SEPA ENVIRONMENTAL CHECKLIST

CITY OF OAK HARBOR
865 SE BARRINGTON DRIVE
OAK HARBOR, WA 98277

RECIEVED
DEC 30 2014
CITY OF OAK HARBOR
DEVELOPMENT SERVICES DEPARTMENT

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:
Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. BACKGROUND

1. **Name of proposed project, if applicable:** *Verizon Wireless – WA1 Barlow*
2. **Name of applicant**: *Verizon Wireless*
3. **Address and phone number of applicant and contact person:**

Amanda Nations, Glotel, Inc. for Verizon Wireless
15375 SE 30th Place, Suite#160
Bellevue, WA 98007
(425) 998-3637

4. Date checklist prepared: *12/22/2014*

5. Agency requesting checklist: *City of Oak Harbor*

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

Construction will begin upon receipt of applicable permits.

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

Yes, possible upgrade or antennas replacements if need be.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

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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 pending government approvals.

10. List any government approvals or permits that will be needed for your proposal, if known.

SEPA DNS, City of Oak Harbor Conditional Use Permit, and Construction 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.)

Verizon Wireless proposes to construct an unmanned telecommunications facility by adding (3) panel antennas, (6) RRH units, (3) TMA's and (1) OVP unit concealed within a proposed 75' stealth flagpole. Verizon Wireless also proposes (6) outdoor equipment cabinets mounted on a concrete pad, (1) OVP unit mounted with equipment cabinets, (1) generator mounted on a concrete pad all located within a proposed 20' X 40' chain link fence lease area.

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.

The proposed site is located at 85 SE 8th Ave, Oak Harbor, WA 98277 (APN# is 683362/S6575-01-000C-1). It is in a portion of the SW ¼ of the NW ¼ SECTION 2, TOWNSHIP 32N, and RANGE 1E. Legal Description is shown on the LS-1 plan sheet as "TRACT C OF LOT COMBINATION SHOWN OF RECORD AS FOLLOWS: TRACT C, OF REPLAT OF LOTS 6 THRU 11 AND 20 THRU 25 IN THE PLAT OF ELY'S WESTSIDE ADDITION TO OAK HARBOR, ACCORDING YTO THE PLAT THEREOF RECORDED IN VOLUME 12 OF PLATS, PAGE 55, RECORDS OOF ISLAND COUNTY, WASHINGTON. BEING ALSO DESCRIBED AS LOTS 1 AND 2, CITY OF OAK HARBOR SHORT PLAY 1-93, APPROVED ON APRIL 19,1993, RECORDED ON APRIL 19, 1993 VOLUME

2 OF SHORT PLATS, PAGE 398, UNDER AUDITOR'S FILE NO. 93006931, RECORDS OF ISLAND COUNTY WASHINGTON. SITAUATE IN THE COUNTY OF ISLAND, STATE OF WASHINGTON." Attached is a copy of the site plan for reference.

B. ENVIRONMENTAL ELEMENTS

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)?

Fairly flat: 0-3%

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.

Coveland Loam, 0-5% slopes

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

There are no surface indications or history of unstable soils in the immediate vicinity.

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.

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

Erosion could only occur from heavy machinery moving about the site during construction. Best Management practice implemented to avoid any erosion to site

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

The proposed project site is primarily a gravel lot. The proposed Verizon Lease area will be 20' x 40', adding 800 square feet of impervious surface to the 43,200 square foot gravel lot. The only other impervious surface on site is an existing concrete pad that is approximately 800 square feet. As such, less than 5% of the site will be covered with impervious surfaces after construction.

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

Best management practices will be used during construction.

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.

Minimal emissions would result from the proposal. Construction activities and operation of construction equipment would result in increases in carbon dioxide and other greenhouse emissions which adversely impact air quality and contribute to climate change and global warming. They are expected to significant due to the minor contribution to gas emissions

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:

None Proposed.

3. Water

a) Surface Water:

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

No surface water body on or in the immediate vicinity of the site. Proposal is located on a vacant property in a commercial zone.

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.

Proposal is not within 200 feet of any surface water body, stream, saltwater, lakes, ponds, or wetlands.

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 proposed.

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

None proposed.

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

Proposal 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.

Proposal will not involve any discharges of waste materials to surface waters.

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 ground water will be withdrawn, nor will water be discharged to ground water.

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.

Not Applicable, no stormwater runoff from proposal.

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

No, waste materials will not enter ground or surface waters.

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

No, the proposal does not 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.

4. Plants

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

_X_ 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?
Proposal will not remove or alter existing vegetation.

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

Golden Paintbrush

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

None proposed.

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

None known,

5. Animals

a) <u>List</u> 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 _____

Big Brown Bat and Townsend's Big-Eared Bat are a listed occurrence.

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

Marbled Murrelet, streaked horned lark, yellow-billed cuckoo, Bull Trout

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

Following is a list of migratory birds that may be affected by the project: Bald eagle, Black Swift, Caspian Tern, Pink-Footed Shearwater, Purple Finch, Rufous Hummingbird, Short-Billed Dowitcher, Willow Flycatcher

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

None proposed.

6. Energy and natural resources

a) What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Proposal will require power and Telco. Proposal will not require any natural gas, oil, wood stove, or solar

energy. Proposal will not be used for heating or manufacturing.

b) Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

Proposal would not affect 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:

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, describe.

Minimal emissions would result from the proposal. Any possible emissions will be from vehicles entering and leaving site during construction.

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

No noted contamination of the site from past or present 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.

There is no existing hazardous chemicals/conditions that might affect the project development or design.

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.

No toxic or hazardous chemicals will be stored, used, or produced during the project's development or construction.

4) Describe special emergency services that might be required:

No special emergency services will be required for this proposal.

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

None proposed.

b) Noise

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

None known.

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 is a proposal for (6) outdoor equipment cabinets mounted on a concrete pad and a generator mounted on a concrete to be located within the proposed fenced lease area. This equipment will generate some noise while in operation. The Combined A-Weighted Sound Pressure Level for this installation is 59 dBA during daytime hours and 50 dBA during nighttime hours. This is below the maximum sustained noised allowed by the Washington Administrative Code. Please refer to the Noise Report for more information. There will also be some noise produced by construction of the facility, which will also be within allowable levels.

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

The equipment cabinets and generator will be located within a fenced lease area, which will ensure that the operation of the equipment does bother surrounding properties.

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 current use for the property is a vacant lot behind Skagit Famer Supply. It is surrounded by other commercial properties. This proposal will not affect the current land uses of adjacent and nearby 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?**

This project site is not zoned for agricultural use.

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 site is not on or surrounded by working farm or forest land, and will thus not be affected by that.

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

There are no existing structures on site, as this is a vacant property. It does have some existing shipping containers on site.

a) **Will any structures be demolished? If so, what?**

No structures will be demolished.

b) **What is the current zoning classification of the site?**

This site is currently zoned Community Commercial (C-3).

c) **What is the current comprehensive plan designation of the site?**

The current comprehensive plan designation is Commercial.

g) If applicable, what is the current shoreline master program designation of the site?

Not applicable. Proposal is not within the current shoreline master program.

h) Has any part of the site been classified as a critical area by the city or county? If so, specify.

There is an identified stream near the property, but the site itself is not within a critical area. The site is within a critical habitat area for the Killer Whale and Chinook salmon.

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

None, the proposal is an unstaffed facility.

j) Approximately how many people would the completed project displace?

The completed project would displace no people.

k) Proposed measures to avoid or reduce displacement impacts, if any:
None proposed.

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

Proposed antennas will installed within a stealth flagpole and will be compatible with the surrounding commercial uses. The proposal will not hinder growth and development of the community or adjacent properties. Proposal will not have impacts on traffic or any adjoining land uses. Traffic to and from the proposed site will be minimal as it will require monthly visits by the technician for site maintenances purposes

m) Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

This is not applicable, as the proposed site is not located near to agricultural or forest lands.

9. Housing

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

Not applicable, as this is an unstaffed facility with no housing proposed.

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

Not applicable, the site is a vacant property with no units to eliminate.

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

None proposed.

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 monopole will be a 75' stealth flagpole with room for additional carrier. Proposed antennas will be installed within the flagpole and will blend in with the commercial setting of the area.

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

No views in the immediate vicinity would be altered or obstructed. Please see attached photo simulations.

11. Light and glare

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

No lighting proposed. No glare will be produced by the project.

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

No lighting proposed. No glare will be produced from proposal.

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

No existing off-site sources of light or glare will affect the proposal.

d) Proposed measures to reduce or control light and glare impacts, if any:

None proposed.

12. Recreation

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

The proposed site is approximately 0.5 miles from the beach. There are no other designated or informal recreational opportunities in the immediate facility, as the proposed site is a commercially zoned area surrounded by other commercial properties.

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

The proposed project would 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:

None proposed.

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.

There are no known places or objects listed on the national, state, or local preservation register on or near the proposed property.

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.

Proposal is on an industrial property with existing buildings. There are no landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

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.

Not Applicable

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 Proposed.

14. Transportation

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 proposed site will be reached via Highway 20 to S Oak Harbor Street to SE 8th Ave. Access to the site will be via a proposed access easement from SE 8th Ave.

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?

No public transportation will be needed for this unmanned wireless telecommunications facility. Not applicable, site will not require public access.

c) How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

No parking is proposed, and no parking spaces will be eliminated by this proposal.

d) Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

No new roads or streets, or improvements to existing roads or streets proposed for project.

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

The proposal 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 non-passenger vehicles). What data or transportation models were used to make these estimates?**

The site will require approximately one (1) visit per month by a technician for site maintenance purposes.

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 proposal will not interfere with, 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 proposed to reduce or control transportation impacts as proposal will not impact transportation.

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, generally describe.**

Project will not result in an increased need for public services. This is an unstaffed wireless facility.

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

Not applicable. None proposed.

16. Utilities

a) **Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____**

The proposed site will require electricity and Telco, which will be routed underground and utilized from an existing source on SE 8th Ave.

b) **Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.**

The proposed project will utilize existing power and Telco connections, which will be accessed via an underground route to an existing Verizon Wireless Power/Telco P.O.C. off of SE 8th Ave.

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.

I declare under penalty of the perjury laws that the information I have provided on this form/application is true, correct and complete.

Signature: Amanda Nations

Name of signee AMANDA NATIONS

Position and Agency/Organization GLOTEL INC FOR VERIZON WIRELESS

Date Submitted: 12/24/14

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(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?**

Not applicable.

2. **How would the proposal be likely to affect plants, animals, fish, or marine life?**

Not applicable.

3. **How would the proposal be likely to deplete energy or natural resources?**

Not applicable.

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?**

Not applicable.

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?**

Not applicable.

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

Not applicable.

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

Not applicable.