

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 [\[HELP\]](#)

1. Name of proposed project, if applicable: *Haller Wellfield Improvements Project*
2. Name of applicant: *City of Arlington*

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

*154 W Cox Street
Arlington, WA 98223*

*James Kelly, Public Works Director
360-403-3505*

4. Date checklist prepared: *August 12, 2022*

5. Agency requesting checklist: *City of Arlington*

6. Proposed timing or schedule (including phasing, if applicable):
New wells will be drilled in Fall/Winter 2022. Construction of wellhouse and associated improvements anticipated between 2023 and 2024. Authorization is anticipated to be completed by December 2024.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. *No*

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

- *FEMA flood mapping*
- *Future Geotechnical Data Report*

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.

Yes, Haller Bridge Pier 4 Repair and SR9 Pier Removal (Snohomish County)

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

- *Building permit, City of Arlington*
- *Site Development Permit, City of Arlington*
- *Department of Health (DOH) approval of Project Engineering Report and construction documents*
- *Snohomish County Land Disturbing Activity*

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.)

In order to meet future water demand projections for the City, the City is expanding its water supply at the existing Haller Wellfield. The City plans to drill two new production wells (Wells 4 and 5) in Fall of 2022. 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.

A new staircase will be constructed to provide a pedestrian accessway from the south end of Haller Park to the Centennial Trail. 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.

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.

1100 West Ave, Arlington, WA 98223; Portion of government lot 7, Section 2, TWP 31N, RGE. 5E

Haller wellfield is located in Haller Park adjacent to the Stillaguamish River, east of Highway 9, and west of the Snohomish County Centennial Trail.

B. Environmental Elements [\[HELP\]](#)

1. Earth [\[help\]](#)

a. General description of the site:

(circle one) Flat rolling, hilly, steep slopes, mountainous, other _____

The site is flat within Haller Park where the wellhouse will be located. The terrain slopes more steeply to the Stillaguamish River north of the Well Field. There is a raised berm for the existing Centennial trail along the east perimeter of Haller Park.

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

The approximate slope of the existing Centennial Trail berm is 40%. The river bank slope is approximately 30%.

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.

Exploratory drilling discovered fill in the upper 8 feet that was overlain by fine sand to 19.5 feet with varying amounts of gravel and gravel with varying amounts of sand and cobbles to 40 feet bgs.

The seismic site class will be determined through geotechnical site inspections.

No prime farmland is located on or within the vicinity of the Haller wellfield.

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

The Haller wellhouse is proposed outside of the Stillaguamish River floodplain. However, soils within the floodplain, close to the wellhouse, may be prone to liquefaction during seismic events.

- 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.

Excavation will be necessary to construct the proposed well building. Preliminary calculations estimate that approximately 500 cubic yards of material will be excavated. Backfill material will be native fill unless determined to be unsuitable. If unsuitable, backfill will be compared structural fill. Minimal grading is anticipated.

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

The northern boundary of the Haller Park well field would be the only location where erosion could potentially occur, and ESC BMPs including silt fencing and straw wattles will be placed appropriately to mitigate any erosion.

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

Two of the existing well house structures and paved walkway will be encompassed by the larger, proposed well house building. One well house will be demolished and replaced with pervious surfacing. The proposed stairs from the park to the Centennial Trail will add a small additional impervious area. It is anticipated that approximately 1,250 SF of new impervious area will be added by the project, and approximately 120 SF replaced with pervious surfacing.

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

A Temporary Erosion and Sediment Control (TESC) Plan has been prepared. The Project will use erosion prevention and control best management practices (BMP) to avoid and minimize erosion. BMP's include:

- *Stabilized Construction Entrance*
- *Storm Catch Basin Inserts*
- *Temporary Silt Fence*
- *Straw Wattles*

2. Air [\[help\]](#)

- 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 would result in temporary increases in emissions from the operation of construction equipment that would temporarily affect air quality. Typical sources of emission during construction include the following:

- *Dust generated during excavation and hauling material*
- *Engine exhaust emissions from construction vehicles and equipment*

Operation and maintenance activities will not affect air emissions.

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

There are no off-site sources of emissions or odors that would affect the Project during construction or operation.

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

During construction, the following BMPs could be implemented, as required, to reduce air quality impacts:

- *Wetting exposed soils*
- *Covering loads*
- *Maintaining machinery in good mechanical condition to minimize exhaust emissions*
- *Encouraging contractors to reduce idling time of equipment and vehicles, and to use newer construction equipment or equipment with add-on emission controls*

3. **Water** [\[help\]](#)

a. Surface Water: [\[help\]](#)

- 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.

The Stillaguamish River flows east to west along the north edge of the Site. The Stillaguamish flows into Puget Sound.

- 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.

Yes. The project will be approximately 100 feet from the regular high-water line of the Stillaguamish River. The project will specify erosion control measures to prevent runoff from the project site reaching the adjacent river. See Attachment for project drawings.

- 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.

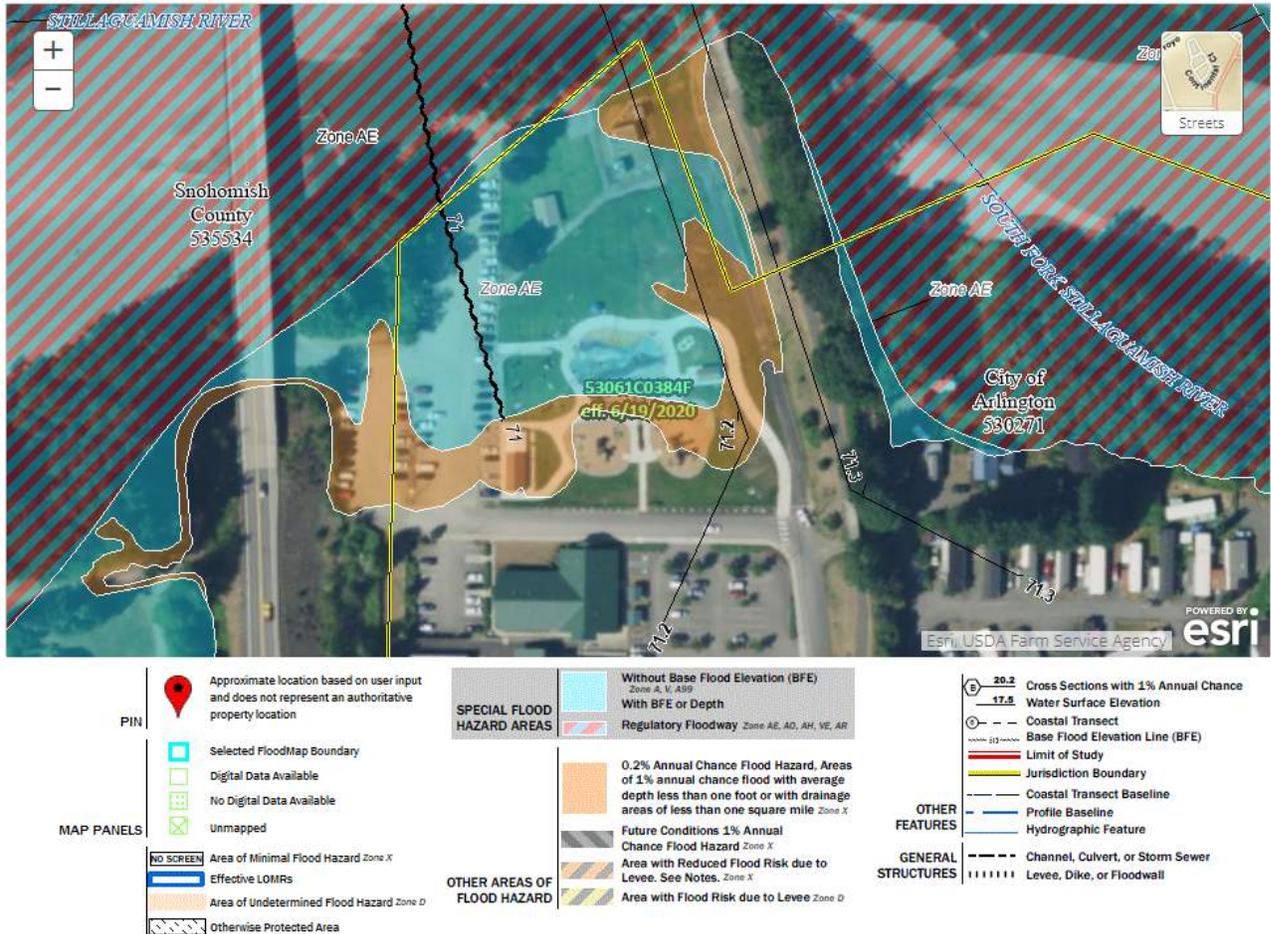
None.

- 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 floodplain? If so, note location on the site plan.

A portion of the Haller Park and well house parcel is within a Regulatory Floodway Hazard Area. No proposed excavation activities are to occur within the regulatory floodway zone. The Federal Emergency Management Agency (FEMA) flood map 53061C0384F Base Flood Elevation area suggests a 1 percent chance in any given year of flood levels reaching or exceeding 71.2 ft at the well house location. See Figure below for the FEMA flood map of the site.



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. Discharges anticipated are clean water only.

b. Ground Water: [help](#)

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.

Water will be withdrawn from a well during the course of this project as the well pumps are started and tested. This process will be permitted by the DOH.

The system is sized to withdraw 3,400 gpm from the well field, consistent with City's water rights.

Well pump blowoff water is currently discharged on-site to existing infiltrating manholes, which will also be used for the new well system. During pump start-up and shut-down, the pumps will release water withdrawn from the well to the infiltrating manholes. This is a standard practice to avoid sending water with higher sediment content to the water treatment plant.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

No waste materials will be discharged to the groundwater for 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.

Existing stormwater is managed at the well field site using infiltrating catch basins. Roof runoff generated by the new well building will be collected by roof drains and discharged to grade in the park, where it will infiltrate into the ground.

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

Construction could result in stormwater leaving the site that could contain sediment or small amounts of equipment-related materials such as motor oil and hydraulic fuel. BMPs will be in place to minimize these risks. Sediment laden runoff will be prohibited from escaping the construction perimeter with appropriate TESC BMPs as depicted in the drawings.

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

No, the site is relatively flat and minimal grading will be performed.

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

Current site drainage pattern will remain substantially the same. The Project will implement BMPs in compliance with the TESC plan shown in the drawings.

4. **Plants** [\[help\]](#)

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?

Turf grass will be removed where in conflict with the new building and stairway.

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

None known.

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

Turf grass will be planted to replace the existing grass that will be disturbed.

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

None known.

5. **Animals** [\[help\]](#)

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 _____

Wildlife associated with habitat types at and in the vicinity of the project site includes a variety of birds and mammals. Chinook and Coho Salmon species inhabit the adjacent Stillaguamish River.

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

The Stillaguamish River is habitat for Chinook Salmon and Coho Salmon.

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

No, the site itself is not a migration route. The adjacent Stillaguamish River is a migratory route for salmon and other fish.

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

Erosion control measures will be specified during construction.

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

None known.

6. Energy and Natural Resources [\[help\]](#)

- 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 well pumps and building appurtenances (fans, heating, lighting, etc.) will be powered by electricity.

- 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:

New building infrastructure will comply with the State Energy Code. New lighting will be LED. The HVAC fan will use outside air for cooling on hot days and will feature speed control that allows the fan to run slower and thus consume less energy when cooling is not required.

7. Environmental Health [\[help\]](#)

- 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.

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

None.

- 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.

- 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.

- 4) Describe special emergency services that might be required.

None.

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

None.

b. Noise

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

Noise is not anticipated to affect construction or operation of the Project.

- 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 completed Project will not result in additional noise in the study area. Construction noise would be short-term and include the operation of equipment, including excavation and well building construction.

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

Construction hours will adhere to the City standards, 7AM to 7PM, Monday through Saturday. The City has not adopted a noise ordinance; maximum noise levels during construction will be required to comply with WAC 173-60.

8. Land and Shoreline Use [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The current use of the site is for production of ground water for use in the public water system. The adjacent park provides recreational open space and a playground.

- 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?

No.

- 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 existing structures on site consist of three separate well buildings. The adjacent park contains a structure with restrooms.

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

Yes; the wellfield structures will be demolished and replaced with one new building.

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

The site is currently zoned P/SP (Public / Semi-Public).

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

The City's 2017 Comprehensive Plan – Chapter 5, Land Use Element, defines the site as P/SP (Public / Semi-Public).

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

Urban Conservancy – Open Space.

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

The site's proximity to the Stillaguamish River classifies it as a Critical Area by the City and County.

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

The Project will not have any effect on the number of people residing or working in the vicinity after construction is completed.

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

No people will be displaced because of the completed Project.

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

No people will be displaced because of the completed Project; therefore, no measures to avoid or reduce displacement impacts are proposed.

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

This Project continues the existing land use.

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

No agricultural and forest lands of long-term commercial significance will be affected. No measures are proposed.

9. Housing [\[help\]](#)

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:

No housing impacts are anticipated; therefore, no measures to reduce or control housing impacts are proposed.

10. Aesthetics [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Minimum interior height will be 13.5-feet. The well building will be constructed of rose quartz split-face concrete masonry units. The tallest part of the roof is approximately 19 feet tall.

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

None.

- d. Proposed measures to reduce or control aesthetic impacts, if any:

None.

11. Light and Glare [\[help\]](#)

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

Exterior lighting will be placed above doors to the well building.

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

Lamps will be screened to ensure that no glare impacts surrounding areas.

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

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

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

Only City property will be impacted by the lighting. The Arlington Department of Public Works will monitor exterior lighting and will screen lamps to eliminate any glare to surrounding areas.

12. Recreation [\[help\]](#)

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

Haller Park is an open space park with playground adjacent to the existing wellfield. There is also a boat launch west of the wellfield.

- 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:

The project will only clear areas necessary for the construction of the new well building.

13. Historic and cultural preservation [\[help\]](#)

- 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.

None.

- 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.

The proposal is located adjacent an abandoned railroad easement, but there are no landmarks or evidence of archeological, scientific, or cultural importance on or next to the site.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

None.

- e. 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.

14. Transportation [\[help\]](#)

- 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 park is accessible from W Cox St. State highway 9 runs adjacent to the park, but is on an elevated roadway and will not be impacted by this project.

- 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?

The nearest bus stops are 0.3 miles away. Community Transit routes 220, 227, and 230 serve this area.

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

No additional parking spaces would be created. No parking would 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).

None.

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

None.

- 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?

None.

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.

None.

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

The construction and the completed Project will not impact transportation.

15. Public Services [\[help\]](#)

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.

No, the Project is not anticipated to result in an increased need for public services.

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

The Project is not anticipated to result in an increased need for public services; therefore, no measures to reduce or control direct impacts on public services are proposed.

16. Utilities [\[help\]](#)

a. Circle utilities currently available at the site:

electricity natural gas, water refuse service, telephone, 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: Service will be provided from the Wastewater Treatment Plant through an existing service breaker. No new utility connections are anticipated.

Water: Non-potable water will be available for process uses (i.e., pump seal lubrication) from the raw water pumped from wells.

Sanitary sewer: Not currently anticipated to be connected to the new building, but available nearby servicing the park restroom.

C. Signature [\[HELP\]](#)

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: _____

Name of signee _____

Position and Agency/Organization _____

Date Submitted: _____