SEPA ENVIRONMENTAL CHECKLIST

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

Please adjust the format of this template as needed. 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:

Mox Shelter – Roy

2. Name of applicant:

Mox Networks, LLC

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

Applicant: Lars Nyquist
2040 East Mariposa Avenue
El Segundo, CA 90245

Contact Person: Anisa Thaci
AHBL, Inc.
2215 North 30th Street, Unit 300
Tacoma, WA 98403
(253) 383-2422

4. Date checklist prepared:

March 17, 2023

5. Agency requesting checklist:

City of Roy

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

Construction is planned to occur over the spring and summer of 2023.

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

There are no plans for future additions or expansion.

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

- Stormwater Site Plan, prepared by AHBL, February, 2023
- Grading and Drainage Plan, prepared by AHBL, January 2023
- Construction Stormwater Pollution Prevention Plan, prepared by AHBL, February 2023
- Infiltration Analysis, Prepared by GeoResources, March 2023

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.

There are no known proposals pending governmental approvals.

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

Site Development Permit
Building 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. (Lead agencies may modify this form to include additional specific information on project description.)

The project site is a 0.27 acre lot and proposes the construction of a new, 384 square-foot shelter building, as well as a paved driveway and gravel parking lot to serve the proposed shelter. The shelter will be used by Mox Networks, LLC. to house communication equipment. The use is considered by the a public or quasi-public, unstaffed use with a structure that is less than 500 square feet. According to RCC 11-12-2-E, the use is permitted outright in the SFR zone subject to compliance with landscape standards found in Chapter 11-24 RCC. This proposal will require grading, paving, storm drainage, and fencing.

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 parcel number is 021703-6010 and the site is located at 29001 State Route 507 South, Roy, WA 98580 in Section 03 Township 17 Range 02.

B. Environmental Elements

1. Earth

a. General description of the site:
Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

The site is flat and has approximately two feet of fall from the west to the east, ranging from 326 to 324 feet in elevation.

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

The steepest slope on the site is approximately two percent.

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 USDA Custom Soils Resource Report, the only soil type present on the site is Nisqually Loamy Sand (2-6% slopes).

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

There are no known indications or history of unstable soils in the vicinity of the site.

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.

Development of the site will involve the cut and removal of approximately 250 cubic yards of soil.

f. Could erosion occur because of clearing, construction, or use? If so, generally describe.

Erosion could occur during construction activities associated with grading, filling, and excavating. To minimize potential erosion impacts, a Temporary Erosion Control Plan (TESC) has been prepared as part of the site development plans. The TESC will include construction procedures and best management practices.

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

Approximately 50% of the site will be covered with impervious surfaces.

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

Construction activities will use BMPs found in Pierce County's Surface Water Management Department 2015 Construction Stormwater Pollution Prevention Manual and the Washington State Department of Ecology's 2019 Stormwater Management Manual for Western Washington (SWMMWW). Proposed development will utilize stormwater BMPs such as inlet protection, silt fence, construction entrances, and a sediment pond.

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.

Construction activities have the potential to create temporary dust emissions during earth-moving activities and exhaust emissions due to the combustion of gasoline and diesel fuels. Dust and exhaust emissions are expected to be minimal, localized, and temporary. After construction, emissions will be generated by vehicles accessing the site.

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

Other than vehicle emissions from adjacent traffic, there is no source of off-site emissions that will affect the proposal.

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

During construction, temporary measures will be applied where necessary, which may include limiting the idling of construction equipment, water sprays to control dust, limiting vehicle speeds, and general maintenance of construction equipment.

3. Water

a. Surface Water:

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

No.

2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Not applicable, as there are no waters within or adjacent to the site.

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.

No fill or dredge material will be placed in or removed from any surface water.

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

No.

5. Does the proposal lie within a 100-year floodplain? 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 a general description, purpose, and approximate quantities if known.

No groundwater will be withdrawn as part of this proposal. 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 (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.

There will be no connections to sanitary sewer nor will there be a septic system. The site does not require water or sewage disposal.

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.

Stormwater will be generated by the placement of impervious surfaces on the site (e.g., rooftop, driveway, etc.). The stormwater will flow to a bioretention cell behind the building before infiltration to subsoils.

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

The project has been designed to eliminate and/or limit any potential for groundwater contamination. While excessive amounts are highly unlikely, there is a possibility for surface runoff conveying unspent hydrocarbons and/or other surface contaminants from paved surfaces onsite into groundwater.

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

The project has been designed to maintain existing drainage patterns in the vicinity of the site. Impervious surfaces will be directed to a bioretention facility where the drainage will infiltrate to subsoils.

4. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any.

A bioretention pond is proposed for stormwater runoff quality treatment. Additionally, all stormwater within the bioretention pond will be infiltrated, providing flow control of all proposed stormwater runoff.

4. Plants

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?

There are six evergreen (fir) trees on the site, of which four will need to be removed.

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

There are no known threatened or endangered plant species 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.

The landscape plan includes the planting of six Incense Cedars, 16 Skyrocket Junipers, and one Muskogee Crape Myrtle as well as approximately 1,987 square feet of tall fescue grass seed and 943 square feet of bioswale seed mix.

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

There are no noxious weeds or invasive species known to be on or near the site.

5. Animals

a. List any birds and other animals that 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 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.

The Puget Sound region is part of the Pacific Flyway, a bird migration route.

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

None, as there are no proposed impacts to endangered 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

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.

The completed project will require electricity for heating and operational needs.

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

No, the potential use of solar energy by adjacent properties will not be impacted.

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 design of the building will conform to applicable portions of the State of Washington Energy Code. Energy efficient methods will be used lighting systems. The on-site lighting will include the use of LED fixtures.

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 because of this proposal? If so, describe.

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

There are no known contaminants on the site.

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.

According to the National Pipeline Mapping System, there is a hazardous liquid pipeline north of the site.

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 are proposed to be stored on the project during construction or at any time during the life of the project.

4. **Describe special emergency services that might be required.**

   No additional special emergency services will be required other than those normally provided such as police, emergency medical, and fire protection.

5. **Proposed measures to reduce or control environmental health hazards, if any.**

   In the highly unlikely event of a spill, contaminated soils would be excavated and disposed of in a manner consistent with the level of contamination and in accordance with federal, state, and local regulatory requirements.

b. Noise

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

   The primary source of noise in the area of the project site is from vehicular traffic from the adjacent Spanaway Mckenna Highway. No surrounding noise will impact the project proposed.

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)?**

   The operation of trucks, mini excavators, and skid steers will likely result in temporary noise and vibration impacts during construction. The temporary increase in noise will return to the original noise levels once construction of the project is complete.

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

   Noise levels will not exceed the maximum permissible noise levels allowed under RCC 6-2-5.

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 site is vacant but is adjacent to residential 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 because 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 site has not been used as a working farm or a working forest. The site was created through a short plat of an existing single-family residential site. It is vacant but contains evergreen trees and lawn.

1. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?

No.

c. Describe any structures on the site.

The site is vacant; there are no structures currently on the site.

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

Not applicable, as there are no structures on the site.

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

The City of Roy's official Zoning Map designates the site as Single Family Residential (SFR).

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

The City of Roy's Comprehensive Plan designates the site as Single Family Residential (SFR).

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

Not applicable, the site is not within shoreline jurisdiction.

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

No.

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

There would be no people residing or working in the completed project. Approximately two trips per month by technicians will occur to ensure that the communications equipment that is housed in the structure is operating properly.

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

The project will not result in the displacement of people.

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

No measures are proposed as displacement will not result from the proposal.

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

The proposed use is considered to be a public or quasi-public facility (utility) use that is unstaffed and has a structure that is less than 500 square feet in area. It is permitted under RCC 11-12-2-E subject to compliance with the City's landscape standards found in Chapter 11-24 RCC.

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

None proposed. The site does not include agricultural or 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.

No housing will be provided as part of this proposal.

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

No housing will be eliminated as part of this proposal.

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

No proposed measures as the proposal will not impact housing.

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 building is planned to be approximately 12 feet in height.

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

The view of the site will change from lawn and six evergreen trees to lawn, driveway, structure, and two evergreen trees. The placement of the structure on the site will not interfere with views from adjacent sites.

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

No measures proposed, as no aesthetic impacts are resulting from this proposal.

11. Light and Glare

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

The proposed structure will include outdoor security lighting to enhance safety that would occur from dusk to dawn.

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

No, the lighting will be produced to enhance safety. The lights will be directed downward so as not to interfere with views or cause glare.

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

The only source of light off-site may come from the adjacent, single-family residential dwelling unit. The light from the adjacent single-family home will have no impact on the proposal.

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

No proposed measures, as light and glare impacts are not a result of this proposal.

12. Recreation

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

There is no designated recreational space in the immediate vicinity of the site, but there is opportunity for informal recreation in the form of walking/running along the sidewalk adjacent to the site. Approximately one mile from the site, there is a small park with picnic benches and a bridge, for leisurely activity.

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

No, the proposed project would not impact 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, as there are no proposed impacts on recreational opportunities for this project.

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.

According to the Washington Information System for Architectural and Archaeological Records Data (WISAARD) online database, the Tacoma Eastern Railroad (Salsich Junction to McKenna), located approximately 350 feet east of the site, is eligible for listing on 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.

There are no mapped landmarks, features, or other evidence of Indian or historic use or occupation on the site according to State of Washington's Historical Preservation Site Mapping.

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 proposal utilized the Washington Information System for Architectural and Archaeological Records Data (WISAARD) online database to assess potential impacts to cultural and historic resources on and near the proposal.

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.

No disturbance to cultural or historical resources is expected.

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 site is along Spanaway McKenna Highway (SR 507), which will be accessed by a 24-foot wide driveway in the northwest portion of 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?

No, there is no public transit within close proximity of the site.

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).

No, the proposal will not require improvements to existing infrastructure.

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

The project will occur in the immediate vicinity of a railroad, which is located to the east of the site (the rear of the property).

e. 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 project is anticipated to generate approximately two vehicle trips per month.

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.

The proposal will not interfere with the movement of agricultural or forest products on Spanaway Mckenna Highway (SR 507).

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

No measures proposed as the project is not likely to result in a significant impact to 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.

The 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.

No proposed measures as the proposal is not likely to result in impacts on public service.

16. Utilities

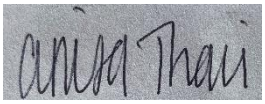
a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telecommunications, sanitary sewer, septic system, other:

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.

Electricity: Puget Sound Energy
Telecommunications: Mox Networks, LLC

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.



Type name of signee: Anisa Thaci

Position and agency/organization: Land Use Planner/AHBL, Inc.
Date submitted: March 17, 2023