

Purpose of Checklist: The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the environment. The purpose of this checklist is to provide information to help the District's Responsible Official and any other agencies with jurisdiction to identify impacts from a proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the District decide whether an EIS is required.

A. BACKGROUND

1. Name of proposed project, if applicable:  
**Arlington Clean Energy Campus Improvements**
2. Name of proponent:  
**Snohomish County Public Utility District No. 1**
3. Address and phone number of proponent and contact person:  
**Public Utility District No. 1 of Snohomish County**  
**P.O. Box 1107**  
**Everett, WA 98206**  
**Contact Person:**  
**Jessica Spahr**  
**425-783-8132**  
**jlspahr@snopud.com**
4. Date checklist prepared:  
**September 2023**
5. Agency Requesting Checklist:  
**Snohomish County Public Utility District No. 1 (District)**
6. Proposed timing or schedule (including phasing, if applicable):  
**Design and Site Preparation in 2023**  
**Construction phased from early 2024 through 2025**
7. Describe plans for future additions, expansions, or further activity related to or connected with this proposal.  
**A 25 megawatt Battery Energy Storage System (BESS) is proposed in the area currently occupied by the four northernmost rows of the existing solar array. The BESS is being installed by a vendor partner and will be evaluated under a separate SEPA process with the City of Arlington.**  
**An electric transmission line will be constructed along the southern portion of the site and will turn north up 59<sup>th</sup> Ave. The portion of the line on the subject property will be evaluated under this SEPA process, but the remaining portion will be evaluated separately.**

**The substation is designed for the initial installation of one transformer bank and associated feeder circuits, with the capability to upgrade with a second transformer bank if future demands require additional capacity in the vicinity. The site layout will be designed to accommodate the future addition of a second transformer bank and additional feeder circuits which will occur within the developed footprint of the substation.**

**Ongoing maintenance of poles, conductors, underground conduit, and other appurtenances would occur in the future as needed to preserve electrical system reliability. This may include vegetation management to maintain clearance from all equipment, upgrades in capacity, pole relocations due to road right-of-way/easement alterations, temporary service outages, and other routine utility repair or maintenance that does not increase the footprint or size of facilities, and is within the existing utility corridor.**

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

- **Critical Area Report - GeoEngineers, Inc., June 28, 2016.**
- **Geotechnical Engineering Report - GeoEngineers, Inc., December 29, 2017**
- **Cultural Resources Assessment - Cultural Resources Consultants, July 8, 2016.**
- **Traffic Analysis Memorandum – Kimley Horn, August 28, 2023**
- **Updated Geotechnical Analysis – ZipperGeo, August 2, 2023**
- **Crosswind Substation Geotechnical Analysis – ZipperGeo, September 2023**
- **Drainage Memo – CG Engineering, August 2023**
- **Civil Drawings – CG Engineering, August 2023**

9. Describe applications pending for governmental approvals of other proposals directly affecting the property covered by this proposal.

**The PUD is constructing a local office building on the east portion of the property during 2023-24. This work is covered under a separate SEPA review and permits from City of Arlington.**

10. Governmental approvals or permits that will be needed for this proposal.

***Snohomish County PUD:***

- **SEPA Checklist and Threshold Determination.**

***City of Arlington:***

- **Special Use Permit.**
- **Construction Permit**
  - **Drainage Report and SWPPP required for Civil Permit.**
- **Building Permit for substation and solar relocation**
- **Avigation Easement, Zone 3 of Sub-district B.**

***Washington State Department of Ecology:***

- **Construction Stormwater General Permit.**

11. Description of the proposal, including the proposed uses and the size of the project and site.

**The proposal includes further development of a 25.69 acre parcel located at 17601 59<sup>th</sup> Ave. NE in Arlington, Washington, located east of the Arlington Airport. The property currently includes the following:**

- **PUD-owned Electrical Equipment and Pole Storage Yard which was constructed on the site during the winter of 2016/2017.**
- **Microgrid facility constructed between 2019-2022: 1 MW energy storage system, 500 kW solar array, 3,000 sf Clean Energy Technology (CETC) building, Modular Data Center, vehicle charging stations, backup generator.**
- **Local office building under construction during 2023-2024.**
- **Line training area with pole and driver training areas.**

**Site improvements to take place in 2023 through 2025 include the following:**

***Relocate part of the existing 500kW solar array to make space for a future proposed battery energy storage system (BESS).***

- **Grading approximately 1 acre to prepare site to receive relocated ground-mounted solar array.**
- **Trenching and conduits to support interconnection of relocated array with the portion remaining in place.**

***Construct Crosswinds substation to support the BESS and electrical capacity for future growth in the Arlington area.***

- **The new 1.2- acre Crosswind substation will be constructed in the southeast corner of the site. This substation is required for the Battery Energy Storage System to work, and will provide additional capacity to the Arlington electrical grid to accommodate increasing electrical use and future development in the area. The new substation will connect to a new planned transmission line entering the site from 59th Ave. along the south property line. The Crosswind substation will accommodate two power transformers, however only a single transformer is planned to be on-site and in service at the time of project completion. This transformer will contain nearly 8,200-gallons of insulating oil (aka, mineral insulating oil). The insulating oil is highly refined mineral oil that is essentially equivalent to food grade oil except for color. Substation components will include:**
  - **Metalclad switchgear**
  - **12kV disconnect switch**
  - **115kV circuit switcher**
  - **Aluminum bus**
  - **28 MVA Power transformer**
  - **2- Dead End Structures**

- **1 – 70 ft. Ductile Iron Pole with Data Radio Antenna (for Distribution Automation/SCADA/metering)**
- **The substation is designed to accommodate a future addition of a second transformer bank and additional feeder circuits. Any future additions will occur within the developed footprint of the substation.**
- **Install security fencing, cameras, and pole-mounted lighting and stormwater and oil containment infrastructure for the substation transformer. Grading work may be required for proper function of the stormwater/oil containment infrastructure.**
- **Install driveway and vehicle access from existing road.**

*Construct a new electrical transmission line along the south edge of the property and north along 59<sup>th</sup> Ave. NE.*

- **Install six steel poles 85-feet in height and approx. 5-feet diameter at base.**
- **Install wires and connect to transmission system on 59<sup>th</sup> Ave. NE.**

12. Location of the proposal. Provide 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 available.

**Street Address: 17601 59<sup>th</sup> Ave. NE, Arlington, WA (see vicinity map below).**

**Nearest Intersection: The subject property is southeast of the intersection of 180<sup>th</sup> Street NE and 59<sup>th</sup> Ave NE.**

**Property Tax Account Number: 31052200405500 and 31052200405400  
Section 22, Township 31, Range 5E, W.M.**



No.

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling or grading proposed. Indicate source of fill.
- **An approximate estimate of earthwork quantities are:**
    - **Cut - 15 Cubic Yards**
    - **Fill – 4300 Cubic Yards**
  - **Granular fill material will be imported from a State licensed quarry within the Snohomish County area determined at the time of construction.**
  - **Surplus soils not suitable for structural uses will either be exported and disposed of at an approved waste site or re-distributed on-site east of the pole yard and revegetated with grass.**
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
- Site excavation and grading will expose soils, creating a temporary increase in erosion potential. The potential for erosion will be reduced during construction by installation and maintenance of Best Management Practices (BMP's) identified on temporary erosion and sediment control plan developed for construction.**
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
- The existing parcel is 25.69 acres with 4.5 acres of existing impervious surfacing.**
- The proposed project will add approximately 0.55 acres for the substation to bring the total to approximately 5% impervious.**
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
- Proposed measures to reduce or control erosion, or other potential earth impacts will include use of a stormwater facility design for all developed portions of the site and Best Management Practices (BMPs) that will include use of a site-specific temporary erosion and sedimentation control plan (TESCP). Erosion control measures in the TESCP will be specifically developed to address the individual causes and sources of erosion and sedimentation associated with the construction of the proposed project. Following construction all disturbed areas will be stabilized with asphalt paving, gravel or grass. The stormwater facility design complies with the current Washington State Department of Ecology Stormwater Management Manual for Western Washington (DOE Manual) and includes enhanced water quality treatment and infiltration of stormwater into the existing soils mimicking existing site conditions.**

2. Air

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

**Short term direct emissions from vehicles and construction equipment will occur during the construction phase of the project. Odors from construction materials may occur, engine exhaust will be present during construction, and dust may be generated during short term clearing and grading activities. A temporary increase in carbon dioxide, nitrous oxide and methane emissions from off road, on road and possibly stationary sources involved in the construction phase will occur during the period of active construction and discontinue when construction is complete.**

**The greenhouse gas emissions associated with the active construction of the project are estimated to be as follows:**

- |                                      |                        |
|--------------------------------------|------------------------|
| • Carbon dioxide:                    | <b>49 metric tons</b>  |
| • Methane:                           | <b>2.3 kilograms</b>   |
| • Nitrous oxide:                     | <b>1.3 kilograms</b>   |
| • Total combined in CO2 equivalents: | <b>212 metric tons</b> |

**Long term emissions for the completed project are expected primarily from maintenance vehicles and the emergency generator as part of operations and routine maintenance and/or repair of the microgrid.**

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

**No off-site sources of emissions or odor in the immediate vicinity of the project site are known that will impact the proposed project.**

**On a larger scale off-site emissions sources and climate change may have the potential to affect the proposal.**

**The Puget Sound Clean Air Agency has established local ambient air standards for six criteria air pollutants and the Agency monitors and reports on these air quality observations annually. These criteria air pollutants are:**

- **Particulate Matter (10 micrometers and 2.5 micrometers in diameter)**
- **Ozone**
- **Nitrogen Dioxide**
- **Carbon Monoxide**
- **Sulfur Dioxide**
- **Lead**

**Efforts to address air quality in the region have successfully achieved attainment for several of the criteria pollutants however observation sites in King, Pierce and Snohomish counties continue to exceed the Puget Sound**

**Clean Air Agency local PM<sub>2.5</sub> health goal for fine particulate matter. Observations at sites monitoring ozone indicate ozone levels remain a concern in the region. Carbon dioxide and methane are additional emissions of interest associated with climate change with the potential to affect weather conditions in the Snohomish County region.**

**Potential impacts in the Pacific Northwest due to climate change have been assessed through the National Oceanic and Atmospheric Administration U.S. Global Change Research Program, and summarized in the 2009 report titled “*Global Climate Change Impacts in the United States*.” The projected changes include declining springtime snowpack, reduced summer stream flows, warmer water temperatures, higher ambient temperatures and rising sea levels. Such changes could result in reduced water supplies, and thus the need to seek new sources or methods to meet future water demand.**

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

**The District has adopted a Climate Change Policy providing guidance to address planning and operational changes necessary to reduce greenhouse gas emissions from non-generation related activities. Additionally, a secondary goal is to improve the energy efficiency of generation, transmission, distribution and administrative facilities. Total utility greenhouse gas emissions inclusive of all District operations are calculated and reported annually to the US Energy Information Agency under the 1605 (b) reporting program and this process is expected to continue.**

**In regard to the proposed project, all passenger vehicles and construction related vehicles and equipment are and will be properly maintained and will comply with applicable emission control devices and federal and state air quality regulations for exhaust pipe emissions. Operational measures to increase fuel efficiency and reduce fuel related emissions will be applied when practicable and attainable at reasonable cost. Idling of combustion engines will be minimized and equipment will be turned off when applicable.**

**Erosion control and dust control measures will be addressed as needed. Best management practices to limit deposition of soil on roadways will be implemented and active dust suppression measures will be evaluated and applied as necessary.**

**Dust during construction will also be controlled through street sweeping and wetting the construction area during dry weather.**

3. Water

a. Surface:

- 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.

**A seasonal stormwater conveyance ditch is located off-site adjacent to the eastern property line. No wetlands or streams were observed on or**



**adjacent to the project area. See the critical areas reconnaissance document prepared by GeoEngineers for additional information.**

- 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 project includes development within 200 feet of the seasonal stormwater conveyance ditch on the east property line.**

- 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.**

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

**No.**

- 5) Does the proposal lie within a 100-year flood plain? 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. The TESCP will be designed to utilize BMP's that will reduce the likelihood for turbid water to enter adjacent surface waters.**

b. Ground:

- 1) Will ground water 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 ground water? Give general description, purpose, and approximate quantities if known.

**No permanent groundwater withdrawals are proposed. A seasonally high groundwater level is not anticipated to interfere with underground utilities installation but if is encountered, a temporary pump diversion and infiltration of groundwater may be necessary.**

- 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.

**The project does not include discharge of waste material to groundwater.**

c. Water Runoff (including storm water):

- 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 runoff will be generated by impervious surfaces. The proposed drainage plan will control runoff by routing surface runoff in vegetated areas designed to treat and infiltrate runoff into the existing subgrade. Drainage design and infrastructure will conform to the current Department of Ecology Stormwater Manual for Western Washington requirements. Secondary containment will be provided for a diesel generator if installed, and diesel tank. An industrial stormwater spill containment and control plan (SPCC) will also be developed for use and maintenance of the site and stormwater infrastructure.**

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

**It is theoretically possible that diesel, gasoline and or oil from the emergency generator or vehicles on the site could enter ground or surface water, if there were a catastrophic event that causes a rupture of a fuel tank and the planned containment system and emergency response plans fail.**

**A loss of gas, diesel and oil that exceeds secondary containment will flow into vegetated areas designed to treat contaminates from tributary pavement surfaces. The vegetated water quality treatment section or layer will provide additional treatment and storage of any spilled oil prior to infiltrating into the native subgrade.**

**A loss of oil to ground and surface waters is not likely to occur prior to emergency response teams arriving at the site.**

**Snohomish PUD has an agency wide Spill Prevention, Control and Countermeasure (SPCC) Plan in place, and a site- specific SPCC plan will be developed for this site as part of the Clean Water Act section 401 compliance. The response measures outlined in the SPCC Plan are intended to prevent any oil from leaving the site.**

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

**During construction proposed measures to reduce erosion and potential impacts to ground and surface runoff includes the use of BMPs as identified in a site-specific temporary erosion and sedimentation control plan. Erosion control measures in the TESCO will be specifically developed to address the individual causes and sources of erosion and sedimentation associated with the construction of the proposed project.**

**Following construction all disturbed areas will be stabilized with asphalt paving, gravel or grass. The stormwater facility for the proposed project has**

**been designed to comply with the current DOE Manual the City of Arlington 2023 Stormwater Management Program and includes enhanced water quality treatment and infiltration of stormwater into the existing soils. In addition, secondary containment will be provided for a diesel generator, if installed, and diesel storage tank.**

4. Plants

a. Identity types of vegetation found on the site

<u>  X  </u> deciduous tree:	apple, maple, cottonwood, poplar
<u>  X  </u> evergreen tree:	fir, cedar
<u>  X  </u> shrubs:	scotch broom
<u>  X  </u> grass:	native varieties
<u>      </u> pasture:	None
<u>      </u> crop or grain:	None
<u>      </u> wet soil plants:	None
<u>      </u> water plants:	None
<u>      </u> other types:	None

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

**As no vegetation is present in the project area, no removal or alteration of vegetation is proposed.**

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

**No threatened or endangered plant species are reported on the Washington Department of Fish and Wildlife's Priority Habitats and Species database. None were observed by District staff or by consultants during numerous site visits.**

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

**A landscape plan has been prepared by HBB in accordance with City of Arlington requirements. Frontage improvements along 63<sup>rd</sup> Ave. are proposed to visually enhance the fencing and wall surrounding the project area.**

e. List all noxious weeds and invasive species known to be on or near the site.  
**None known.**

5. Animals

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

Birds: hawk, heron, eagle, **songbirds, barred owl**

Mammals: deer, bear, elk, beaver, **small mammals anticipated but were not observed.**

Fish: none

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

**None known.**

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

**Pacific Flyway.**

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

**Revegetation of undeveloped grass areas may attract birds.**

- e. List any invasive animal species known to be on or near the site.

**None known.**

6. Energy and Natural Resources

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

**A solar array and battery energy storage system generate a portion of the electricity for the CETC. Electricity generated may be used for the following: lighting, heating, ventilation and air conditioning. An emergency generator will be used for backup power if necessary.**

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

**No.**

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

**Energy conservation features shall consist of those required by the Washington State Energy Code. Additional conservation measures may be employed in accordance with the goals and objectives of the Snohomish County PUD conservation initiative.**

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 is a very low potential for construction crews to be exposed to potentially contaminated soil during construction; potential contamination in the project vicinity is described below.**

**During construction, there is the potential for spills associated with construction equipment, such as hydraulic fluid or diesel. There are no environmental health hazards that could occur as a result of the proposed project following completion.**

**Snohomish County PUD constructs and operates its facilities in compliance with applicable public safety standards.**

**There is a present and future potential electrical hazard if someone were to gain access to the substation by breaching the security fence. The fence is designed and intended to discourage such occurrences and will comply with the requirements of the National Electric Safety Code (NESC) ANSI C2 and WAC Chapter 296-45.**

**Transformer oil, lithium ion batteries, diesel and battery acid will be located on the site in quantities that may be covered by the federal Emergency Planning and Community Right-to-Know Act, Section 312. The amounts and locations of these materials are reported annually to the Environmental Protection Agency, the Washington State Emergency Response Commission, the Snohomish County Department of Emergency Management, and to the Snohomish County Fire Department.**

**The site will include a switch containing sulfur hexafluoride gas (SF6) which is utilized in sealed equipment and is not released during routine maintenance and operations. SF6 gas has low toxicity, readily mixes with air, and is used in limited quantities.**

**The metalclad switchgear will contain storage for batteries used for system control and data communication. These typically contain lead and sulfuric acid and will be installed in accordance with the Uniform Fire Code.**

**Electric fields and magnetic fields (EMF) are associated with every power delivery system and electrical device. Possible effects upon human health from electric and magnetic fields continue to be investigated, with emphasis directed primarily at magnetic fields. The Snohomish PUD looks to the research community for guidance and continues to monitor the research for definitive answers concerning EMF and human health. Current research findings are inconclusive. There are no established or known levels of human exposure to power line magnetic fields which have been determined to be harmful. Neither Washington State nor the Federal government regulates exposure to EMF.**

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

**None known**

2. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

**None known**

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.

**Each power transformer will contain approximately 8,200 gal of mineral insulating oil that serves as an insulating and cooling medium. The control enclosure, communications enclosure and metalclad switchgears will contain storage for batteries, used for system control and data communication. The batteries typically contain lead and sulfuric acid and will be installed in accordance with the Uniform Fire Code.**

4. Describe special emergency services that might be required.

**None beyond normal community emergency response for fire, police and emergency medical aid.**

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

***Electrical Facilities:***

**The station will be surrounded by a security fence with warning signs and locked entry gates to prevent access by unauthorized persons. Electrical protective devices, such as circuit breakers, insulators, and system remote surveillance equipment will be installed to reduce hazards from faults or overloads. Regular inspections and maintenance will be performed, which will help prevent hazardous conditions. The station grounding system will be installed to protect people within or adjacent to the station fence from shock in the event of an electrical fault.**

***Oil and Hazardous Material Spills:***

**This facility will be designed to contain the release of diesel, transformer oil and battery fluid during routine operations and emergency conditions. Spill response procedures will be developed to address spill situations in the District's SPCC Plan, required by federal oil use regulations. The Plan provides response procedures, and utilization of an emergency spill response contractor if initial District response resources are not sufficient.**

**Oil spill prevention measures include:**

- **Secondary oil containment for the oil-filled transformers in accordance with 40 CFR Part 112 – Oil Pollution Prevention and the District's SPCC Plan.**
- **Monitor 24 hours a day the oil-filled transformer pressure and low oil level alarms connected to the District's Energy Control Center (ECC) through a real time SCADA network. Detect oil-filled transformer failure and/or discharge through routine inspection and system monitoring.**
- **In the event oil is discharged, initiate the District's Oil Spill Contingency Plan in accordance with 40 CFR Part 109 – Criteria for State, Local, and Regional Oil Removal Contingency Plans.**

- **Notify authorities, recover, and cleanup an oil discharge in accordance with Washington Administrative Code (WAC), Chapter 173-303 – Dangerous Waste Regulations, Section 173-303-145 – Spills and Discharges to the Environment.**

b. Noise

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

**The Arlington Airport borders the site to the west. There is vehicular traffic noise on 67th Ave NE. There are businesses directly adjacent to the proposed site which generate noise associated with their operations.**

- 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 noise from equipment during construction of the facility for a period of about one year. Construction sound levels may intermittently reach 70 dBA at the nearest residential properties. Construction work hours will be limited to City requirements, but are anticipated to occur Monday through Friday from 7:00 a.m. to 7:00 p.m., excluding holidays.**

**There will be minor noise from maintenance vehicles entering and leaving the facility following construction. The noise levels will be below permissible noise levels established by City of Arlington noise ordinance.**

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

**Compliance with City of Arlington Noise Ordinance and designated work hours.**

**Low noise transformers will be utilized in the station.**

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 site is used for electricity generation and storage. The PUD operates an Electrical Equipment and Pole Storage Yard which occupies about 2 acres on the northwest portion of the site, and a training facility in the northeast section. The site is zoned General Industrial. Adjacent properties include a variety of industrial facilities and uses including: boat building, aviation, Washington State I-502 grow facilities, automotive salvage yard, cement distributor, lumber sales, general storage, airport and railroad. A PUD line office will begin use adjacent to the proposed site in 2024.**

- 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?

**A barn that was demolished with development of the Electrical Equipment and Pole Storage Yard indicates that the site was likely used for agriculture purposes in the past.**

- 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?
- c. Describe any structures on the site.  
**The clean energy technology center (CETC) is a 3,000 sf one-story building used as a test load for the microgrid. The CETC is not consistently occupied but is regularly used for meetings, community education, and events.**
- d. Will any structures be demolished? If so, what?  
**No.**
- e. What is the current zoning classification of the site?  
**GI - General Industrial**  
**The site is located within the Cascade Industrial Center, a distinct zoning designation as a manufacturing and industrial hub created to enhance business development in the area by offering tax incentives and streamlined permitting.**
- f. What is the current comprehensive plan designation of the site?  
**GI - General Industrial**
- 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 an "environmentally sensitive" area? If so, specify.  
**No.**
- i. Approximately how many people would reside or work in the completed project?  
**The CETC is used regularly by District staff for meetings, community outreach and education, but does house permanent employees at this time. No personnel will reside at the substation. Operations and maintenance personnel will occasionally make trips to the station.**



- j. Approximately how many people would the completed project displace?  
**None.**
  - k. Proposed measures to avoid or reduce displacement impacts, if any:  
**Not applicable.**
  - l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:  
**The proposal complies with existing and projected land use. The City of Arlington will review the proposal in accordance with zoning regulations in their Cascade Industrial Center.**
  - m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:  
**None proposed.**
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 solar panels are approximately 12 feet tall. The substation equipment height is approximately 14-feet. The transmission poles are 85-feet tall.**
  - b. What views in the immediate vicinity would be altered or obstructed?  
**The solar panel array may be visible from adjacent elevated areas.**
  - c. Proposed measures to reduce or control aesthetic impacts, if any:  
**The District will work with the solar panel manufacturer to specify the least**

**reflective product practicable, and will comply with FAA, airport, and City of Arlington regulations.**

**Landscaping will be installed as mentioned in Question 4D of this checklist.**

11. Light and Glare

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

**The solar panels will produce a minimal amount of glare reflecting upward and to the south, which varies seasonally and by time of day. The January 2018 glare study prepared by Burns and McDonnell provides additional information about glare amounts and effects. The CETC windows would produce glare typical of a small building.**

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

**The District has worked with the Arlington Municipal airport and pilots association to ensure glare from the solar panels will not be a safety hazard for aircraft.**

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

**None.**

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

**The District will work with the solar panel manufacturer to procure the least reflective product practicable, and will comply with FAA, airport, and City of Arlington regulations.**

12. Recreation

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

**Bill Quake Memorial Park (City of Arlington) is located approximately 0.5 mile north of the subject property.**

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

**No.**

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

**None.**

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, generally describe.

**A former barn on the site was determined eligible for listing on the National Historic Register by the SHPO, but was not listed and was demolished in 2017 under a permit from the City of Arlington.**

- 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.

**A cultural resource study was prepared by Cultural Resources Consultants to identify any historically and/or archaeological significance within the subject parcel. No cultural resources were identified during the field study.**

**If any artifacts, historical or cultural features are uncovered during site clearing and excavation, work will be immediately stopped and contact made with appropriate staff at City of Arlington and Washington State Department of Archaeology and Historic Preservation.**

- 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.

**59<sup>th</sup> Ave NE borders the site to the west. A private easement for District access and utilities on Tract 994 (aka 180<sup>th</sup> Street NE) and Tract 995 within Arlington Advanced Manufacturing Park to the north provides secondary access to the site. The City of Arlington is working on dedication as public right of way and improvement of Tract 994 & Tract 995 in the future. A 60' wide public right of way (future 63<sup>rd</sup> Ave NE) dedication will occur with development of this project. The future 63<sup>rd</sup> right of way bisects the middle of the site from north to south.**

- b. Is 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?

**The nearest transit stop is located at the intersection of 172<sup>nd</sup> street NE and Smokey Point Blvd approximately 1.75 miles south west of the subject property.**

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

**Parking spaces, including ADA accessible stalls, will be constructed based on the size of the building and City of Arlington code. No parking spaces will be eliminated.**

- 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).

**This proposal will not result in new roads, but will be altering existing private roads for equipment and emergency vehicle access.**

- e. 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 not use water, rail or air transportation. The Arlington Airport borders the site to the west and BNSF railroad right of way borders the site to the east.**

- 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 completed project is not expected to generate new peak-hour trips. See Traffic Memorandum prepared by Kimley Horn traffic for additional information.**

- g. Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

**No.**

- h. Proposed measures to reduce or control transportation impacts, if any:

**No mitigation for minimal traffic impacts is proposed for this project.**

15. Public Services

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

**The City of Arlington Fire and Police currently provide service to the site.**

- b. Proposed measures to reduce or control direct impacts on public services, if any.  
**None.**

16. Utilities

- a. Utilities currently available at the site are underlined: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system.
- 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.

<b>Electricity:</b>	<b>Snohomish County PUD – Electrical service is provided to the site. The service was upgraded with development of the solar array and microgrid.</b>
<b>Natural Gas:</b>	<b>PSE – Natural gas is available in 59<sup>th</sup> Ave NE but will not be used on the subject property.</b>
<b>Water:</b>	<b>City of Arlington – A water line extension through the solar array and microgrid area anticipated to provide fire protection and water service to the CETC.</b>
<b>Refuse Service:</b>	<b>Waste Management – Refuse bin screening in compliance with City of Arlington requirements will be constructed.</b>
<b>Telephone:</b>	<b>Snohomish County PUD – District owned fiber optic system currently serves the property and will be extended to the CETC facility.</b>
<b>Sanitary Sewer:</b>	<b>City of Arlington – Sanitary sewer service is available and will be extended onto the subject property and within the future 63<sup>rd</sup> Ave NE right of way. The CETC facility will be connected to the sanitary main line extension.</b>

- B. 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.

Name: **Jessica Spahr**  
Title: **Senior Project Manager**  
**PUD No. 1 of Snohomish County**

Signature: 

Date completed: November 1, 2023

