

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 [Find help answering background questions](#)

1. Name of proposed project, if applicable:

Snohomish PUD BESS (Battery Energy Storage System) Project

2. Name of applicant:

Ameresco

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

Walter Jason Griffin

520 W. Summit Hill Dr. Suite #401, Knoxville, TN 37902

(865) 330-7148

4. Date checklist prepared:

August 1, 2024

5. Agency requesting checklist:

Snohomish County Public Utility District No. 1 (District)

6. Proposed timing or schedule (including phasing, if applicable):

Milestone	Expected Date for Completion
Site Access Date	September 1, 2024
Scheduled Construction Start Date	November 30, 2024
Substation Completion	October 31, 2025
Scheduled Commercial Operation Date	January 31, 2026
Guaranteed Commercial Operation Date	July 26, 2026

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

Ameresco does not have any plans for future additions, expansions, or further activity related to this proposal. However, since the land is owned and used by Snohomish PUD, there may be

additional (not BESS project related) work performed by, or on behalf of, Snohomish PUD later.

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

- Preliminary Environmental Screening – GeoEngineers, Inc., June 11, 2012.
- Environmental Due Diligence – 2012 Groundwater Monitoring and Review of Agency Files – GeoEngineers, Inc., November 16, 2015.
- Critical Areas (Wetlands/Streams) Survey – GeoEngineers, Inc., June 28, 2016.
- Cultural Resources Assessment – Cultural Resource Consultants, July 8, 2016.
- Updated Geotechnical Analysis – ZipperGeo, August 2, 2023.
- Phase 1 Environmental Site Assessment – GeoEngineers, Inc., April 1, 2024.

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.

No.

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

Snohomish County PUD:

- SEPA Checklist and Threshold Determination

City of Arlington:

- Fire Alarm/Clean Agent Permit
- Construction/Grading Permit
- Land Use Permit (Conditional Use Permit)
- Electrical Permit

Washington State Department of Ecology:

- NDPES/Construction Stormwater Permit

11. Give a 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.)

The proposal includes partial development of a 25.69-acre parcel located at 17601 63rd Ave. NE in Arlington, Washington, located east of the Arlington Airport. This project includes a 25-megawatt Battery Energy Storage System (BESS) to be constructed in the 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 District to use as additional capacity to the Arlington electrical grid. This project will connect to the Crosswinds substation, currently under construction in the southeast corner of the site. The footprint of this project is approximately 1.5 acres.

The BESS system is comprised of 37 Tesla Megapack 2XL batteries with 12 associated transformers, an auxiliary transformer, and a Plant Control House. Located east of the future 63rd Ave NE public right of way. To create the BESS system, each battery measuring 28.87 ft (W) × 9.14 ft (H) × 5.41 ft (D) will be installed in groups of one (1), two (2), and four (4). Each group will have its own transformer and concrete pad and will be spaced 15 feet between groupings.

Site improvements related to this project include the following:

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. Grading work may be performed, if required, for proper function of the stormwater/spill containment infrastructure.

Construct BESS

The new 25 MW BESS system will be constructed at the existing solar array in the area that was formerly occupied by the four northernmost rows of the existing solar array. The plant control house will be a small, single-wide portable office trailer to accommodate BESS monitoring, controls, SCADA, and maintenance activities for the life of the BESS system. An additional auxiliary transformer will be installed next to the Plant Control House.

Trenching activities will facilitate the electrical duct bank, controls and communications cabling, power, security, and interconnection requirements for the project.

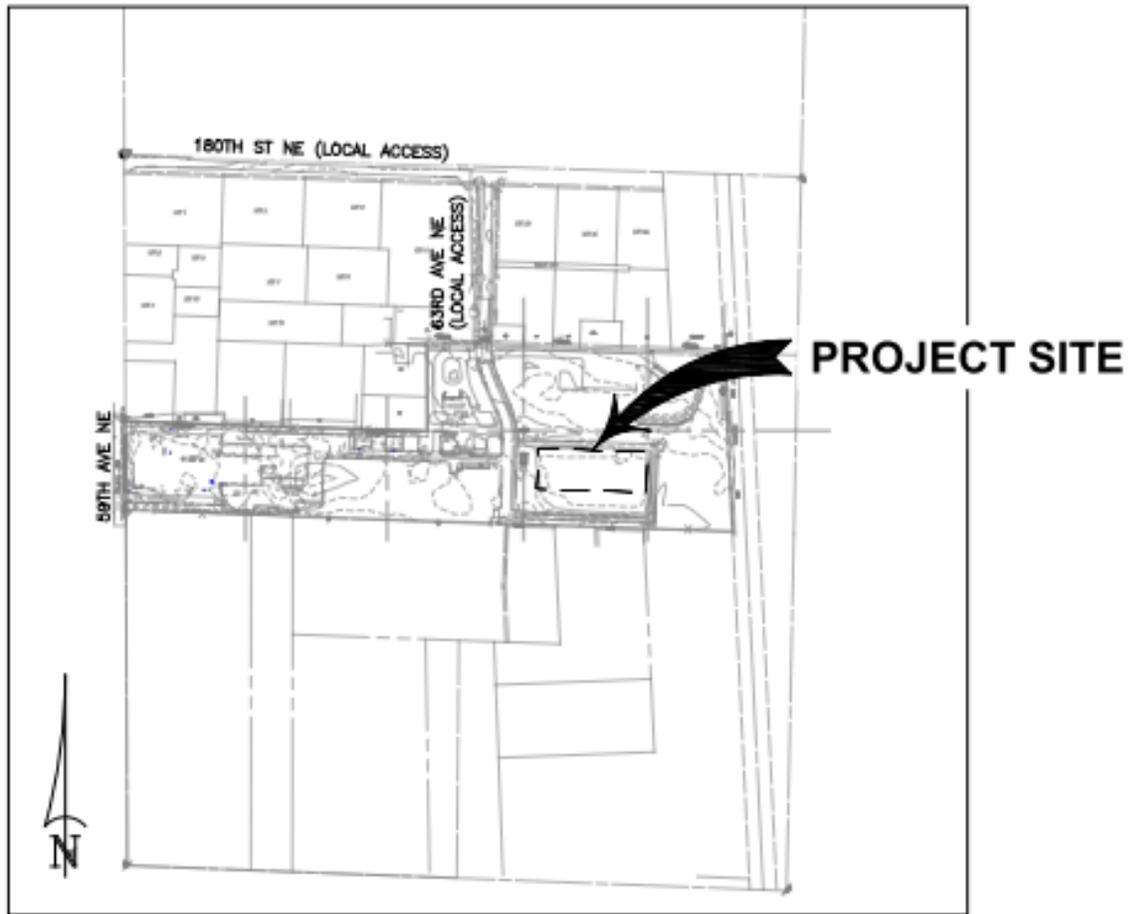
12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). 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.

Street Address: 17601 63th Ave. NE, Arlington, WA.

Nearest Intersection: The subject property is southeast of the intersection of 180th Street NE and 59th Ave NE.

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

See vicinity map below.



VICINITY MAP
1" = 400'

Project Address
17601 63rd Ave NE
Arlington, WA 98223

B. Environmental Elements

1. Earth [Find help answering earth questions](#)

a. General description of the site:

Circle or highlight one: **Flat**, rolling, hilly, steep slopes, mountainous, other:

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

The site is mostly flat with slopes on average approximately 1-3 percent. The northeast corner of the site is approximately 10 feet higher than the western portion of the parcel.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them, and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

According to the Natural Resources Conservation Service (NRCS), the soils on the project site primarily consist of Lynnwood loamy sands with 0-3 % slopes with a Hydrologic Soil Group Type A. See attached Geotechnical Report prepared by ZipperGeo for additional soil information.

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

No.

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.

- An approximate estimate of earthwork quantities are:
 - Cut – 353 Cubic Yards
 - Fill – 1,703 Cubic Yards
- Granular fill material will be imported from a State licensed quarry within the Snohomish County area determined at the time of construction, if required.
- 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 because 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 entire parcel is 25.69 acres with 4.5 acres of existing impervious surfacing. The current location of the BESS site is 1.5 acres with no existing impervious surfaces. The proposed project will add approximately 1 acre of impervious cover for the BESS systems. This will bring the overall impervious

cover of the site to 5.5 acres.

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 [Find help answering air questions](#)

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.

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: 79 metric tons
- Methane: 3.7 kilograms
- Nitrous oxide: 2.1 kilograms
- Total combined in CO2 equivalents: 343 metric tons

Long term emissions for the completed project are expected primarily from maintenance vehicles as part of operations and routine maintenance and/or repair of the BESS systems, controls, or other components.

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.

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

Ameresco has adopted a Climate Change Policy providing guidance to address design and implementation changes necessary to reduce greenhouse gas emissions. Specifically, 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 [Find help answering water questions](#)

a. Surface Water: [Find help answering surface water questions](#)

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 does not include 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 a 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.**

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.

b. Ground Water: [Find help answering ground water questions](#)

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 a 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 trenching and conduit installation, but if 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 (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 stormwater):

a) 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 Stormwater Pollution Prevention Plan (SWPPP) 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 and/or additional containment will be provided for any battery or transformer contaminants. An industrial stormwater spill containment and control plan (SPCC) will also be developed for use and maintenance of the site and stormwater infrastructure.

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

Ameresco has a company-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. It is theoretically possible that a catastrophic event could cause oil from the transformers or coolant/refrigerant from the batteries to leak. The response measures outlined in the SPCC Plan are intended to prevent any oil or coolant from leaving the site. As such, any spills occurring during normal operation will be contained and cleaned up in accordance with the site specific SPCC Plan, as soon as practicable and in accordance with the regulatory requirements.

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

No.

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

During construction, proposed measures to reduce erosion and potential impacts to ground and surface runoff includes the use of BMP's as identified in a site-specific temporary Erosion and Sedimentation Control Plan (ESCP). Erosion control measures in the ESCP 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, as required, with asphalt paving, gravel, or vegetation.

4. Plants [Find help answering plants questions](#)

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?

As no vegetation is present in the designated project area, no removal or alteration of vegetation is proposed. Areas adjacent to the project contain maintained landscaping vegetation.

c. List threatened and 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 current 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.

None.

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

None known.

5. Animals [Find help answering animal questions](#)

a. List any birds and other animals that 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 never observed.

Fish: none.

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

None known.

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

Although this site is part of the Pacific Flyway migration route, this site offers limited (if any) suitable habitat for bird species given the overall industrial nature and development in the area. Furthermore, the Pacific Flyway is a major north-south flyway for migratory birds in the Americas, extending from Alaska to Patagonia. Every year, migratory birds travel some or all of this distance both in spring and in fall,

following food sources, heading to breeding grounds, or travelling to overwintering sites. Along the Pacific Flyway, there are many key rest stops where birds of many species gather, sometimes in the millions, to feed and regain their strength before continuing. Some species may remain in these rest stops for the entire season, but most stay a few days before moving on.

The nearest key rest stop to the project location is the Grays Harbor National Wildlife Refuge, located approximately 150 miles southwest of Arlington, WA.

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

None.

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

None known.

6. Energy and Natural Resources [Find help answering energy and natural resource questions](#)

1. 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 battery storage system will be charged using electricity routed from the future transmission lines and substation.

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

No.

3. 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.

7. Environmental Health [Find help with answering environmental health questions](#)

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.

Ameresco constructs and operates its facilities in compliance with applicable public safety standards, such as ANSI, NFPA, IEEE, NEC, and OSHA.

To reduce risk of public health hazards, Ameresco will construct a fence surrounding the BESS system within the enc Snohomish County PUD yard. The fence is designed and intended to discourage such occurrences and will comply with the National Electric Safety Code (NESC) ANSI C2 and WAC Chapter 296-45.

During construction, there is a very low risk for construction crews to be exposed to potentially contaminated soil during construction. During operation, a very low probability risk of fire or

explosion of the batteries is possible, however, the self-contained Tesla batteries are designed to limit explosion and/or fire risks.

The Tesla batteries contain sealed lithium-ion battery cells (cells) that are similar to rechargeable batteries in many consumer electronic products. Cells are individually hermetically sealed cylinders approximately 21 mm in diameter and 70 mm in length. The Lithium-Ion Cells are NRTL listed to UK 1642 and the self-contained battery unit itself if NRTL listed to UL 1973, UL 9540, UL 9540A, UL 1741 SA, IEC 62619, IEC 62477-1, and IEEE 1547. The Tesla batteries also include sealed thermal management systems containing coolants and/or refrigerants. The associated transformers will be filled with non-toxic FR3 dielectric fluid.

Non-toxic FR3 transformer oil, lithium ion batteries, and battery coolant/refrigerant 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 location 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.

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. Ameresco 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, and it should be noted that EMF dissipates rapidly over distance so it is anticipated that potential EMF from the BESS would not likely extend beyond the larger property boundary.

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 gallons of non-toxic FR3 transformer oil that serves as an insulating and cooling medium.

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.

BESS Facility:

The facility will be surrounded by a security fence with warning signs and locked entry gates to prevent access by unauthorized persons. System remote surveillance equipment will be installed to reduce hazards from battery thermal runaway. Regular monitoring, inspections, and maintenance will be performed, which will help prevent hazardous conditions. The stations grounding system will be installed to protect people within or adjacent to the fence from shock or explosion.

Oil and Hazardous Material Spills

This facility will be designed to contain the release of non-toxic transformer oil, battery coolant, and electrolyte during routine operations and emergency conditions. Spill response procedures will be developed to address spill situations in Ameresco's SPCC Plan, required by federal oil use regulations. The Plan provides response procedures, and utilization of an emergency spill response contractor if initial Ameresco 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 Ameresco's SPCC Plan.
- Monitor 24 hours a day, the oil-filled transformer pressure and low oil level alarms connected to Ameresco's Power building through a real-time SCADA network. Detected oil-filled transformer failure and/or discharge through routine inspection and system monitoring.
- In the event oil is discharged, initiate Ameresco'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 operation.

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 approximately four (4) months. 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 facility.

8. Land and Shoreline Use [Find help answering land and shoreline use questions](#)

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 Snohomish 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-503 grow facilities, automotive salvage yard, cement distributor, lumber sales, general storage, airport, and railroad.

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 for the Snohomish PUD 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?

No.

c. Describe any structures on the site.

The Snohomish PUD Clean Energy Technology Center (CETC) is a 3,000-sf one-story building used as a test load for the Snohomish PUD 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?

None. The BESS facility will replace the removed solar array footprint with approximately 37 batteries and associated transformers, a Power Control Room and security fencing.

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 a critical area by the city or county? If so, specify.

No.

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

The BESS does not require any full-time operational personnel, thus no Ameresco personnel will reside or work at the BESS facility. Operations and maintenance personnel will occasionally make trips to the facility.

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 AMC Chapter 20.114 Alternative Energy Systems and Technologies and 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 [Find help answering housing questions](#)

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 [Find help answering aesthetics questions](#)

- 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 BESS battery packs are approximately 10 feet tall and will be mounted on a 2-foot pad, creating an approximate height of 12 feet. The powerhouse will be approximately 8 feet tall. The barbed wire fencing will be approximately 15 feet tall.

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

Although the BESS facility may be visible from adjacent elevated areas, a security/screening wall is anticipated to obscure ground-level visibility of the system from the roadway.

- c. Proposed measures to reduce or control aesthetic impacts, if any.**

None.

11. Light and Glare [Find help answering light and glare questions](#)

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

The BESS structures will produce a minimal amount of glare, similar to that of a metal storage container.

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

No.

- 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.**

None.

12. Recreation [Find help answering recreation questions](#)

- 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 [Find help answering historic and cultural preservation questions](#)

- 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.**

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 archeological 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 [Find help with answering transportation questions](#)

- 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.**

59th Ave NE borders the site to the west. A private easement for Snohomish PUD District access and utilities on Tract 994 (aka 180th 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 toward improving Tract 994 and Tract 995 and making it a public right of way (future 63rd Ave NE). Dedication is expected to occur during the development of this project. The future 63rd right of way bisects the middle of the Snohomish PUD site from north to south. See vicinity map above (Section A 12).

- 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 transit stop is located at the intersection of 172nd Street NE and Smokey Point Blvd approximately 1.75 miles southwest of the subject property.

- c. **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.

- d. **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.

- e. **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. No on-site personnel will be added as a result of this project. The only expected vehicle trips are associated with one or two maintenance vehicles, per the specified maintenance schedule.

- f. **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.

- g. **Proposed measures to reduce or control transportation impacts, if any.**

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

15. Public Services [Find help answering public service questions](#)

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

The City of Arlington Fire and Police currently provide service to the site. No additional services are needed.

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

None.

16. Utilities [Find help answering utilities questions](#)

- 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

Snohomish County PUD – Electrical service is provided to the site. The service was upgraded with development of the solar array and microgrid.

Natural Gas

PSE – Natural gas is available in 59th Ave NE but will not be used on the subject property.

Water

City of Arlington – A water line extension through the solar array and microgrid is anticipated to provide fire protection and water service to the BESS.

Refuse Service

Waste Management - Refuse bin screening in compliance with City of Arlington requirements will be constructed by the Snohomish PUD. It is anticipated that there will be minimal refuse generated by the BESS facility and thus the existing refuse bins will be used.

Telephone

Wireless cellular service will be used for maintenance personnel telecommunications at the site. The microgrid and SCADA communications systems will require the use of the existing fiber optic capabilities at the site.

Sanitary Sewer

City of Arlington – Sanitary sewer service is available and is expected to be extended onto the subject property during the future 63rd Ave NE right of way. The BESS facility is not expected to require sanitary sewer.

C. Signature [Find help about who should sign](#)

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.

A handwritten signature in black ink that reads "X Jason Griffin". The signature is written over a horizontal line.

Type name of signee: Jason Griffin

Position and agency/organization: Senior Electrical Engineer/ Ameresco

Date submitted: 2/3/2025