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:

   Paradise Substation

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: Jeff Colon, P.E. (425) 783-4327

4. Date checklist prepared:

   June 18, 2026

5. Agency Requesting Checklist:

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

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

   - **Substation design and permitting 2026 – Q1 2027**
   - **Site construction May 2027 through December 2027**
   - **Substation electrical construction and energization in 2028**

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

   Yes, ongoing maintenance of poles; stormwater system; underground

conduit and vaults; site access road; fencing and other appurtenances as needed to maintain the facility and preserve electrical system reliability. This may include necessary vegetation management, upgrades in capacity, and other routine utility repair or maintenance within the substation 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.

   - **Draft Phase I Environmental Site Assessment prepared by Landau Associates, dated May 17, 2012.**
   - **Cultural Resources Assessment prepared by Drayton Archaeology dated April 12, 2025**
   - **Geotechnical Engineering Report prepared by Zipper Geo Associates, LLC., dated January 28, 2026**
   - **Critical Areas Study and Buffer Mitigation Plan prepared by Wetland Resources, Inc., dated March 6, 2026.**
   - **Sound Analysis prepared by Coffman Engineers, dated February 2026.**
   - **Stormwater Pollution Prevention Plan, prepared by the District, completion late 2026**
   - **Drainage Report prepared by the District, completion late 2026**

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.

    P.U.D No. 1 of Snohomish County:
    - **SEPA Checklist and Threshold Determination**

    Snohomish County:
    - **Land Disturbing Activities Permit (LDA)**
    - **Forest Practices Permit**

    Washington State Dept. of Ecology:
    - **Construction Stormwater General Permit**

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 an electrical distribution substation.**

- **PUD No. 1 of Snohomish County is proposing to construct an electrical distribution substation on an undeveloped parcel at 22422 Echo Lake Rd., Snohomish, WA.**
- **The proposed Paradise Substation is an element of Snohomish PUD's Electric System Capital Plan to add electrical distribution capacity and improve reliability within the Snohomish PUD's service area.**
- **The need for Paradise Substation is identified in Snohomish PUD's Electric System Capital Plan, which is included by reference in Section IV of the Snohomish County Comprehensive Plan.**
- **The parcel on which the substation will be built is 9.73 acres, of which approximately 2.7 acres will be cleared and graded for development of the substation.**
- **The substation converts power delivered to the substation from 115,000 Volts (115kV) to 12,000 Volts (12kV) and distributes it to the District's electrical grid to serve customer power needs. The substation will generally consist of:**
  - **A 1-acre substation yard surfaced with crushed rock. The yard will be enclosed by a security fence in compliance with the National Electric Safety Code (NESC).**
  - **One 28 Mega-Volt Ampere (MVA) power transformer with room for a second transformer to support future capacity expansion.**
  - **One metal-clad switchgear enclosure with 12kV circuit breakers and ancillary equipment with room for a second switchgear to support future capacity expansion.**
  - **115 kV switches**
  - **Overhead aluminum bus and conductors**
  - **Galvanized steel transmission line termination (dead-end), switch and bus support structures.**
  - **Conduit and vaults for underground power cables and control wires**
  - **Conduit, vaults, and pad-mounted switch cabinets for underground 12kV distribution circuits**
  - **A data radio utility pole**
  - **Related site work for the substation includes: regrading the existing site and fill placement to create a level surface for the substation; revegetation of graded areas; a stormwater management system; oil spill containment system with capacity for two transformers; security fence with high voltage warning signs; electrical grounding system; and grading and paving for substation driveways.**

Transmission and distribution line construction associated with the project:

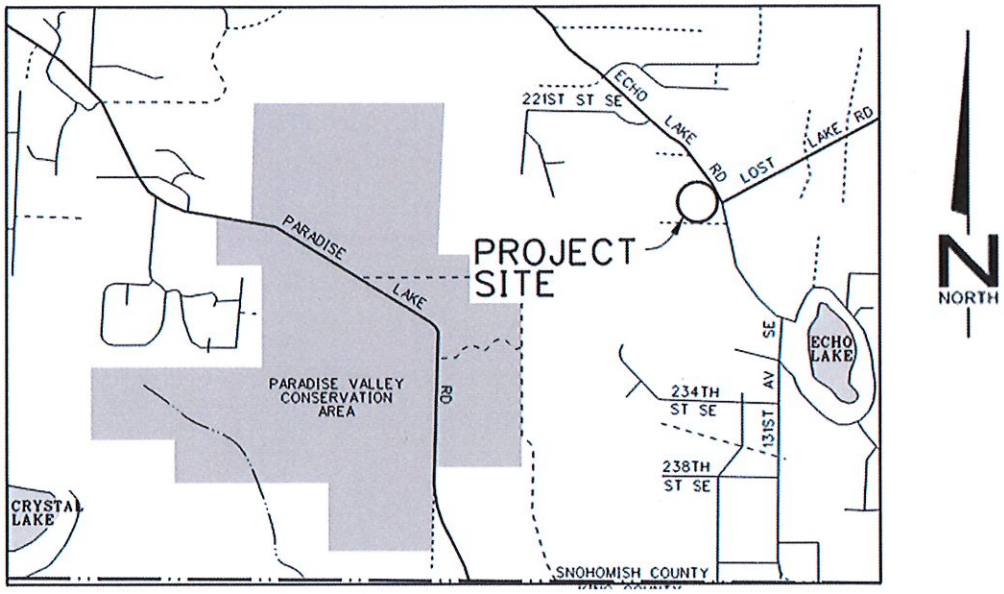
- **The substation will be powered by a new 115kV transmission line that will be constructed from Clearview Substation at SR9 and 184th ST SE to the project site. Three new transmission line poles will be installed on the substation property east of the substation yard. A fourth transmission line pole will be installed in the future to support capacity expansion.**

- **Three existing wood distribution poles along the substation frontage will be replaced and relocated further west of Echo Lake Road to facilitate the 115kV transmission line drops into the substation and to improve clear-zone conditions along the roadway. The transmission poles will be underbuilt with 12kV distribution lines.**

- **The 12kV distribution circuits emanating from the substation will integrate with existing 12kV distribution lines along Echo Lake Road and Lost Lake Road. Additional 12kV lines will be constructed along the same routes in addition to new 12kV distribution lines underbuilt on the transmission line from the substation north towards State Route 522. Various improvements will also be made to the existing 12kV distribution system throughout the Paradise Substation service territory.**

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.

Parcel No.:	**27062900401600**
Street Address:	**22422 Echo Lake Rd., Snohomish, WA 98296**
Legal Description:	**Parcel A of Survey recorded in Volume 13 of Surveys, Pages 291 through 293, inclusive, recorded under Snohomish County Recording No(s). 8104175002, records of Snohomish County, Washington, being a portion of the South half of Section 29, Township 27 North, Range 6 East of the Willamette Meridian, records of Snohomish County, Washington.**



VICINITY MAP
SE ¼ SEC 29, TWP 27N, R6E WM
NOT TO SCALE

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 28%.

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.

According to the US Department of Agriculture National Resources Conservation Service (NRCS), the eastern side of the site is mapped as Alderwood gravelly sandy loam, 0 to 8 percent slopes and the western side of the site is mapped as Alderwood gravelly sandy loam, 8 to 15 percent slopes.

A subsurface geotechnical exploration was conducted in March, 2025. The results show a shallow layer of loose sand and silt underlain by weathered and unweathered glacial till.

No agricultural land of long-term commercial significance was identified on site.

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

No.

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

Approximately 2.7 acres will be affected by land disturbing activities. Approximate earthwork quantities for the substation site and access driveways:

Cut ± 5,700 cubic yards

Fill ± 11,000 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.

Surplus and unsuitable soils (quantity not yet known) will be disposed of off-site at an approved location selected by the construction contractor. Unsuitable soils include cohesive, debris-filled and organic soils that cannot be used for backfill or foundation support. Such soils will be removed and replaced with imported granular, compactable soils or controlled density fill material.

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 (BMPs) 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 4% of the site will be covered with impervious surfaces (asphalt and concrete).

Approximately 12% of the site will be covered by a four-inch-thick layer of coarse crushed rock. The rock will cover the surface of the fenced substation yard (the area that is not covered with concrete slabs and foundations), a 3-foot-wide path extending around the perimeter of the substation fence, and the areas east and west of the fire lane hammerhead. The coarse rock will have a void ratio of approximately 30%.

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

The Construction Stormwater Pollution Prevention Plan (SWPPP) for the project will dictate appropriate BMP's for avoiding, preventing and minimizing erosion and sedimentation during construction. SWPPP 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	**144 metric tons**
Methane	**6 kilograms**
Nitrous oxide	**4 kilograms**
Total combined in CO2 equivalents:	**145 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.

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. 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 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. BMPs 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.

Yes. The site contains two Category II wetlands, one Category III wetland, and two Type Ns stream segments. Wetland A is a Category II wetland that lies in the northeastern portion of the site. Stream A, a non-fish, seasonal stream, flows through Wetland A and continues across the site to the southwest. Wetland B is a Category II wetland that lies in the southwest corner of the site. Stream B, a non-fish, seasonal stream, flows through Wetland B and converges with Stream A off-site to the west. Wetland C is a Category III wetland located in the southeast corner of the site. After Streams A and B converge, flow continues to the west into Bear Creek and the Sammamish River.

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.

Yes. No work is proposed within wetlands or streams, but work is proposed within 200 feet of Wetlands A and C and Stream A. Buffer averaging will be applied to modify some of the wetland buffer widths to accommodate the substation. A small area of permanent buffer impact is required to accommodate the southern access to the substation. Buffers will be enlarged elsewhere to mitigate for the reduced buffer areas.

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 withdrawals will result from this project. There are no existing or planned wells on site. No water will be discharged 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.

Water runoff sources include:

- **Precipitation onto the project site;**
- **Stormwater runoff from Echo Lake Road that flows to the project site; and,**
- **Two Snohomish County culverts under Echo Lake Road that contribute flows to two seasonal streams that cross the substation site and converge near the southwest corner of the parcel.**

Water runoff from the substation site and adjacent portions of Echo Lake Road will be fully dispersed or infiltrated within the project site.

Water runoff from the County culverts will remain unchanged by the project. Runoff from the two culverts will continue flow to two seasonal streams located north and south of the project clearing limits. These streams flow into the Bear Creek Sub-Basin of the Cedar-Sammamish watershed.

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 SWPPP for the project will dictate appropriate BMP's for preventing or minimizing erosion and sedimentation during construction. SWPPP 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 in accordance with the Snohomish County Code and Snohomish County Drainage Manual with emphasis on utilizing on-site stormwater management BMP's and Low Impact Development (LID) BMP's to the extent feasible.**

4. Plants

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

__X__ deciduous tree: **alder**, **maple**, aspen, **other (poplar, cottonwood, willow)**

__X__ evergreen tree: **fir**, **cedar**, **pine**, other

__X__ shrubs

__X__ grass

____ pasture

____crop or grain

____orchards, vineyards or other permanent crops

__X__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?

Approximately 97 trees will be removed as a result of this project, including approximately eight trees north of the project site that lie within the Snohomish County right-of-way for Echo Lake Road. The right-of-way trees will be removed as a condition of the project to improve the sight distance for southbound traffic on Echo Lake Road approaching the intersection with Lost Lake Road and the substation driveway.

Of the 97 trees to be removed, approximately 56 are significant trees as defined by Snohomish County Code. Tree species for removal include, Douglas Fir, Western Hemlock, Western Red Cedar, Red Alder, Bigleaf Maple, Bitter Cherry, Black Cottonwood, Pacific Dogwood, and Coastal Redwood.

In addition to tree removal, approximately 1.2 acres of grasses and shrubs will be cleared for project construction.

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

No threatened or endangered species are known to be associated with this site.

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

Existing plants will be preserved to serve as perimeter landscaping. Portions of the project frontage along Echo Lake Road will be landscaped with a variety of native trees, shrubs, and plants in accordance with Snohomish County landscaping and screening requirements. Fill slopes will be seeded with a low-grow lawn mix. Native plant materials will be used for any landscaping within the wetland buffers.

The District provides routine maintenance to preserve and enhance site landscaping.

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

Himalayan blackberry, reed canarygrass, and yellow-flag iris were encountered 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.

Based on review of publicly available resources reported on the Washington Department of Fish and Wildlife's Priority Habitats and Species database, no threatened or endangered species are known to occur on the site.

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

The site is located within the Pacific Flyway, which is a route used by migratory birds.

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

Approximately 70% of the property will remain undeveloped. The areas that will remain undeveloped include wetlands, wetland buffers, seasonal streams, and forest areas – all of which will continue to provide habitat for wildlife.

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 substation 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 substation 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 substation 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 substation 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 Environmental Protection Agency, the Washington State Emergency Response Commission, the Snohomish County Department of Emergency Management, and to Snohomish County Fire Department.

The site 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.

There are no known hazardous conditions that would affect project development. The Williams [natural gas] pipeline runs in a north-south direction approximately 650 ft. east of the project site at the nearest point. The presence of the pipeline is not expected to impact the project.

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.

The power transformer will contain approximately 8,000 gal of mineral insulating oil that serves as an insulating and cooling medium. The metal clad switchgear 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 substation 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. A substation grounding system will be installed to protect people within or adjacent to the substation fence from shock in the event of an electrical fault.

Oil and Hazardous Material Spills:

Substation 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 transformer 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.**

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 Echo Lake Road. Traffic and other noises will not affect the project.

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

There will be short-term noise from equipment during construction of the substation for a period of approximately 7 months in 2027 and 8 months in 2028. Construction sound levels may intermittently reach 70 dBA at the nearest properties. Construction work hours will be limited to Snohomish 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 substation after the substation is in operation. The substation power transformer is a source of low frequency (humming) sound during normal operations. The noise levels will be below permissible noise levels established by Snohomish County code.

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

A low noise transformer will be utilized in the substation. Based on the results of the sound analysis, the noise levels created by the transformer at the substation property lines will be below the permissible limits specified by the current Snohomish County code (49dBA).

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 not currently in use; it is undeveloped land surrounded by residential properties.

The proposal will not affect current land uses on nearby or adjacent properties.

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.

None.

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

No.

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

R-5 (Rural 5-Acre)

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

RD - Rural Residential (1 DU/5 Acres)

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.

Yes, Snohomish County classifies the Category II and III wetlands and the Type Ns streams as critical areas. Also the site appears to be within a Sole Source Aquifer area as designated by the US Environmental Protection Agency.

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

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

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:

Compliance with Snohomish County code and land use development standards.

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. The tallest structures will be the transmission line poles with a height of 80 feet above ground.

Other structure / equipment heights above ground include:

Utility data radio pole	**75 ft**
Distribution line poles	**45 ft**
Transmission line termination (dead-end) structures	**40 ft**
28 MVA power transformer	**18 ft**
115kV switches	**20 ft**
Metal-clad switchgear enclosure	**11 ft**
Control enclosure	**11 ft**
Fence	**8 ft**

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

Views from the east, and south will be altered. Views from the north and west are separated by existing trees and vegetation.

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

Mitigation measures include landscape screening and preservation of existing vegetation to soften views of the substation from the neighboring properties east and south of the substation.

11. Light and Glare

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

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

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:

Lighting identified in paragraph (a) above will be directed inward toward equipment and outward to the substation fence. Lighting will be motion activated to minimize illumination time.

12. Recreation

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

The Paradise Valley Conservation Area is approximately 1 mile west of the project site, and there is a Washington Dept. of Fish and Wildlife access to Lost Lake approximately 1 mile east of the project site.

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.

No.

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.

A professional study was conducted for this project titled, "Cultural Resource Assessment at 22422 Echo Lake Road (TPN: 27062900401600), Snohomish, Snohomish County, Washington," prepared by Drayton Archaeology, dated April 12, 2025.

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 methods used include archaeological research and records search and a field investigation.

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.

During construction, if artifacts, cultural deposits, or human remains are discovered inadvertently, work shall stop immediately and the Inadvertent Discovery Protocols outlined in the cultural resources report shall be implemented.

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.

Access to the site is from Echo Lake Road on the west side of the intersection with Lost Lake Road. A paved driveway with fire turn-around will be installed at the location of the existing gravel access and will serve as the main access to the substation.

A secondary driveway will be installed south of the main driveway to be used for "loop-through" delivery of the substation transformer or

switchgear, both of which are transported on long, multi-axle trailers. These large load deliveries are very infrequent; on the order of once every 10-20 years.

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. 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).

Yes – sight distance improvements, clear zone improvements, and right-of-way dedication are required.

Sight distances will be improved for southbound vehicles on Echo Lake Road approaching the intersection with Lost Lake Road by removing existing trees in the right-of-way, managing vegetation along the Echo Lake Road frontage, and relocating existing utility poles.

Clear zone improvements include, relocating existing utility poles, telecommunications pedestals, and water meter boxes to outside of the clear zone along the project frontage and providing a wide clear zone in the frontage section between the proposed driveways.

Furthermore, the District will dedicate a 10-foot-wide strip of land on the west side of Echo Lake Road to Snohomish County.

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

No.

e. How many vehicular trips per day would be generated by the completed project? 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?

The project will result in less than three (3) peak hour trips per day during standard operation.

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

No.

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

None.

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**
Irrigation 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: _____

Name of signee: Jeff Colon

Position and Agency/Organization: Substation Civil Engineer / Public Utility District No. 1 of Snohomish County

Date Submitted: June 18, 2026