
State Environmental Policy Act (SEPA) Review

A. Background

1. Name of proposed project, if applicable:

AT&T - SB1693 Sammamish Beaver Lake FIRSTNET NSB

2. Name of applicant:

New Cingular Wireless PCS, LLC ("AT&T")
7277 164th Ave NE
Redmond, WA 98052

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

Smartlink
11232 120th Ave NE, Suite 204
Kirkland, WA 98034

CONTACT: Colleen Donahue
(425) 444-1269
Email: colleen.donahue@smartlinkllc.com

4. Date checklist prepared:

July 16, 2019

5. Agency requesting checklist:

King County – Department of Local Services, Permitting Division

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

AT&T proposes to start work upon approval of its Communications Facilities ("CF") Application and subsequent building permit. AT&T does not propose phasing the work and will endeavor to complete construction as soon as possible.

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

It is contemplated that additional antenna facilities may be placed on the support structure in the future. However, currently there are no specific plans for additions, expansion, or further activity related to or connected with this proposal.

8. List any environmental information that has been or will be prepared related to this proposal.

NEPA and Phase 1 Environmental Assessment

9. Are other applications pending for governmental approvals affecting the property covered by your proposal? If yes, please explain.

No.

10. List any government approvals or permits needed for your proposal:

King County—Conditional Use Permit

King County—SEPA Review

King County—Communications Facility Permit

King County—Building Permit

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

AT&T is proposing to build a new 150' transmission support structure ("TSS", "the tower", and/or "facility") in the wooded portion of the subject property. The proposed project site will include a new 150' monopole with up to twelve (12) new panel antennas, eighteen (18) remote radio head (RRHs) units, one (1) distribution unit and a 8' x 16' walk-in equipment cabinet (WUC) with generator. The tower and all ground equipment will be enclosed within a 30' x 30' lease area surrounded and secured by a gated 6' chain link fence. The fenced lease area will be surrounded by a 10' landscaping buffer consisting of evergreen landscaping in compliance with King County Code 21A.26.060A and 21A.16.040A.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including street address, section, township, and range. If this proposal occurs over a wide area, please provide the range or boundaries of the site. Also, give a legal description, site plan, vicinity map, and topographic map. You are required to submit any plans required by the agency, but not required to submit duplicate maps or plans submitted with permit applications related to this checklist.

Street Address: 26325 Southeast 39th Street, Issaquah, WA 98029

Parcel No. 1224069012 Section 12 Township 24N Range 6E Lot 3

A legal description, site plan, vicinity map, and topographic map are included in Attachment 9—Zoning Drawings to AT&T's Communications Facility application.

The subject property of this proposal is on a semi-forested open field. The location of the proposed CF and TSS ("the project") on the property is currently unused and undeveloped. The proposed lease area for the project is set away from the on-site residence and screened by natural surrounds including tall evergreen trees. Access to the proposed project is available off SE 39th Street via a proposed driveway extension off the property owner's existing driveway.

B. Environmental Elements

1. Earth

- a. General description of the site (circle one): **Flat** rolling, hilly, steep slopes, mountainous, other _____.

The proposed tower lease area is located on a primarily flat section of undeveloped, raw land in the SW corner of the parcel approximately 150 ft from the west property line and approximately 62 ft from the south property line.

- b. What is the steepest slope on the site and the approximate percentage of the slope?

The steepest slope on the proposed project area is between 1-15%.

- c. What general types of soils are found on the site (e.g., clay, sand, gravel, peat, muck)? Please specify the classification of agricultural soils and note any prime farmland.

According to the Natural Resource Conservation Service the soils in the area are dominated by RdC—Ragnar-Indianola association. Others may include: AgC, EvC, and EvD.

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

No such surface indications or history of unstable soils in the immediate vicinity were identified or are known.

- e. Describe the purpose, type, and approximate quantities of any filling or proposed grading. Also, indicate the source of fill.

The proposed wireless facility will involve leveling of the immediate site and excavation for the tower foundation.

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

Erosion as a result of clearing, construction, or use is unlikely. However, erosion/sediment control bags and a silt fence will be installed around the area to be disturbed. Furthermore, a Grading & Drainage Plan as well as a Stormwater Pollution Prevention Plan have been prepared for the project.

- g. What percentage of the site will be covered with impervious surfaces after the project construction (e.g., asphalt or buildings)?

Post-construction impervious surface area will be approximately 15.1%.

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

All grading and excavation activities will be performed per King County regulations.

2. Air

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

None other than negligible short-term dust and construction vehicle exhaust during the installation of the project. Upon completion of the CF, there will be no emissions to the air during operation. A proposed low-sulfur fueled generator will supply "emergency only" backup power. To ensure reliability, the generator will run once a month for 15 minutes and would only operate for an extended period of time in the event of a commercial power outage.

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

None.

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

None required.

3. Water

- a. Surface Water:

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

None known.

- 2) Will the project require any work within 200 feet of the described waters? If yes, please describe and attach available plans.

None.

- 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.

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- 4) Will the proposal require surface water withdrawals or diversions? Please provide description, purpose, and approximate quantities:

No.

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

No, per King County and FEMA Flood Map FIRM Panel 2180, Map No. 53033C0685F; Revised 5/16/1995.

- 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 ground water be withdrawn, or will water be discharged to ground water? Please give description, purpose, and approximate quantities.

No.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources; (e.g., domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the size and number of the systems, houses to be served; or, the number of animals or humans the systems are expected to serve.

- 3) None.

c. Water runoff (including stormwater):

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

The only potential source of runoff would be surface water. The TIR included with AT&T's Application for the proposed facility addresses stormwater management.

- 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.

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- 4) **Proposed measures to reduce or control surface, ground, runoff water impacts, and drainage pattern impacts, if any:**

All drainage and control activities will be performed per King County regulations, as outlined in the TIR included in AT&T's Application for the proposed facility.

4. Plants

- a. Check or circle types of vegetation found on the site

deciduous tree: alder, maple, aspen, other

evergreen tree: fir, cedar, pine, other

shrubs

grass

pasture

crop or grain

orchards, vineyards or other permanent crops.

wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

water plants: water lily, eelgrass, milfoil, other other types of vegetation

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

Grass and dead trees located in the area of the facility will be removed during construction.

- c. List threatened or endangered species on or near the site.

Pursuant to U.S Fish & Wildlife Service (IPaC website), two plant species are endangered in this area: Golden Paintbrush and Water Howellia

- d. List proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site:

A proposed landscaping buffer consisting of evergreen trees and climbing evergreens (Type 1 Landscaping as per KCC 21A.26.060A and 21A.16.040A) will be planted around the compound.

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 _____

Eagle, Heron, Deer

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

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Pursuant to U.S Fish & Wildlife Service (IPaC website) seven animal species are endangered in this area: North American Wolverine, Roy Prairie Pocket Gopher, Marbeled Murrelet, Streaked Horned Lark, Yellow-billed Cuckoo, Oregon Spotted Frog, Bull Trout.

Revised 12/31/14

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

Pursuant to U.S Fish & Wildlife Services (IPaC and eBrid locator), this is not a migration route.

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

None 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.

Electric power provided.

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

None proposed.

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, please describe.

No, the antenna array and all future to be located on the proposed tower will meet the FCC public RF exposure level standards.

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

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.

Backup generator's low-sulfur diesel tank. No known pipelines are within area or the vicinity.

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- 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.

Backup generator's low-sulfur diesel tank is double-walled. Batteries are vented and "double walled"; battery cabinet has elevated lip for containment. The proposed project will present no known environmental health hazards; accordingly, AT&T has not proposed any measures to reduce or control environmental health hazards.

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

None required.

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

The proposed project will present no known environmental health hazards.

b. Noise

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

None.

- 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 the noise would come from the site.

There would be negligible short-term construction related noise during the construction process. The proposed generator will run once a month for 15 minutes and would only operate for an extended period during a power outage. The CF's enclosed equipment shelter will have A/C cooling fans that will operate on a regular basis. (NOTE: See *Noise Study* for more details.)

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

A/C units enclosed within shelter. Baffling technology will help mitigate any noise impact.

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 project site is an open, undeveloped field. No, the proposed CF will not negatively affect current uses. The proposed project will improve wireless and emergency services.

- 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?

The project site has not been used for agriculture.

- 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.

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c. Describe any structures on the site.

Home and annex buildings are located to the east and north of the proposed project site.

d. Will any structures be demolished? If so, please describe.

No.

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

The site is zoned Rural Area (RA-5-P) of unincorporated King County.

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

The Comp Plan designation of the site is RA; not within City of Sammamish's UGA.

g. 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, please specify.

No part of the proposed project area has been classified as a critical area by the county.

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

Zero (0), as the proposed wireless facility is not staffed.

j. How many people would the completed project displace?

None.

k. Please list proposed measures to avoid or reduce displacement impacts, if any:

N/A.

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

AT&T seeks Conditional Use Permit approval from King County for the proposed facility. The proposed project has been designed to be compatible with the neighborhood and is screened by existing trees. Additional mitigation measures include: *Break Point* engineered TSS, landscape plan, no artificial lighting, use of compatible paint colors, and fencing to screen and reduce visual impacts in the surrounding greater Sammamish urban and rural landscape.

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

AT&T does not anticipate this facility to impact agricultural and forest lands of long-term commercial significance.

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:

Not applicable.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas? What is proposed as the principal exterior building materials?

The lightning rod atop the proposed monopole tower will not exceed 154'.

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

The new tower will be visible in the immediate vicinity. It is designed to blend into the area.

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

The proposed facility is designed to blend into this mixed rural and urban neighborhood by siting it to use existing trees as natural screening. Best practices for concealment will be applied as required by King County.

11. Light and glare

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

None.

- 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:

AT&T will use a non-glare finish and conceal antennas, RRHs, and accessory equipment concealed inside the proposed monopole tower and include a landscaping buffer to mitigate the visual impact of the facility.

12. Recreation

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

A walking and biking trails accessible from the adjacent parking lot to the south (King County Parks & Rec - Duthie Hill/Grand Park). Further south, there is an area by Endeavor Elementary.

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

No. The proposed facility will not displace any existing recreational uses. The proposed project will improve wireless and emergency services to recreators.

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

Not applicable. There is no anticipated impact on recreation; accordingly, AT&T has not proposed any measures to reduce or control impacts on recreation.

13. Historic and cultural preservation

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

AT&T researched Washington State, King County and Federal Preservation Registers and found no places or objects on or near the site which are listed or proposed for national, state, or local preservation registers.

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

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.

AT&T researched the National Register of Historic Places, historical data from state and federal departments, and available GIS data and found no landmarks or evidence of historic, archaeological, scientific, or cultural importance in proximity to the proposed site.

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

Not applicable. No cultural or historic resources have been identified at the proposed project site; accordingly, AT&T has not proposed any measures to reduce or control impacts. AT&T will comply with all applicable laws regarding notification, etc., during construction.

14. Transportation

- a. Identify the public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. The site is served by SE 39th Street and proposed access is via an existing driveway.

- 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? City of Sammamish, King County Parks and Rec, and nearby schools are served.

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

No parking is proposed or eliminated for the proposed project.

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).

The proposed project will not require any new roads, streets, or other transportation facilities.

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

No, the proposed project will not use water, rail, or air transportation.

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

Typically, there will be one (1) maintenance check per month or as needed for any outages. This will be an unmanned wireless telecommunications facility.

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:

The proposed support tower is an unmanned facility. No transportation impacts will be created by the proposed facility; accordingly, AT&T has not proposed any measures to reduce or control transportation impacts.

15. Public Services

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

No. The proposed facility will not result in an increased need for public services.

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

Not applicable. The proposed project will not impact public services.

16. Utilities

a. Circle the 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:

AT&T proposes to utilize power and fiber at the proposed site, both routed underground from the nearest source on the subject parcel.

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: _____

Colleen Donahue / Smartlink LLC on behalf of New Cingular Wireless PCS, LLC ("AT&T")

Date Submitted: 1/20/20

Supplemental sheet for non-project actions (IT IS NOT NECESSARY to use this sheet for project actions)

AT&T has not proposed any additional non-project actions.