Purpose of Checklist

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

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. 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.

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:

   Clearview Switching Station

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:

   October 10th, 2026

5. Agency Requesting Checklist:

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

6. Proposed timing or schedule (including phasing, if applicable):
   - **Station design and permitting in 2026– Q2 2027**
   - **Site construction estimated to be May 2028 – February 2029.**
   - **Electrical Assembly estimated February 2029 through December 2029.**

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

   The new station yard footprint will be constructed to accommodate the addition of an 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 substation.

   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.

   - **Geotechnical Engineering Report prepared by Zipper Geo, Inc., dated May 7th, 2026.**
   - **Critical Areas Determination Report prepared by macwhinney, dated November 25, 2020 (may be updated if required)**
   - **Critical Area Determination Report prepared by Wetland Resources, dated November 9, 2026**
   - **Stormwater Pollution Prevention Plan, prepared by the District, expected final document first quarter 2027**
   - **Drainage Study prepared by the District expected final document first quarter 2027**
   - **Cultural Resources Assessment of property by ASM affiliates completed December 2025.**

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

    Snohomish County
    LDA
    Right-of-Way Permit
    Building Permit (fence, retaining wall)

    Washington State Department of Ecology
    Construction Stormwater General Permit

    Washington State Department of Transportation
    Utility permit

    Williams Pipeline
    Easement encroachment

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 station with future transformation capabilities.**

This project is part of the District's Electric System Capital Program to provide reliable electric service and, at a later date, additional capacity within the Snohomish County service area.

The station site is located at the addresses of 7807 and 7XXX (address to be assigned) 184th St SE Snohomish, WA. The project site contains two parcels, parcel 1 tax account 27051400105700 (1.40 +/- acres) and parcel 2 tax account 27051400101400 (3.06 +/- acres) combined total is approximately 4.46 acres. Parcel 1 includes existing Clearview substation a 115kV-12kV substation. Parcel 2 is currently undeveloped land.

The footprint of the proposed switching station will extend from parcel 2 onto parcel 1; the existing substation and proposed switching station will be separated by a retaining wall along the west portion of the switching station footprint.

The ultimate layout for the switching substation will include four 115kV transmission lines terminating into the switching with one 28 +/- MVA power transformer, two electrical enclosures and up to (5) additional 12.5 kV distribution circuits will exit the station and service the surrounding areas. The future substation transformer will add to the capacity of the existing transformer at existing Clearview substation.

The proposed layout includes include three 115kV transmission lines terminating into the switching station with one electrical enclosure.

The existing Clearview substation bus will be connected to the switching station which will add additional transmission lines which could be used to power existing Clearview substation; thus improving reliability.

The new 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)**
- **One future 28 Mega-Volt-Ampere (MVA) power transformer**
- **One control enclosure and ancillary equipment and one future metal-clad switchgear enclosure including 12kV circuit breakers**
- **115kV switches and circuit breakers or circuit switchers**
- **Overhead aluminum bus and conductors**
- **Galvanized steel transmission line termination (dead-end), switch, and bus support structures**
- **Conduit, vaults, and power and control wiring**

- **Related site work for the station includes: station and driveway grading; a stormwater management system, 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:

- **In its ultimate configuration two 115kV transmission lines will enter the station from the north westerly side and two 115 kV transmission lines will enter the station from its southerly side. The four transmission lines will be tied into a ring bus for additional reliability. The route of the five future 12kV distribution circuits 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.**
- **In its currently proposed configuration one 115kV transmission line will enter the station from the north westerly side and two 115kV transmission lines will enter the station from the southerly side. The three lines will be tied into the ring bus with one terminal left open for a future transmission line.**

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: **27051400105700 & 27051400101400**

Street Addresses: **7807 and 7XXX 184th St SE Snohomish, WA.**

Legal Description:

TPN270514-001-057-00
PER CHICAGO TITLE INSURANCE COMPANY, CERTIFICATE NUMBER 500170060.

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 27 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, IN SNOHOMISH COUNTY, WASHINGTON, DESCRIBED
AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF SECONDARY STATE HIGHWAY NO. 1A AND THESOUTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER;THENCE EASTERLY ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER315 FEET; THENCE NORTH 0°05'02" WEST 305 FEET;

THENCE WEST PARALLEL TO THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER TO THE EAST BOUNDARY OF STATE HIGHWAY;
THENCE SOUTHERLY ALONG SAID EAST BOUNDARY OF SAID STATE HIGHWAY TO THE POINT OF BEGINNING;

LESS THE SOUTH 30 FEET THEREOF.

(BEING A PORTION OF LOTS 4 THROUGH 6, INCLUSIVE, BLOCK 299, CATHCART DIVISION NO. 2, AN UNRECORDED PLAT.)

EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON BY QUIT CLAIM DEED RECORDED UNDER AUDITOR'S FILE NO. 201106240318.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

TPN270514-001-014-00
PER CHICAGO TITLE INSURANCE COMPANY, CERTIFICATE NUMBER 500170061.

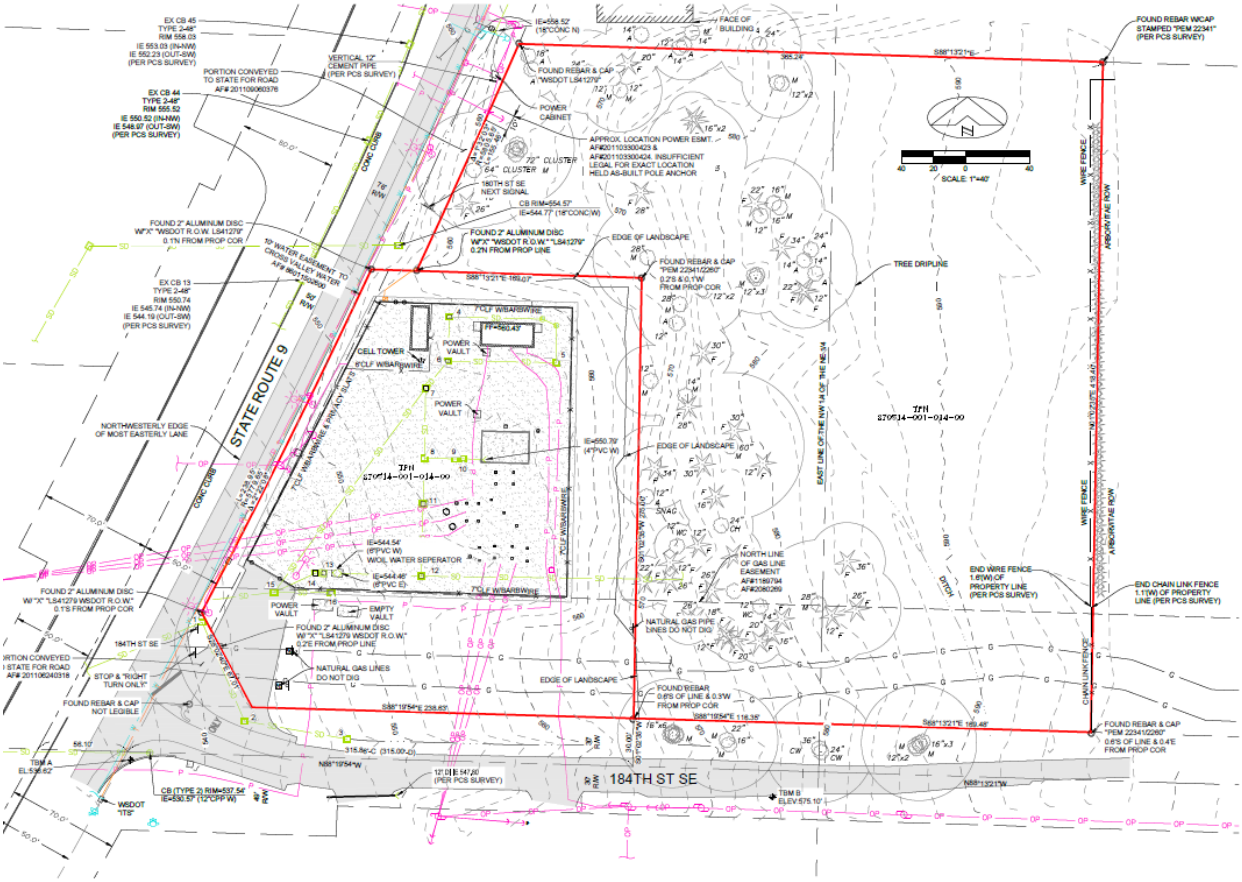
THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER , AND OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 27 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, IN SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 27 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, IN SNOHOMISH COUNTY, WASHINGTON;
THENCE NORTH 89°30'10" WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION, 976.10 FEET; THENCE NORTH 00°05'02" WEST, 30 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 00°05'02" WEST, 418.64 FEET; THENCE NORTH 89°30'10" WEST, 527.50 FEET, MORE OR LESS, TO A POINT ON THE EAST MARGIN OF THE STATE HIGHWAY;
THENCE SOUTHWESTERLY ALONG SAID EAST MARGIN OF THE STATE HIGHWAY, 469.48 FEET, MORE OR LESS,
TO A POINT 30 FEET NORTH OF THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14; THENCE SOUTH 89°30'10" EAST, 825.60 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING;

LESS THE EAST 208 FEET THEREOF;

AND LESS THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF THE STATE HIGHWAY AND THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE EASTERLY ALONG SAID SOUTH LINE, 315 FEET; THENCE NORTH 00°05'02" WEST, 305 FEET; THENCE WEST PARALLEL TO THE SOUTH LINE OF (SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER) TO THE EAST BOUNDARY OF STATE HIGHWAY;
THENCE SOUTHERLY ALONG SAID BOUNDARY TO THE POINT OF BEGINNING;
(BEING A PORTION OF LOTS 3 THROUGH 6, INCLUSIVE, BLOCK 299, CATHCART DIVISION NO. 2, AN UNRECORDED PLAT.)
EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON IN DEED RECORDED UNDER AUDITOR'S FILE NO. 201109060376.
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.



B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site

(~~circle one~~ underline): Flat, rolling, hilly, steep slopes, mountainous,

Other - sloped

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

The Snohomish county PDS data base lists an this area as a 33% slope however the survey does not reflect that in this area.



The geotechnical report included an investigation of the areas depicted above in the figure from Snohomish County GIS data. The investigation was limited to property that is District owned. The slopes to the west part of the property in limited locations were about 34% slope; the slopes were more in the 22-28% range in the north portion of the property.

In the opinion of the geotechnical engineer neither slope represents a landslide hazard area and the proposed project will not negatively impact slope stability.

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 Alderwood gravelly sandy loam ranging from 0 to 15 percent slope.

The alderwood gravelly sandy loam land capability classification is listed as 4s. The NRCS describes class '4' and subclass 's'. Class 4 "soils have very severe limitations that restrict the choice of plants or require very careful management, or both.' Subclass 's' refers to a condition where the soil is limited mainly because it is shallow, droughty, or stony.

The site-specific geotechnical evaluation and report identifies the surface soil layer to be topsoil, underlain by weathered glacial till, underlain by unweathered glacial till. The proposed development will result in the removal of some of these soils where required.

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

The Snohomish county PDS GIS (figure above in B.b) depicts an area where a landslide has occurred. The area partially encompasses a neighboring building. The building has since been removed.

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 4 acres will be affected by land disturbing activities.

The geotechnical report identifies much of the on-site soils as being re-usable 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 ±30,000 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.

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 8% 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 Snohomish County 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:	**228 metric tons**
Methane:	**10 kilograms**
Nitrous oxide:	**6 kilograms**
Total combined in CO2 equivalents:	**230 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.

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.

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.

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 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 Snohomish County 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 Snohomish County stormwater regulations.**

4. Plants

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

__**X**__ deciduous tree: **alde**r, **maple**, aspen, **other**

__**X**__ evergreen tree: **fir**, **cedar**, pine, other

__**X**__ shrubs

__**X**__ 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?

The site will be cleared of trees, shrubs and grass to accommodate the development.

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

No threatened or endangered 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 Snohomish County'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 or near the 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 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.

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.

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.

Natural gas transmission pipelines owned by Williams are present along the frontage of 184th St.

These pipelines have an easement dating back to 1956 and have been present for many years along the existing substation frontage. The same pipes will exist along the frontage for the proposed switching station.

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.

In its ultimate configuration the switching station will contain one 28 mva power transformer. The existing substation already contains such a transformer.

Each power transformer will contain approximately 8,600 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.**
- **Notify authorities, recover, and cleanup an oil discharge in accordance with Washington Administrative Code (WAC), Chapter 173-303 – Dangerous Waste Regulations, Section 173-303-145 – Spills and Discharges to the Environment.**

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 highway 9 and the roads around the project site as well as a commercial business operating on a neighboring parcel.

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 mid 2028 to mid 2029. Construction sound levels may intermittently reach 70 dBA at the nearest properties. Construction work hours will be limited to County requirements but are anticipated to occur Monday through Friday from 7:30 a.m. to 5:00 p.m., excluding holidays.

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. The noise levels will be below permissible noise levels established by Snohomish County noise ordinance.

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

Low noise transformers will be utilized in the station.

The District will comply with the County's noise ordinance within SCC

10.01.

Within the substation the piece of equipment which generates appreciable noise is the power transformer. According to the manufacturer's product specification 55 dba at a 3 foot distance from the transformer is generated.

The existing substation contains one substation power transformer. The ultimate buildout for the switching station will add a second.

The permissible noise levels from the Districts proposed substation at the property line are 49 dBa at the rural property line to the east and 57 dBa at the commercial properties to the north and south.

Given the distance from the transformers to the neighboring properties, the District expects the noise to comply with the County's ordinance and will commission an acoustical study to confirm and provide recommendations to reduce noise, if necessary.

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.

Parcel 1 is currently in use as a 115kV-12kV substation. Parcel 2 is vacant land.

Adjacent properties include undeveloped property to the north, rural R-5 to the east looks to be a nursery for landscaping, a commercial business to the south and highway 9 to the east.

The proposal will affect adjacent properties by providing improved electrical reliability and ultimately 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.

The existing substation on parcel 1; here are no structures on parcel 2.

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

No.

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

CRC – Clearview rural commercial.

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

CRC – Clearview rural 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.

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 Clearview switching station is a permitted

use within CRC zoning according to SCC 30.22.110.

TYPE OF USE	Rural Zones							Resource Zones		
	RD	RRT-10	R-5	RB[26]	CRC	RFS	RI	F	F&R	A-10
Supervised Drug Consumption Facility										
Swimming/Wading Pool [17, 41]	P	P	P					P	P	P
Temporary Dwelling During Construction	A	A	A	A	A	A	A	A	A	A
Temporary Dwelling For Relative[18]	A	A	A					A	A	A
Temporary Logging Crew Quarters								P	P	
Temporary Residential Sales Coach [73]	A		A[115]							
Transit Center	C	C	C[115]	P		P		C	C	
Ultralight Airpark [20]	C	C	C[115]					C		
Utility Facilities, Electromagnetic Transmission & Receiving Facilities [27, 129]	C	C	C	C	P	C	P	C	C	C
Utility Facilities, Transmission Wires or Pipes & Supports [27]	P	P	P	P	P	P	P	P	P	P
Utility Facilities - All Other Structures [27, 41, 130]	C	C	C	C	P	C	P	C	C	C

The District will apply for land development permits as required by the County and comply with the requirements for construction of the switching station.

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:

Transmission poles	**80 ft**
Transmission line termination (dead-end) structures	**80 ft**
28 MVA Power Transformers	**18 ft**
115kV Switches	**25 ft**
Metal-clad switchgear enclosures	**11 ft**
Control Enclosures	**11 ft**

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 required by the Snohomish County LDA process.

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.

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?

None.

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

No.

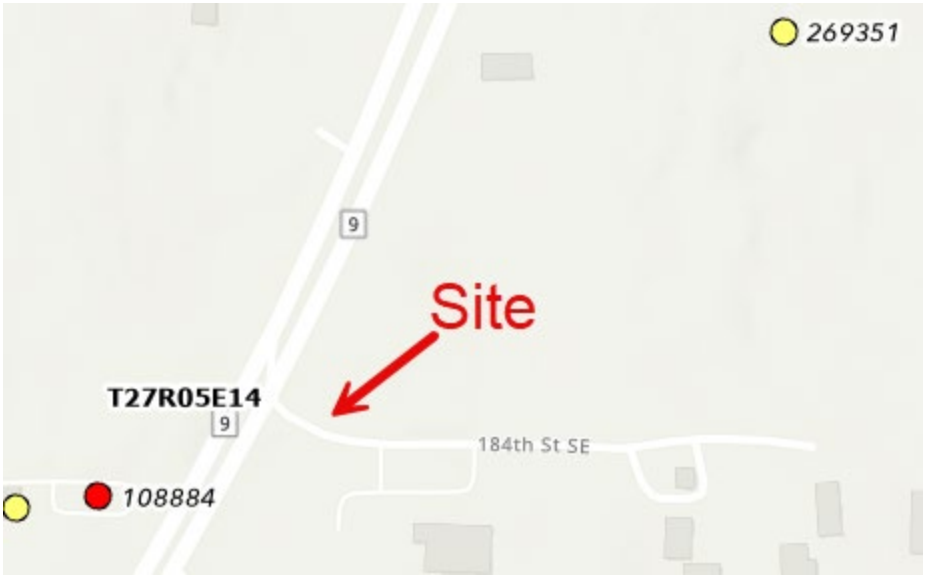
c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

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.

The DAHP Wisaard tool does not identify any.



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.

None known.

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.

ASM affiliates conducted a cultural resource survey and located no cultural resources during their survey. As a result of the survey, no further archaeological investigations were recommended.

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.

The District will abide by recommendations made within the cultural resources assessment along with Snohomish County's permitting requirements regarding mitigation should artifacts be found during construction.

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

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 for typical traffic will be from 184th street.

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?

Designated parking spaces will not be provided as part of this proposed station. 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, typical post-construction vehicle traffic is expected to be roughly two vehicle trips per month for purposes of station 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 as it does not has an appreciable permanent effect upon traffic and thus requires no mitigation.

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:	**Cross Valley Water District**

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: William a Blanchard

Name of signee: William A Blanchard

Position: Principal Civil Engineer

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

Date Submitted: 10/23/2026