

SEPA CHECKLIST

A. Background

- 1. Name of proposed project, if applicable:**
Verizon Wireless – SEA Lake Sawyer
- 2. Name of applicant:**
Tilson on behalf of Verizon Wireless
- 3. Address and phone number of applicant and contact person:**
*Verizon Wireless, c/o Tilson
Paul Slotemaker, AICP
2450 NW 144th Ave
Beaverton, OR 97006
503-421-2258*
- 4. Date checklist prepared:**
October 13, 2022
- 5. Agency requesting checklist:**
King County
- 6. Proposed timing or schedule (including phasing, if applicable):**
Construction will start after King County's building permit is granted and last approximately 45 days.
- 7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.**
Not at this time.
- 8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.**
A geotechnical report will be prepared and a Critical Area review has been prepared. The Critical Area report did not identify any critical areas affected by the proposed wireless communication facility.
- 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.**
None known.
- 10. List any government approvals or permits that will be needed for your proposal, if known.**
SEPA, King County Conditional Use Permit, King County Building Permit.

- 11. Give 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. (Lead agencies may modify this form to include additional specific information on project description.)**

The proposed project includes the replacement of an existing light pole with, the following:

- *new 120-foot-tall monopole tower with antennas*
- *new 10- by 20-foot fenced compound for new ancillary communications equipment*
- *new 10-foot-wide landscape buffer*

The new monopole tower would be located within the footprint of a developed surface, where the light pole is currently located. The fenced compound, plus landscape buffer will require the removal of vegetation and minor grading of a surface that is currently a grass lawn that is regularly mowed.

- 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.**

Kentlake High School. 21401 SE Falcon Way, Kent, WA 98042 (Parcel #: 0421069087).

Project location is the athletic light pole on the northwest corner of the track in the southwest corner of the high school campus.

B. Environmental Elements [\[HELP\]](#)

1. Earth

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

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

The site is flat, with a very gentle slope down from west to east (see Sheet SV2 of the enclosed plans). The nearest slope with a potential landslide hazard is located approximately 200 feet north of the site.

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.

AgC: ALDERWOOD GRAVELLY SANDY LOAM

EvC: EVERETT GRAVELLY SANDY LOAM

- 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.**

None.

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

The site area and access road are generally flat. Erosion is unlikely. Best Management Practices (BMP's) will be used during construction.

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

Approximately 200 square feet of new gravel within the fenced equipment area, and 46 square feet asphalt patch to the equipment area, and 320 square feet for a new asphalt parking space .

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

All standard erosion control methods will be utilized to reduce or control erosion, or other impact to the earth.

2. Air

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

There may be a minimal amount of construction related dust and emissions. There are no significant emissions once it's operational.

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

No.

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

All standard measures to reduce and/or control emissions during construction will be utilized.

3. Water [help]

- 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.**

There are no surface water bodies on or in the immediate vicinity of the site.

- 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.**

This project will not require any work over, in or adjacent to (within 200 feet) of any waters.

- 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.**

This project will not fill and/or dredge material from surface water/wetlands.

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

This project will not require surface water withdrawals or diversions.

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

This project does not lie within a 100-year floodplain.

- 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.**

This proposal does not involve any discharge of waste materials to surface waters.

b. **Ground Water:** [\[help\]](#)

- 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 and/or water discharged to the 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, containing the following chemicals; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.**

No waste materials will be discharged into the ground from septic tanks or other sources.

c. **Water runoff (including stormwater):**

- 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 project will not alter or impact the existing storm drainage plan

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

This proposal does not involve any discharges of waste materials to surface waters.

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

This proposal does not alter or otherwise affect drainage patterns in the vicinity of the site.

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

None proposed because the additional flow from the proposed facility is minimal.

4. Plants [\[help\]](#)

- a. Check the 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?**

A small amount of grass (approx. 1150 sq ft) will be removed for the development of the wireless communications facility. 500 sq ft will be planted with a new 10-foot wide landscape buffer.

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

No threatened and/or endangered plants species are known to be on or near the site.

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

A landscape plan to screen the ground equipment is included in Sheet L1.0 of the drawings.

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

Weeds observed on and near the site include dandelions, thistle, and black berries.

5. **Animals** [\[help\]](#)

- 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 and endangered species known to be on or near the site.**
No threatened and/or endangered animal species are known to be on or near the site.

- c. **Is the site part of a migration route? If so, explain.**
Verizon Wireless and its agents are not aware of a migration route near the site.

- d. **Proposed measures to preserve or enhance wildlife, if any:**
At this time, there are no proposed measures to preserve or enhance wildlife.

- e. **List any invasive animal species known to be on or near the site.**
No invasive animal species are known to be on or near the site.

6. **Energy and Natural Resources** [\[help\]](#)

- 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 and fiber optic cables will be utilized to operate the antennas and associated equipment.

- b. **Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.**
The project will not impact the potential use of solar energy by adjacent properties.

- 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:**
Small cooling fans are used inside the equipment cabinets.

7. **Environmental Health** [\[help\]](#)

- 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.**

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

There is no known contamination at the site from present or past uses.

- 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.

No known hazardous chemicals or conditions will affect 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.

Toxic or hazardous chemicals include diesel fuel to operate the emergency generator.

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

No special emergency services are required because this site creates no emergency risk. Note however, that most emergency service providers, including law enforcement agents, firefighters, and paramedics, feel that the presence of cellular phones and wireless service in a community improves their ability to respond quickly in an accident by reducing notification times. As a result, this wireless facility provides a net positive effect on emergency services for the community.

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

None required

b. Noise

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

There are no existing noises in the area that would affect this 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.

During the construction period, common types of short-term construction noise would be created during normal business hours. As stated in the attached noise report, the proposed equipment, including the emergency generator meets noise limits.

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

Verizon Wireless will comply with all state and local ordinances regarding noise.

8. Land and Shoreline Use [\[help\]](#)

- 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.

*Subject Property: High School
Property to South: Vacant Conservation Land
Property to West: Golf Course
Property to North: Single Family Residential
Property to East: Vacant/Athletic Fields*

With the exception of providing improved, high quality wireless services, the proposed wireless facility will not affect current land uses on 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?**

There has been no known agricultural or forest land activity on the subject property.

- 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:**

The proposed use will not be affected by farm or forest land operations.

Additionally, there are no farm or forest land operations in the area.

- c. Describe any structures on the site.**

There is an existing high school building (Kentlake High School) on the property, as well as the typical high school structures, including an athletic storage shed, athletic light poles, and bleachers at the track. The proposed wireless facility will replace one of the existing athletic light poles with a new pole to support the proposed antennas.

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

The removal of the existing athletic light pole to make way for the replacement pole is the only structure that will be demolished.

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

The site is zoned R-4-P.

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

The current comprehensive plan designation is UM (Urban Residential Medium 4-12 du/ac)

- 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. The Critical Area Assessment concluded the proposed project is not within a critical area or buffer.

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

None, the proposed wireless facility is unstaffed. Maintenance visits typically occur approximately once a month.

- j. Approximately how many people would the completed project displace?**

None.

k. Proposed measures to avoid or reduce displacement impacts, if any:

None required.

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

Verizon proposes to replace an existing 71-foot athletic light pole with a new 120-foot athletic light pole to support a new wireless communication facility. The proposed antennas will be mounted to the top of the replacement light pole and colored to match to minimize their appearance. Replacing the existing athletic light pole with a new pole eliminates the need for a new pole in the area and results in a net zero increase in the number of poles in the area resulting in a design that's compatible with the existing and projected uses and plans. Additionally, the proposed pole will be designed to accommodate collocation of additional wireless carriers, further reducing the need for, and reducing the potential visual impacts of additional towers in the area.

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

None. There are no agricultural or forest land operations in the area. Additionally, the proposed wireless facility is a passive use and does not impact surrounding uses.

9. Housing

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

None

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

None

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

None

10. Aesthetics

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

The proposed replacement light pole will be one hundred twenty feet (120') in height including antennas.

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

A combination of replacing the existing athletic light pole and the slim design of the proposed monopole will result in a minimally obtrusive design.

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

Verizon proposes to replace an existing 71-foot athletic light pole with a new 120-foot athletic light pole to support a new wireless communication facility. The proposed antennas will be mounted to the top of the replacement light pole and colored to match to minimize their appearance. Replacing the existing athletic light pole with a new pole eliminates the need for a new pole in the area and results in a net zero increase in the number of poles in the area and a minimally obtrusive

design. Additionally, the proposed pole will be designed to accommodate collocation of additional wireless carriers, further reducing the need for, and reducing the potential visual impacts of additional towers in the area.

Verizon originally proposed to locate the wireless communication facility onto a replacement athletic light pole at the softball field east of the high school. However, in response to visual impact concerns from neighbors north of SE Falcon Way, and with support from King County Planning staff during the Pre-Application meeting (PREA21-0084), the decision was made to move the facility to an athletic light pole replacement at the track, in the southwest corner of the property, approximately 2000 feet from the originally proposed location, to reduce visual impacts. The proposed location is approximately 1000 feet from the nearest residential properties to the north.

11. Light and Glare

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

The existing athletic field lights will be reattached to the replacement light pole at the current height and location resulting in a net zero change in lighting and glare. A small service light at the ground equipment will operate only during maintenance visits and will be contained largely to the fenced equipment area.

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

The small service light and replacement of the existing athletic field lights onto the replacement light pole will not impact safety or interfere with views.

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

There are no existing off-site sources of light or glare that will affect this proposal.

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

Reattaching the existing athletic field lights at the existing height and location will ensure light and glare impacts are controlled.

12. Recreation

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

Recreational opportunities in the immediate vicinity include athletics on the Kentlake High School's existing athletic fields (football, soccer, baseball, softball), tennis, track and field, as well as the golf course to the west.

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

The proposed project will not displace any existing recreational uses.

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

The project will not impact recreation, except to provide improved reliability to contact emergency services in the event of an emergency.

13. Historic and cultural preservation [\[help\]](#)

- 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.**

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.

- 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.**

Per King County's Historic Preservation Viewer there are no historic landmarks, landmark corridors, HRI sites, or heritage corridors. The nearest historic site is located over two miles from the proposed wireless facility at 23703 Roberts Drive (<https://kingcounty.maps.arcgis.com/apps/View/index.html?appid=08c6e1fe041b4f7a8912e21b55219de1>).

The nearest listing on the National Register of Historic Places is the Black Diamond Cemetery and Black Diamond Miners' Cabin , also located more than two miles from the proposed wireless facility.

(<https://nationalregisterofhistoricplaces.com/wa/king/state6.html>)

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

None required.

14. Transportation [\[help\]](#)

- a. **Identify 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 will be accessed off of SE Falcon Way via the property's existing paved driveway and parking lot to the site.

- 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. The public will not visit the facility.

- c. **How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?**
One new parking space will be built approximately 17.5 feet east of the site area, to accommodate monthly maintenance visits. No parking will be eliminated for the 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 site has access from SE Falcon Way via an existing driveway. No new roads or driveways are proposed.
- e. **Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**
The proposed wireless facility is an unstaffed facility and will not require the use of 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?**
The proposed wireless facility will be unstaffed. One (1) or two (2) maintenance visits per month is expected.
- 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.**
The proposed wireless facility is a passive use and will not affect or be affected by the movement of agricultural and forest products on roads or streets in the area.
- h. **Proposed measures to reduce or control transportation impacts, if any:**
No measures are needed to reduce or control transportation impacts.

15. Public Services [\[help\]](#)

- 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, generally describe.**
This project will not result in an increased need for public services.
- b. **Proposed measures to reduce or control direct impacts on public services, if any.**
This project will not result in an increased need for public services, therefore no measures are needed to reduce or control impacts.

16. **Utilities** [\[help\]](#)

- a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other Fiber
- 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.
Fiber & electrical service will be provided by the local provider.

C. SIGNATURE [\[HELP\]](#)

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 Paul Slotemaker, AICP

Position and Agency/Organization Tilson, on behalf of Verizon Wireless

Date Submitted: 3/17/2023

D. Supplemental sheet for nonproject actions [\[HELP\]](#)

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

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

The proposed wireless facility is a passive, unstaffed use, which will not affect water discharges, emissions to the air, toxic or or hazardous substances or noise in excess of state and local standards.

Proposed measures to avoid or reduce such increases are:

None necessary

- 2. How would the proposal be likely to affect plants, animals, fish, or marine life?**
Except for the small amount of vegetation removal to clear the small site area, the passive use of the wireless facility should not affect plants, animals, fish or marine life.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

The minimum amount of plant will be removed to clear the site area and access road. Existing tall trees will be preserved to screen the facility.

- 3. How would the proposal be likely to deplete energy or natural resources?**
The proposed facility will not deplete energy or natural resources.

Proposed measures to protect or conserve energy and natural resources are:
None necessary

- 4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?**

The proposed facility will not affect environmentally sensitive areas or areas for public protection because it is not located on or near the above mentioned areas.

Proposed measures to protect such resources or to avoid or reduce impacts are:
None necessary

- 5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?**

The small footprint of the proposed facility will not affect land uses. Additionally, the facility is not located on, and will not provide service to a shoreline, so it should not affect shoreline use.

Proposed measures to avoid or reduce shoreline and land use impacts are:
None necessary

- 6. How would the proposal be likely to increase demands on transportation or public services and utilities?**

The passive, unstaffed wireless facility will generate an average of one vehicle trip a month for maintenance. Utility services are available on-site. There will be no increased demands on transportation, services and utilities.

Proposed measures to reduce or respond to such demand(s) are:
None necessary

- 7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.**

The proposed facility will have no known conflicts with local, state, or federal laws or requirements for the protection of the environment.