

Appendix C – Wetlands Technical Memorandum

Technical Memorandum

November 21, 2016

To: Cayla Morgan, Environmental Manager
Federal Aviation Administration

From: Philip J. Quarterman, PWS
Sr. Wetland Scientist
WHPacific, Inc.

Re: Wetlands Technical Memorandum: Arlington Airport Business Park

Project Overview: The City of Arlington WA is requesting assistance to complete environmental documentation necessary to develop the Arlington Airport Business Park (43 acres). The project will require completion of a National Environmental Policy Act (NEPA) Categorical Exclusion (CATEX), Cultural Resources Study, Biological Evaluation, and Wetland Study.

Methodology: To determine if wetlands were present in the project area, an aerial photo review and desktop data search of soils mapping, National Wetlands Inventory Data, City of Arlington GIS Data, and other available documentation, was conducted. This information was supplemented with data on soil profiles and hydrology developed from soil pits dug during the cultural resources investigation conducted on October 19 and 20, 2016. Site photographs from that investigation were examined for any evidence of wetlands. The Airport Manager was contacted to get information on site history.

Seventeen aerial photographs are available on Google Earth in a historical sequence from July 1990 to March 2016. All except the earliest photograph are in color. Three of the images are from the wet season: November 2011, February 2015 and March 2016. The images were examined in sequence to determine land use or vegetative changes, and any disturbance or construction. The examination looked for color or texture signatures that suggest the presence of wetlands or waters.

Data and associated photographs from the cultural resources soil probes were also reviewed to look for evidence of hydric soil indicators and saturation or water tables in the pits.

Previous Documentation: In a letter dated September 18, 2000, the Corps of Engineers responded to a wetland evaluation of the Arlington Airport Business Park property by Terra Associates (see attached). The study area excluded about 15 acres of the existing school and athletic club portions of the current project area, but otherwise covers the entire Business Park site. The Corps concluded that no jurisdictional wetlands existed on the site. The letter does mention an excavated stormwater pond managed for stormwater, which the Corps did not consider a jurisdictional wetland. The jurisdictional determination was valid for five years.

Description of Project Area: The project area occupies a generally level terrace located to the southwest of the Arlington Municipal Airport and east of Interstate 5, bounded by 172nd Street NE (SR 531) to the south, 43rd Avenue to the west, and 51st Avenue (Airport Boulevard) to the east (Figure 1). Undeveloped land in airport ownership lies to the north. There are two buildings on the site, Weston High School and Stillaguamish Athletic Club, plus associated driveways and parking. The remainder of the site is undeveloped. Much of the undeveloped portion of the site is open field vegetated with non-native grasses and areas of Scots broom (*Cytisus scoparius*). There are areas of trees, mostly Douglas fir (*Pseudotsuga menziesii*), along the northwestern and northeastern edges of the site.

The mapped soil series on most of the site is Lynnwood loamy sand (Figure 2). This soil series occurs on glacial outwash terraces. The soil series description classifies this soil as “somewhat excessively drained” with moderate permeability. The soils series is a non-hydric soil. A small isolated portion of the site is mapped as Custer fine sandy loam, which is a hydric soil. It formed in basins on glacial outwash plains. It is described as “poorly drained” with “moderately slow” permeability. Almost all of the area mapped as Custer soils is occupied by the school and its parking area.

Soil probe observations from the cultural resources investigation confirm the presence of silty sandy loam, sand and coarse sand in the project area. These soil characteristics match the description of the Lynnwood loamy sand soil series (Photos 7-10) The soil probe observations recorded no saturation or water table in the pits, despite heavy rainfall during the investigation and prior to the site visit in October.

The National Wetlands Inventory and City of Arlington GIS data show no wetlands in the project area (see Figure 2).

The investigation of aerial photographs identified two water features in the project area.

1. A stormwater facility to the north of the school buildings, and
2. A stormwater retention pond to the northeast of the school that abuts the northern boundary of the project area.

The stormwater facility was constructed to treat runoff from the school and its parking area sometime between 1990 and 2005. The stormwater retention pond was covered in trees and shrubs in aerials photographs between July 2005 and November 2011, but is more visible in the aerial photograph from July 2014 after trees were removed. Water is visible in aerial photographs from February 2015 and March 2016, but not from July 2015. Piles of sidecast excavated material are visible around the perimeter of the pond. According to the Airport Manager, it was originally constructed to drain the parking area of the school and the Stillaguamish Athletic Club (David Ryan, e-mails dated November 2, 2016). Judging from the maps attached to the Corps letter, it appears that this pond is the same one referred to in the letter as a non-jurisdictional stormwater pond.

Aerial photography show no other evidence of wetland or water features.

Conclusion: The only water features present on the site are stormwater facilities constructed in upland locations, which are therefore not subject to Corps jurisdiction. Washington Administrative Code also excludes from its definition of “wetlands” those artificial wetlands intentionally created in non-wetland sites, including detention facilities (WAC 1730-201A-020). No wetlands or other waters are present on the site.



9755 SW Barnes Road, Suite 300
Portland, OR 97225
503-626-0455 Phone / 503-526-0775 Fax

APPENDIX A: SITE PHOTOGRAPHS



Photo1: Field on east side of site (Photo Point 1)



Photo 2: Looking along access road toward school and athletic club (Photo Point 2)



Photo 3: Looking west along 172nd Street NE (Photo Point 3)



Photo 4: West of high school looking north (Photo Point 4)



Photo5: Field west of high school looking toward buildings (Photo Point 5)



Photo 6: North side of project area looking toward stormwater detention pond (Photo Point 6)



Photo 7: Silty sand loam soil profile (Point SP1)



Photo 8: Silty sand loam soil profile (Point SP4)

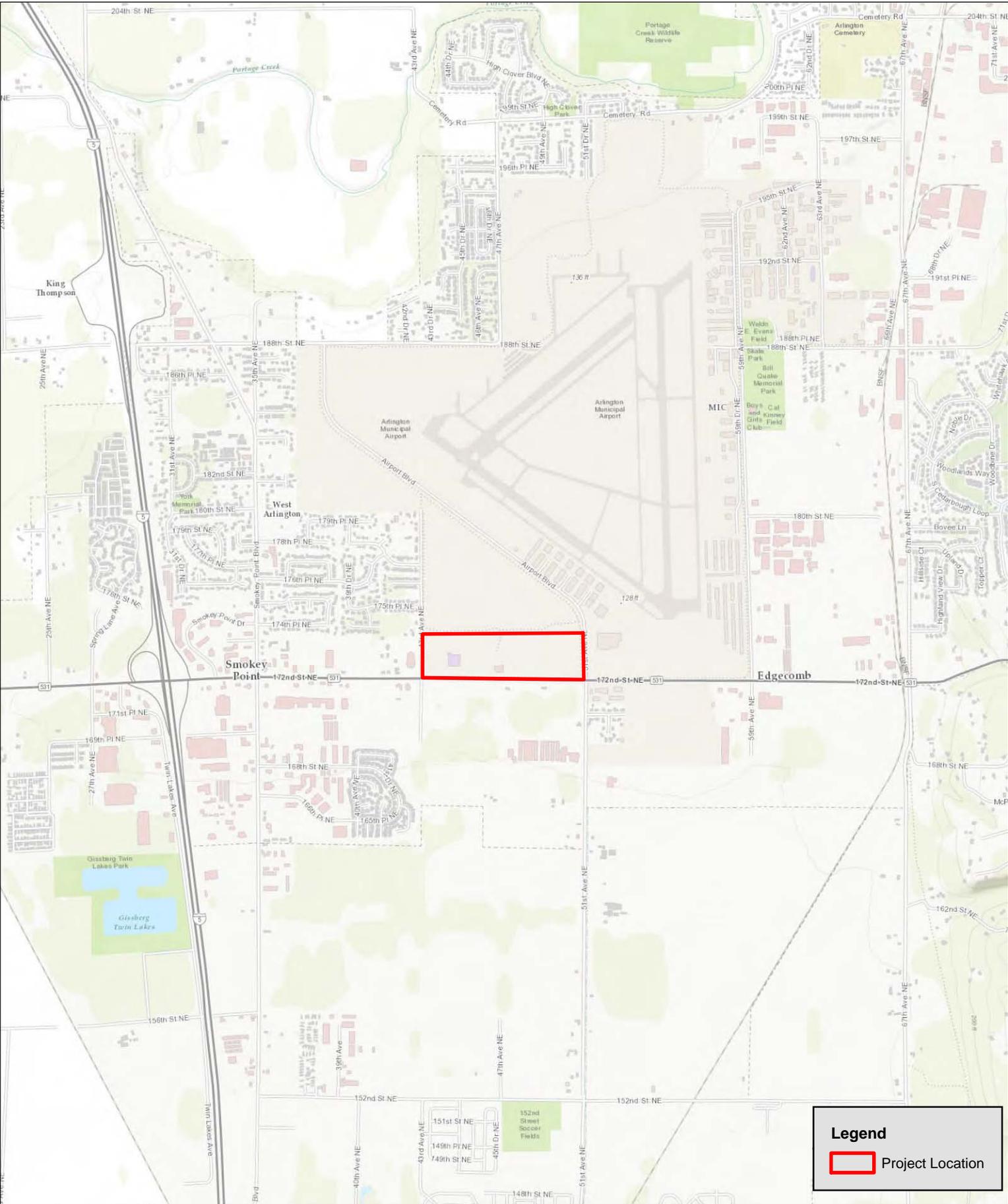


Photo 9: Silty sand loam and sand soil profile (Point SP6)



Photo 10: Silty sand loam and coarse sand soil profile (SP9)

APPENDIX B: FIGURES



Legend

 Project Location

0 205 410 820
Meters



WHPacific

DRAWING INFO
Job # : 16128
Author: B Moreira
Scale: 1:24,000

PROJECT LOCATION
ARLINGTON AIRPORT BUSINESS PARK

CITY OF ARLINGTON, WASHINGTON
ARLINGTON MUNICIPAL AIRPORT

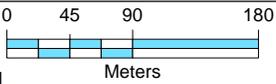
Date: November, 2016

FIGURE 1



Legend

- Project Location
- SSURGO Soils (Hydric Rating)**
- Hydric
- Non-Hydric



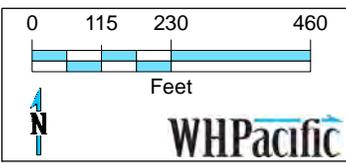
DRAWING INFO
Job # : 16128
Author: B Moreira
Scale: 1:5,386

SOILS AND NWI MAPPING
ARLINGTON AIRPORT BUSINESS PARK

CITY OF ARLINGTON, WASHINGTON
ARLINGTON MUNICIPAL AIRPORT

Date: November, 2016

FIGURE 2



DRAWING INFO
Job # : 000000
Author: Bruce Moreira
Scale: 1:3,784

STORMWATER FEATURES
ARLINGTON AIRPORT BUSINESS PARK
CITY OF ARLINGTON, WASHINGTON
ARLINGTON MUNICIPAL AIRPORT

Date: November, 2016

FIGURE 3



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APPENDIX C: CORPS CORRESPONDENCE

received
9-20-00 NK



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
SEATTLE DISTRICT, CORPS OF ENGINEERS
P.O. BOX 3755
SEATTLE, WASHINGTON 98124-3755

SEP 18 2000

Regulatory Branch

Mr. Mark Personius
Earth Tech
10800 N.E. 8th Street, Seventh Floor
Bellevue, Washington 98004

Reference: 2000-4-00694
Arlington Municipal Airport

Dear Mr. Personius

This is in response to your request for a review of the wetland evaluation performed by Terra Associates, Inc., dated March 17, 2000, for Arlington Airport Business Park's property located on the west side of the Arlington Airport near Arlington, Snohomish County, Washington, as shown on the enclosed drawings.

Based on the information presented in this evaluation, no jurisdictional wetlands exist on this site. The area mapped as Custer fine sandy loam does not appear to be wetland due to the absence of water in the upper 24 inches of soil. The evaluation describes an excavated stormwater pond managed for stormwater; as such we would not regulate it. Unless conditions change or this evaluation is erroneous, this determination of no jurisdictional waters on this site will be valid for 5 years from the date of this letter unless new information warrants revision of the determination. . Enclosed is the March 9, 1999, administrative appeal rule package.

This does not exclude you from compliance with or confirmation from other Federal, State, and local statutes, ordinances, or regulations, which may affect this work. If you have any questions, please contact Ms. Susan Glenn, telephone (206) 764-6904.

Sincerely,

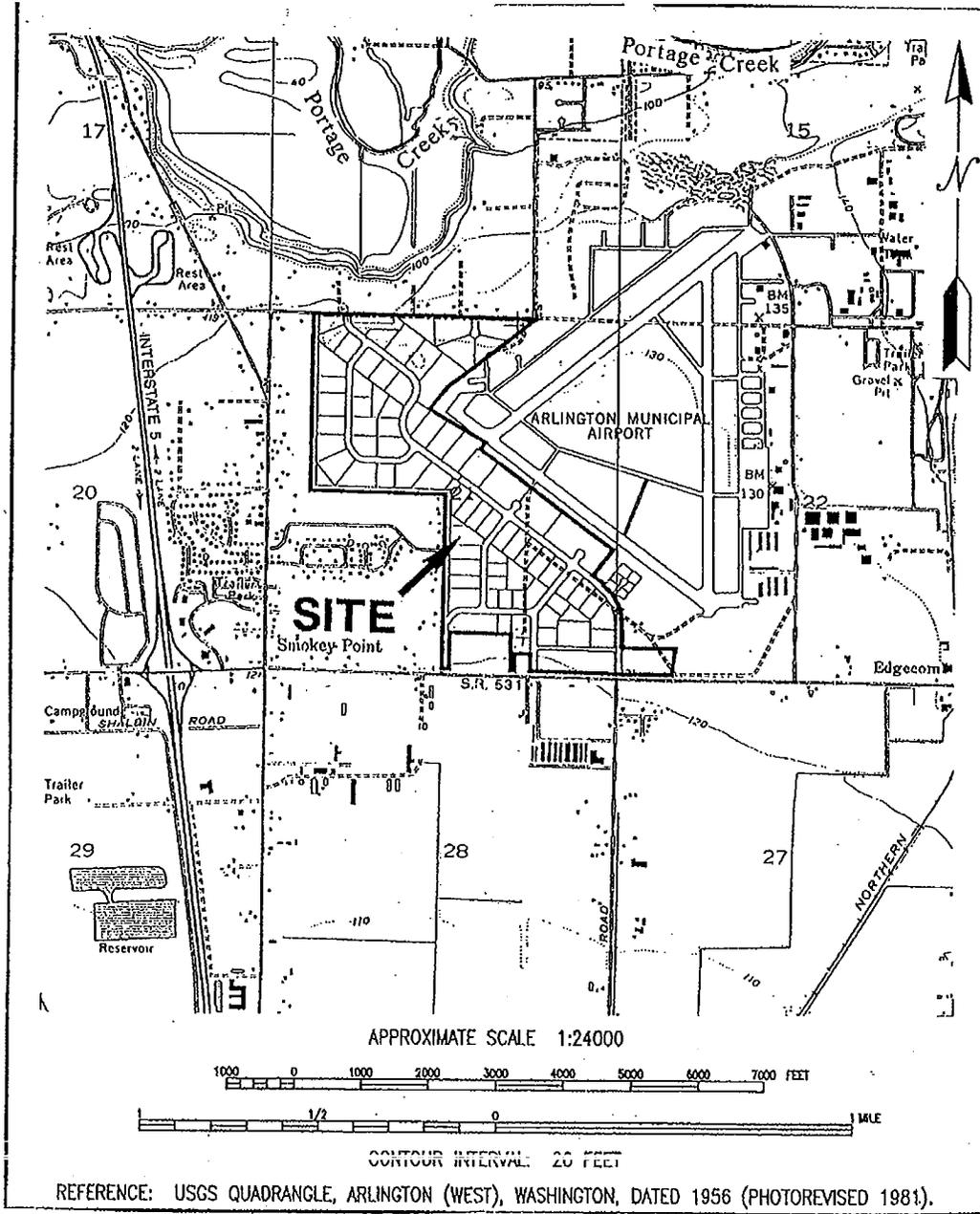
A handwritten signature in black ink that reads "T. J. Stetz".

T. J. Stetz
Environmental Analyst
Application Review Section

Enclosures

Copy Furnished with Enclosures:

Arlington Municipal Airport
ATTN: Mr. Robert Putnam



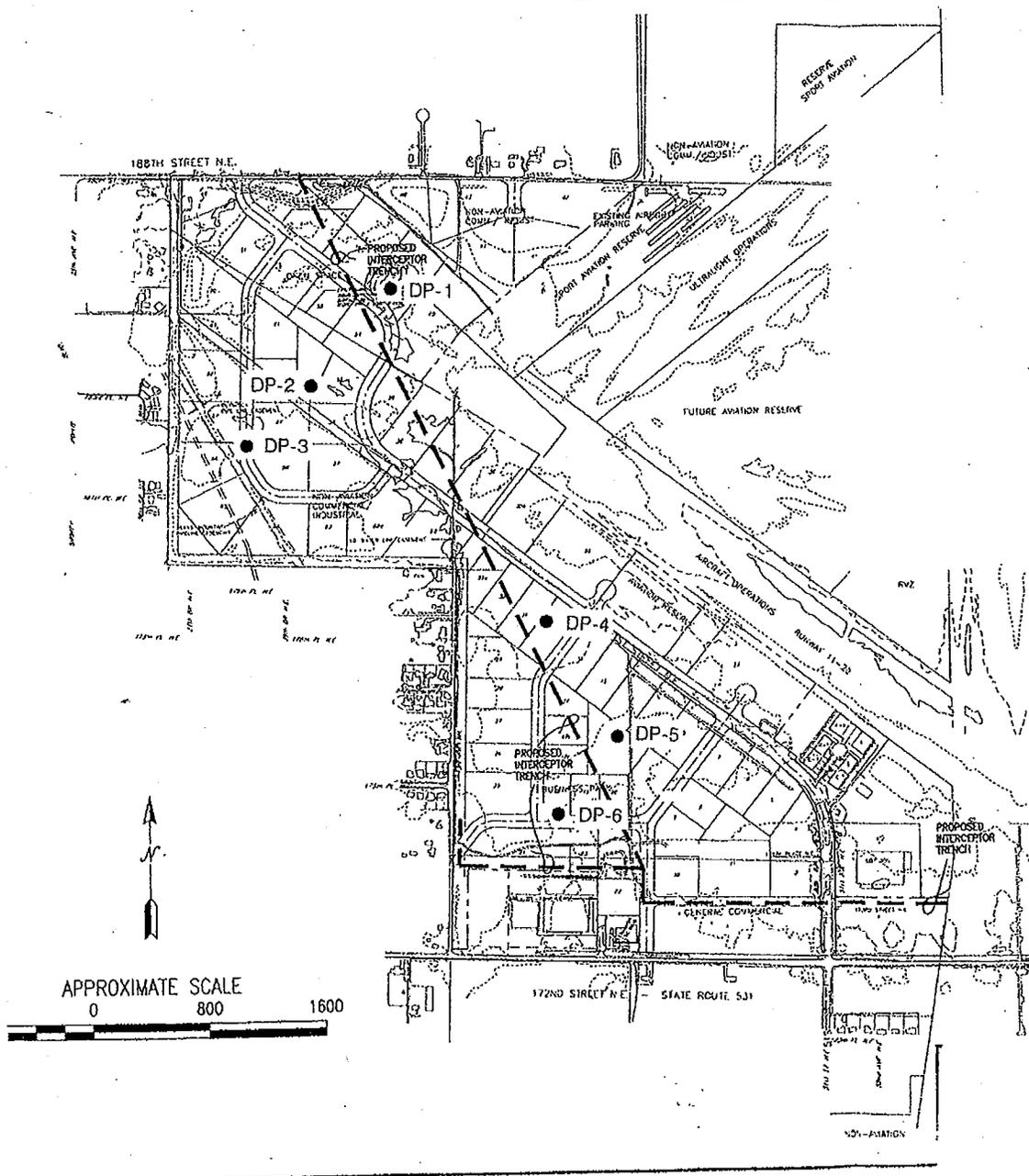
Sec 21, T13N, R5E
 Latitude: 48° 1' 33"

PURPOSE: Jurisdictional Determination
 DATUM
 ADJACENT PROPERTY OWNERS:

- ①
- ②

Longitude: 122° 10' 6.2"
 Proposed: JD
 IN

AT Arlington
 COUNTY OF Staffordshire STATE VA
 APPLICATION BY Arlington Municipal Apt
 SHEET 1 OF 2 DATE 5/4/2000
 File: 2000-400694



DP-2 ● Approximate Data Point Location

PURPOSE: *Jurisdictional Determination*

DATUM

ADJACENT PROPERTY OWNERS:

- ①
- ②

Proposed: JD

IN
 AT *Arlington*
 COUNTY OF *Dorchester* STATE *MA*
 APPLICATION BY *Arlington Municipal*
 SHEET *2* OF *2* DATE *5/4/2000*

File 2000-4-00694