



NOTICE OF SEPA MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)

File Name: Haller Wellfield Improvement Project
File Number: PLN #1217
Owner: City of Arlington
Applicant: Public Works Department
Location: 1100 West Avenue
Parcel No.: 00461804400000
Date of Application: March 28, 2024
Date of Completeness: April 18, 2024
Date SEPA Checklist Prepared: August 12, 2022
Date of Threshold Determination: April 22, 2024
Date Published: April 23, 2024
Lead Agency: City of Arlington
Lead Agency Contact: Amy Rusko, Planning Manager, arusko@arlingtonwa.gov

PROJECT DESCRIPTION: The project proposes the installation of new potable water production wells and a wellhouse building to the existing Haller Wellfield site. The City plans to drill two new production wells (Wells 4 and 5). This project will include infrastructure to bring one of the new wells online, and to abandon Well 1R. The second new well (Well 5) will be brought online in a future project. Existing Wells 2 and 3 and the new Wells 4 and 5 will be housed in a new wellhouse building. The wellhouse building is approximately 1,700 square feet. The building is proposed to be constructed of concrete masonry units (CMU) with a gable roof. The project also will demolish and remove existing Well 1 from the site. There will be a minor impact or encroachment into the floodway of approximately 14 square feet. The 100-year floodplain impact will be from the wellhouse building CMU walls and foundation. The wellhouse will be designed to be flooded, providing no reduction in floodplain conveyance, both onsite and on adjacent properties during a 100-year flood event. In order to mitigate impacts to Haller Park a new staircase will be constructed to provide a pedestrian accessway from the south end of Haller Park to the Centennial Trail to the east of the property. The stairs will be made of concrete and have an aluminum handrail. The stairs will have a change in elevation and slope that will require a landing halfway down.

APPROVALS REQUIRED: City of Arlington: SEPA Review, Flood Hazard Permit, Civil Permit and Building Permits. Department of Health: Permit Approval. Department of Ecology: Stormwater General Permit.

SEPA THRESHOLD DETERMINATION: The City has determined that with the mitigation measures identified herein, this proposal would not have a probable and unavoidable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2) (c). This decision was made after reviewing a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. However, we have identified impacts by the proposed project that requires mitigation. In addition to the requirement that the development must comply with all City of Arlington zoning and development regulations, the following conditions of approval of the permit decision apply:

(B)(1) Earth: In order to mitigate potential earth impacts, the Applicant shall implement Best Management Practices per Department of Ecology for Stormwater Pollution Prevention and TESC Controls to prevent erosion during and after construction.

(B)(2) Air: In order to mitigate potential air impacts, the Applicant shall implement dust control measures to reduce fugitive dust emissions during construction. A Construction Management Plan shall be submitted to the City prior to commencement of construction to ensure these measures. Construction equipment emissions shall comply with all State and Federal regulations for emissions.

(B)(3)(b) Ground Water: All water to be withdrawn from the proposed wells on the site shall be permitted by the Department of Health.

(B)(3)(c) Water Runoff: In order to mitigate potential impacts to water runoff the Applicant shall follow the current edition of the Department of Ecology's Stormwater Management Manual for Western Washington and Best Management Practices used to protect groundwater.

(B)(5)(d) Animals: In order to mitigate potential impacts to species that inhabit the adjacent Stillaguamish River, the Applicant shall follow the current edition of the Department of Ecology's Stormwater Management Manual for Western Washington and Best Management practices to protect the migratory route for salmon, other fish species, and animals that utilize the Stillaguamish River.

(B)(7)(A) Environmental Health: Applicant shall comply with current codes to reduce or control environmental health hazards. A spill prevention plan shall be in place according to local, State and Federal policies.

(B)(7)(b)(2) Noise: City of Arlington noise standards found in AMC 9.20.060 shall be complied with. Specifically, in section 9.20.060(8) noises resulting from any construction or development activity or the operation of heavy equipment from 7:00pm to 7:00am Monday through Saturday shall be prohibited. The project will generate short term noise associated with construction activities. Construction hours will conform to City requirements. Noise from light vehicle traffic will be generated during business hours at project completion.

(B)(8) Land and Shoreline Use: The Applicant shall comply with city, county, and state regulations.

(B)(10) Aesthetics: The wellhouse structure shall be designed to incorporate the design of existing buildings located on the site. The wellhouse structure is required to provide a diversion wall to deflect debris during times of flooding.

(B)(11)(a) Light and Glare: To mitigate for potential light pollution, the Applicant will be required to install light fixtures that are down shielded and do not shine towards the river, critical areas, or adjacent properties.

(B)(12) Recreation: To mitigate potential impacts to the existing Haller Park. The applicant shall construct a new staircase connecting the south end of Haller Park to the Centennial Trail.

(B)(13) Historic and Cultural Preservation: The proposed site was previously reviewed through a Cultural Resources Assessment that was submitted for the entire Haller Park site. The applicant shall submit an Inadvertent Discovery plan and, if during construction, historical, cultural, or archaeological sites or artifacts are discovered in the process of development, work on that portion of the site shall be stopped immediately, the site secured, and the find reported as soon as possible to the planning director. The property owner also shall notify the Washington State Department of Archaeology and Historic Preservation and affected tribes. The applicant shall notify the Stillaguamish Tribe prior to ground disturbance and allow for on-monitoring if requested.

DISCLAIMER: The determination that an environmental impact statement does not have to be filed does not mean there will be no adverse environmental impacts. The City of Arlington codes governing noise control, land use performance standards, construction and/or improvements of roads, off site road improvement obligations, drainage control, traffic, school, park, stormwater, and utility mitigations, fire protection; and building practices will provide substantial mitigation of the impacts. The issuance of this MDNS should not be interpreted as acceptance or approval of this proposal as presented. The City of Arlington reserves the right to deny or approve said proposal subject to conditions if it is determined to be in the best interest of the city and/or necessary for the general health, safety, and welfare of the public to do so.

Public SEPA Threshold Determination Comment Period: This MDNS is issued under WAC 197-11-350; the lead agency will not act on this proposal for 14 days from the date of the published decision. Written comments must be submitted no later than **5:00 p.m. on May 7, 2024**. The Responsible Official may incorporate any substantial comments into the MDNS. If the MDNS is substantially modified, it will be reissued for further public review.

SEPA Responsible Official: Marc Hayes, Director of Community and Economic Development

April 22, 2024

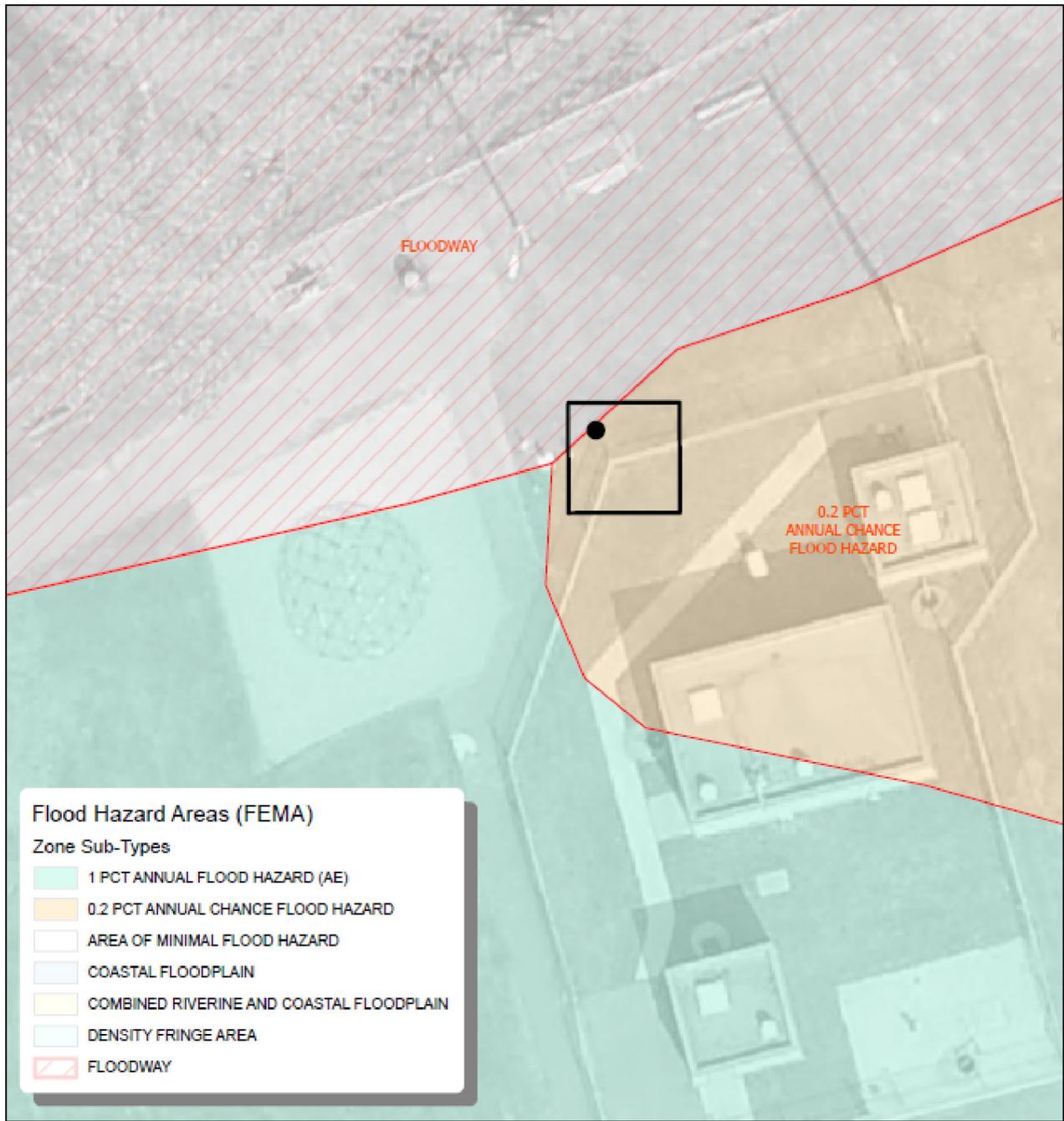
Marc Hayes

Marc Hayes (Apr 22, 2024 10:14 PDT)

DATE

SIGNATURE OF SEPA RESPONSIBLE OFFICIAL

Appeal Process: The MDNS may be appealed pursuant to the requirements of AMC 20.98.210, AMC 20.20, and AMC 20.24. The fourteen (14) day appeal period commences on the date of publication of notice. Any appeal to the Hearing Examiner must be addressed to the City Hearing Examiner, accompanied by an application, written findings, a filing fee of \$600.00 (plus the actual cost of the Hearing Examiner), and be filed in writing at the City of Arlington, Community and Economic Development Department, 18204 59th Avenue NE, Arlington, WA 98223. An appeal hearing of the MDNS shall be combined with the Public Hearing for the project. The appeal must be received by **5:00 p.m. on May 7, 2024**.



Flood Hazard Areas (FEMA)

Zone Sub-Types

- 1 PCT ANNUAL FLOOD HAZARD (AE)
- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- AREA OF MINIMAL FLOOD HAZARD
- COASTAL FLOODPLAIN
- COMBINED RIVERINE AND COASTAL FLOODPLAIN
- DENSITY FRINGE AREA
- FLOODWAY

Legend

- New Haller Well
- Proposed Building



Aerial flown in 2022

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<p><i>City of Arlington</i></p> <p>New Haller Well</p> <p>Location Map and Flood Hazard Areas</p>	
<p>Scale:</p> <p style="text-align: center;">1 inch = 15 ft</p>	<p>File:</p> <p>HallerWellField_FEMA/ NewHallerWellLayout8.5x11_2024</p>
<p>Date:</p> <p style="text-align: center;">3/25/2024</p>	<p>Cartographer:</p> <p style="text-align: center;">lhb</p>