

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: [PS25 Camas School Relo](#)
2. Name of applicant: [New Cingular Wireless PCS, LLC \(AT&T\) by Smartlink](#)

3. Address and phone number of applicant and contact person: [Smartlink – Debbie Griffin \(480\) 296-1205; 1997 Annapolis Exchange Pkwy, Annapolis, MD 21401](#)
4. Date checklist prepared: [April 12, 2023](#)
5. Agency requesting checklist: [City of Camas, WA](#)
6. Proposed timing or schedule (including phasing, if applicable): [AT&T proposes to start work upon approval of its Conditional Use Permit and Building Permit application. AT&T does not propose phasing the work and will endeavor to complete construction as soon as possible.](#)
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [Currently there are no specific plans for additions, expansion, or further activity related to this proposal. However, changing technologies could necessitate additional antenna facilities be placed on the support structure in the future.](#)
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [A NEPA study and Phase 1 Environmental Assessment is being conducted by AT&T.](#)
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. [To the best of the applicant's knowledge, there are no pending governmental approvals or proposals directly affecting the subject parcel.](#)
10. List any government approvals or permits that will be needed for your proposal, if known. [City of Camas: Conditional Use Permit, SEPA Review, Minor Design Review, Critical Area Review, Building Permit, and any other applicable city permitting requirements.](#)
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.) [AT&T is proposing to build a stealth wireless communications facility \("WCF"\) to include a new 60' radio frequent transparent \("FRP"\) structure designed to resemble a bell tower on the subject property. A spire, faux bell and cross will be installed above the 60' structure for an overall height of 88'. No wireless facilities will be installed above the 60' structure. The proposed ground equipment will be located within an equipment room at the base of the tower.](#)
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. [706 NE 14th Avenue, Camas, WA 98607; Parcel #: 91010000; SECTION 11, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE W.M., CLARK COUNTY, WA.](#)
[A site plan, survey and vicinity map are included in Attachment 19 - Zoning Drawings of AT&T's CUP Application package.](#)

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)? 20% – 30% slopes. The lease area will be level, and the proposed structure will be constructed in the existing parking lot.

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 soil survey database: Olympic clay loam.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. No such surface indications of unstable soils in the immediate vicinity were identified or are known.

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. The proposed project will be located in an existing paved parking lot and does not require any grading or excavation.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. No clearing is required for the proposal. However, best management practices will be utilized during construction to minimize erosion. This includes preventing water be discharged toward the existing steep slope to the northeast.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? The proposed project will be located in an existing paved parking lot.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: The proposed project will be located in an existing paved parking lot and does not require any grading or excavation. In addition, AT&T will utilize best management practices during construction for erosion control.

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. None other than negligible short-term dust and construction vehicle exhaust during the installation of the project. Upon completion of the WCF, there will be no emissions to the air during operation.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. There will be no off-site sources of emissions or odor that will affect the proposal.

c. Proposed measures to reduce or control emissions or other impacts to air, if any: Dust abatement will be provided as needed during construction.

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. **Mill ditch runs along the south side of the parcel and contains seasonal water.**

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. **The proposed WCF will not require any work in or adjacent to any waters. Best management practices will be utilized during construction to mitigate any potential impact.**

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 – there are no fill or dredge material proposed to be placed or removed in any surface waters.**

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. **Not applicable. No surface water withdrawals or diversions are associated with this project.**

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

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. **There will be no discharge of waste materials into 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 in association with this project.**

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. **There are no waste materials that will be discharged into the ground with this project.**

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 only potential source of runoff would be surface water, which will flow into existing drainage facilities. Best management practices will be utilized to minimize any runoff into the steep slopes to the northeast that lead to the mill ditch.**

2) Could waste materials enter ground or surface waters? If so, generally describe. **There will be no waste materials with this project.**

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. **The proposed WCF will not alter or 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: **There are no known drainage pattern changes with the associated project. BMP's will be implemented as required by the jurisdiction.**

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? **Two to three shrubs within the project area are proposed to be removed.**

c. List threatened and endangered species known to be on or near the site. **Pursuant to U.S Fish & Wildlife Service (IPaC website) two species are threatened or endangered in this area but are not known to be on or near the site: Golden Paintbrush and Nelson's Checker-mallow.**

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: **No landscaping is proposed. The existing vegetation will be preserved around the proposed lease area.**

e. List all noxious weeds and invasive species known to be on or near the site. **There are no known noxious weeds or invasive species on or near the site.**

5. Animals

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

Possible animals to be seen in the area pursuant to the U.S Fish & Wildlife Services (IPaC) website are: Bald Eagle, California Gull, Clark's Grebe, Evening Grosbeak, Lesser Yellowlegs, Olive-sided Flycatcher, Rufous Hummingbird, Western Grebe, Wrentit, Yellow-billed Cuckoo, Bull Trout and the Monarch Butterfly.

b. List any threatened and endangered species known to be on or near the site. **Pursuant to U.S Fish & Wildlife Service (IPaC website) three animal species are threatened or endangered in this area but are not known to be on or near the site: Yellow-billed Cuckoo, Bull Trout and the Monarch Butterfly.**

c. Is the site part of a migration route? If so, explain. **Although some migratory birds may be seen in the area as noted above, this area is not considered a critical stopover for migrating birds.**

d. Proposed measures to preserve or enhance wildlife, if any: **No habitats are currently being disturbed, nor will any be disturbed with the proposal.**

e. List any invasive animal species known to be on or near the site. [There are no known invasive animal species 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. [Electric power will be provided.](#)

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [No, the proposal will 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: [Energy conservation is not applicable for this project.](#)

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. [There are no environmental health hazards as a result of this proposal. The antenna array and all future to be located on the proposed tower will meet the FCC public RF exposure level standards.](#)

1) Describe any known or possible contamination at the site from present or past uses. [There are 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. [There are no known existing hazardous chemicals/ conditions that might affect the project development and design in the vicinity.](#)

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 with the proposed project.](#)

4) Describe special emergency services that might be required. [No special emergency services will be required.](#)

5) Proposed measures to reduce or control environmental health hazards, if any: [The proposed project will present no known environmental health hazards.](#)

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [There is no existing noise in the area that will affect the proposal.](#)

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [There will be short term construction traffic for approximately six weeks during normal business hours.](#)

3) Proposed measures to reduce or control noise impacts, if any: Equipment racks will be located within an enclosed equipment room at the base of the structure. An external A/C unit will be located on the southern side of the structure. BMPs will be implemented, as necessary and recommended in Attachment 8 - Noise Study submitted with AT&T's CUP application package.

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 subject parcel contains a religious facility. The adjacent parcels contain residential homes, a religious facility and businesses. The proposed site is not anticipated to affect use of the 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? The proposed site has not been used for working farmlands or forest lands.

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: There are no working farm or forest lands in the immediate area.

c. Describe any structures on the site. The subject parcel contains a religious facility.

d. Will any structures be demolished? If so, what? No structures will be demolished on the parcel.

e. What is the current zoning classification of the site? The site is zoned R-7.5, Single Family Residential.

f. What is the current comprehensive plan designation of the site? The comprehensive plan designation of the site is SFM, Single Family Medium.

g. If applicable, what is the current shoreline master program designation of the site? There is no known current shoreline master program designation for this site.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. Clark County GIS mapping identifies the subject property to contain geologically hazardous areas (i.e. steep slopes and erosion hazard areas); frequently flooded areas (i.e Flood Zone A); and adjacent to fish and wildlife habitat conservation areas (i.e. a stream).

i. Approximately how many people would reside or work in the completed project? No people will reside or work at the facility, as the proposed wireless facility is unmanned.

j. Approximately how many people would the completed project displace? No people will be displaced with this project.

k. Proposed measures to avoid or reduce displacement impacts, if any: No people will be displaced with this project.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: The proposed project has been designed to be compatible with the area. Mitigation measures include: a stealth tower structure designed to mimic a church bell tower to complement the existing church steeple on-site. In addition, the proposed ground equipment will be located within an enclosed

equipment room at the base of the structure. The proposed WCF is compatible with local laws, zoning regulations and the comprehensive plan.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: [There are no agricultural and forest lands in the vicinity of the project.](#)

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [The proposal will not provide any new housing.](#)

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [No housing will be eliminated.](#)

c. Proposed measures to reduce or control housing impacts, if any: [The proposal does not affect 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 stealth tower will not exceed 60' in height. A spire, faux bell and cross will be installed on the top of the tower and will not exceed 88'.](#)

b. What views in the immediate vicinity would be altered or obstructed? [Nominal impact to views in the immediate vicinity will occur with the proposal.](#)

c. Proposed measures to reduce or control aesthetic impacts, if any: [The proposed faux bell tower will be painted and treated to match the existing building. It will appear to be a part of the existing church building rather than as a wireless communications facility.](#)

11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [Not applicable. The facility will not be artificially illuminated or provide any light or glare.](#)

b. Could light or glare from the finished project be a safety hazard or interfere with views? [The facility will not be artificially illuminated or provide any light or glare.](#)

c. What existing off-site sources of light or glare may affect your proposal? [There are no off-site sources of light or glare that will affect the proposal.](#)

d. Proposed measures to reduce or control light and glare impacts, if any: [AT&T will use a non-glare finish on the tower structure to mitigate the visual impact of the facility.](#)

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity? [Crown Park is located to the northwest of the subject property.](#)

b. Would the proposed project displace any existing recreational uses? If so, describe. [The proposed facility will not displace any existing recreational uses. The proposed project will improve wireless and emergency services to recreators.](#)

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: **There is no anticipated impact on recreation; accordingly, AT&T has not proposed any measures to reduce or control impacts on recreation.**

13. Historic and cultural preservation

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe. **AT&T researched the State of Washington WISAARD database and found no places or objects on or near the site which are listed or proposed for national, state, or local preservation registers.**

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. **There is no evidence of historic, archeological scientific or cultural importance on site or in the vicinity. A NEPA study is being conducted by AT&T. AT&T will comply with all applicable requirements recommended by the NEPA study and the City of Camas.**

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

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 cultural or historic resources have been identified at the proposed project site. AT&T will comply with all applicable laws during construction.**

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 parcel is accessed off NE 14th Avenue and NE Garfield Street. Proposed access is via an existing driveway originating off NE 14th Avenue. A site plan and vicinity map are included in Attachment 19 - Zoning Drawings of AT&T's CUP Application package.**

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? **It is unknown if the area is served by public transportation. It is unknown where the nearest transit stop is located.**

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 spaces will be provided with the proposal. The cellular technician will utilize the existing parking spaces on-site. Up to one parking spaces will be eliminated for the 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). **The proposed project will not require any new roads or streets. However, AT&T will improve a portion of the existing sidewalk between the replaced driveways.**

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 project will not use water, rail, or air transportation.**

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? *This will be an unmanned wireless telecommunication facility. A cellular technician may visit the site up to one time per month for maintenance and inspections. However, it is becoming more common for these facilities to be remotely monitored.*

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 project will not interfere with, affect or be affected by the movement of agricultural and forest products.*

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

15. Public Services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. *The proposed facility will not result in an increased need for public services.*

b. Proposed measures to reduce or control direct impacts on public services, if any. *The proposed project will not impact public services.*

16. Utilities

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____ *Electricity, water, refuse service, telephone and sanitary sewer are currently available on-site.*

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. *AT&T proposes to utilize power and fiber at the proposed site routed underground from the nearest source on the subject parcel.*

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: *Debbie Griffin*

Name of signee: Debbie Griffin

Position and Agency/Organization: Real Estate Specialist III - Smartlink

Date Submitted: 07-13-23