City of Everett**

- B. 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.

Name: **Suzy Oversvee**
Title: **Energy Services Program Manager**
PUD No. 1 of Snohomish County

Signature: 

Date completed: 2/1/23