



NOTICE OF APPLICATION, NOTICE OF NEIGHBORHOOD MEETING, AND MITIGATED SEPA DETERMINATION OF NONSIGNIFICANCE (MDNS)

File Name:	Snohomish County PUD Battery Energy Storage System
File Number:	PLN #1311
Applicant:	Ameresco, Inc
Contact:	Jason Griffin
Location:	17601 63 rd Avenue NE
Parcel No.:	31052200405400
Date of Application:	February 4, 2025
Date of Completeness:	March 4, 2025
Date Notice of Application:	March 5, 2025
Date of MDNS Issuance:	March 5, 2025
Date Published:	March 7, 2025
Lead Agency:	City of Arlington
Lead Agency Contact:	Amy Rusko, arusko@arlingtonwa.gov , 360-403-3550

Project Description: The applicant is proposing to construct a 25-megawatt Battery Energy Storage System (BESS) on approximately 1.5 acres of a 12.39-acre partially developed parcel located at 17601 63rd Avenue NE. The total Snohomish County PUD site consists of 25.69 acres on two parcels (31052200405400 and 310522005500). The battery energy storage system is proposed to be constructed within an area that was formerly occupied by the four northernmost rows of the existing solar array. The utility-scale battery energy storage system will provide stored electrical energy for the Snohomish County Public Utility District to use as additional capacity to the Arlington electrical grid. The project will connect to the Crosswinds substation, currently under construction in the southeast corner of the site.

The BESS system is comprised of 38 Tesla Megapack 2XL batteries with 12 associated transformers, an auxiliary transformer, and a Power Control House, located east of the 63rd Avenue public right-of-way. To create the BESS, each battery measuring 28.87 feet (W) x 9.14 feet (H) x 5.41 feet (D) will be installed in groups of one, two, and four. Each group will have its own transformer and concrete pad and will be spaced 15 feet between groupings.

The site improvements include grading, trenching, and concrete pad installation to support the installation and interconnection of the BESS system. Installation of security fencing, cameras, monitoring systems, pole-mounted lighting, and stormwater and spill containment infrastructure for the batteries and transformers. The grading work includes approximately 353 cubic yards of cut and 1,703 cubic yards of fill and will be performed for proper function of the stormwater/spill containment infrastructure and the trenching activities will facilitate the electrical duct bank, controls and communications cabling, power, security, and interconnection requirements for the project.

The BESS includes the Power Control House, which is a small, single-wide manufactured building to accommodate BESS monitoring, controls, SCADA, and maintenance activities for the life of the BESS. An additional auxiliary transformer will be installed next to the Power Control House. A second manufactured building will be dedicated to Tesla for battery and inverter maintenance activities.

Approvals Required: City of Arlington: Conditional Use Permit, Civil Permit, and Building Permits.
Department of Ecology: Stormwater General Permit.

Notice of Application Public Comment Period: Any person may comment on this application by writing to the mailing or email address below. Comments on this application must be received by **5:00 PM on Friday, March 21, 2025.**

Notice of Neighborhood Meeting: A neighborhood meeting will be held at **5:00 PM on Tuesday, March 25, 2025,** via Teams virtual meeting. To participate in the neighborhood meeting you may email the staff contact or log/call in to the Teams meeting.

[JOIN TEAMS MEETING ONLINE](#)

Meeting ID: 276 428 790 507

Passcode: jq66YC3g

Join by phone: 1-323-676-6217

Phone Conference ID: 855 669 798#

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 the following Battery Energy Storage System documents: Calculation and Modeling Data for compliance with NFPA 68 and NFPA 69, Operations and Maintenance Manual, Commissioning and Decommissioning Plans, Fire and Explosion Testing Data, and a Hazard Mitigation Analysis, along with a Geotechnical Report and Stormwater Drainage Report for the site. All documents are available online and on file with the lead agency. This information is also available to the public upon 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:

1. **(B)(1) Earth:** The applicant proposes an estimated 353 cubic yards of cut and 1,703 cubic yards of fill. To mitigate for 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.
2. **(B)(2) Air:** To mitigate for 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.
3. **(B)(3)(b) Ground Water:** To mitigate potential impacts to ground water the Applicant shall follow a Spill Prevention, Control, and Countermeasure Plan developed for the site as part of the Clean Water Act section 401 compliance and employ best design practices meeting the current Department of Ecology's Stormwater Management Manual for Western Washington.
4. **(B)(3)(c) Water Runoff:** To mitigate for potential impacts to water runoff the Applicant shall follow an approved Stormwater Pollution Prevention Plan and the current edition of the Department of Ecology's Stormwater Management Manual for Western Washington and Best Management Practices used to protect groundwater. Stormwater shall be controlled by routing surface runoff to vegetated areas designed to treat and infiltrate runoff into the existing subgrade. Secondary and/or additional containment shall be provided for any battery or transformer contaminants.
5. **(B)(7)(A) Environmental Health:**
 - **BESS Facility:** The Applicant shall provide security fencing with warning signs and locked entry gates to prevent access by unauthorized persons. System remote surveillance equipment shall be installed to reduce hazards from battery thermal runaway. Regular monitoring, inspections, and maintenance shall be performed, which will help prevent hazardous conditions. The stations grounding system shall be installed to protect people within or adjacent to the fence from shock or explosion.
 - **Oil and Hazardous Material Spills:** The applicant shall provide a facility that is designed to contain the release of non-toxic transformer oil, battery coolant, and electrolyte during routine operations and emergency conditions. Spill response procedures shall be developed to address spill situations in the Spill Prevention, Control and Countermeasures Plan, required by federal oil use regulations and shall in accordance with all local, State and Federal policies. The Plan shall provide response procedures, and utilization of an emergency spill response contractor if initial response resources are not sufficient.

6. **(B)(7)(b) 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. Low noise transformers will be utilized in the facility with the project completion.
7. **(B)(10)(c) Aesthetics:** The applicant shall provide a security/screening wall to obscure ground-level visibility of the system from the 63rd Avenue NE public right-of-way.
8. **(B)(11)(a) Light and Glare:** To mitigate potential light pollution the Applicant will be required to install light fixtures that are down shielded. The property is located within the Arlington Airport Protection District – Subdistrict C.
9. **(B)(13) Historic and Cultural Preservation:** The applicant submitted an Unanticipated Discovery Plan. If 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 community and economic development director. The property owner also shall notify the Washington State Department of Archaeology and Historic Preservation and affected tribes. The applicant shall provide ground disturbance notification to the Stillaguamish Tribe of Indians and allow for monitoring on the site.
10. **(B)(16)(a) Utilities:** The applicant shall receive approval and connect to the City of Arlington water system, extend utility lines as necessary, and pay water and sewer connection fees. All improvements shall be installed during the Civil Construction phase of the project.

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 March 21, 2025. 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

March 5, 2025	<i>Marc Hayes</i>
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 March 21, 2025.

Vicinity Map



Proposed Site Plan

