

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:
SMARTCAP Arlington Airport Industrial Park
2. Name of applicant:
SMARTCAP Opportunity Zone Fund II, LLC

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

SMARTCAP Opportunity Zone II, LLC
201 164th Ave. NE, suite 110
Redmond, WA 98052
(425) 896-8561

Contact Person:

Robert Shipley: 425-422-3484
robertsh@smartcapgroup.com

4. Date checklist prepared:

Sept 17, 2020

5. Agency requesting checklist:

City of Arlington

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

Construction will be in two (2) phases. Phase 1 is estimated to begin in August 2020 and be complete in June of 2021. Phase 2 is estimated to begin July 2022 and be complete in June 2023.

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

Yes, Phase 2 building development as well as construction of the future 173rd St extension and an access road south of the property.

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

Geotechnical report, traffic 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, special use permit and SEPA approval through the City of Arlington

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

SEPA, Special Use Permit, Construction Storm Water Permit, and Forest Practice Application

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.)

The project is located on Airport Blvd in Arlington, Washington, on an approximate 17 acre site. The facility will be a commercial/industrial facility with two (2) buildings. Future roadways will include an additional 3 acres.

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.

The project is located on Airport Blvd in Arlington, Washington, near the intersection of Airport Blvd and 172nd St NE, southwest of the Arlington Airport.

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

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

a. General description of the site:

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

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

0%

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.

Subsurface conditions consisting of approximately 0.5 feet of loose topsoil over approximately 1.5 feet of loose to medium dense tan/brown silty sand interpreted to be weathered native soils. Underlying the silty sand to the maximum depth of each test pit exploration was a medium—dense to dense sandy, gravel/gravelly, sand. GeoTest interprets these soils to be recessional outwash of the Marysville Sand unit.

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.

Site will be cleared and graded to facilitate development of the building and parking area. Approximately 20,400 cy of topsoil removal, 11,600 cy cut, and 32,000 cy fill, excluding import of select material such as infiltration gravel, pavements, and so on.

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

No, site is flat with high infiltration rates.

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

90%

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

A stormwater pollution prevention plan (SWPPP) will be prepared that identifies best management practices (BMP's) that will be employed to manage erosion onsite.

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.

Emissions from standard construction equipment. After project completion, emissions will be from staff vehicles and delivery trucks.

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

No

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:
Construction equipment emissions will comply with all State and Federal regulations for emissions.

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.

No

- 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.

No

- 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.

NA

- 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.

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: [\[help\]](#)

- 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.

No

- 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 material will be discharged into groundwater

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.

Stormwater runoff will be from two sources, roof runoff and parking lot runoff. Roof runoff will be routed to below grade infiltration facilities. Parking lot runoff will be routed to infiltration facilities with a water quality layer. Truck loading areas will be pumped to an infiltration system on the development site. An alternate design will provide for raising the elevation of the site to allow for onsite infiltration under the truck court.

2) Could waste materials enter ground or surface waters? If so, generally describe.
Waste materials are not anticipated to enter ground water sources. In the event of an accidental spill, a spill prevent plan and spill kit will be onsite.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.
No, existing drainage patterns will be maintained.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:
Site will comply with the 2014 Stormwater Management Manual for Western Washington

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?

Topsoil and grasses will be removed from the site. 105 trees were removed with clearing and grading of the site with Tree Mitigation fee required.

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

Endangered species are not believed to be onsite.

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

New vegetation will include trees, shrubs, and grasses.

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

No invasive species are present on the site

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.

No birds or other animals have been observed at the site; however, it is anticipated that hawk, heron, eagle, songbirds, and deer may cross the site occasionally.

Examples include:

- birds: hawk, heron, eagle, songbirds, other:
- mammals: deer, bear, elk, beaver, other:
- fish: bass, salmon, trout, herring, shellfish, other _____

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

No known endangered species are present on the site.

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

Within the Pacific Flyway

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

Trees and shrubs will be added to the site, providing habitat for small birds.

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

No known invasive species are onsite.

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.

Electric

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:

Electrical systems will comply with the current electrical code, which includes energy conservations requirements.

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.

Hazardous chemical may be present onsite by future tenants. Chemicals stored onsite will be stored in accordance with State and Federal regulations.

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

No known contamination

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.

All stored chemicals will comply with all State and Federal safety and spill control requirements.

4) Describe special emergency services that might be required.

Emergency services available to the site include fire and EMS service. Emergency services will be aware of onsite chemicals and can respond accordingly.

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

Hazardous chemicals will be stored in accordance with State and Federal regulations.

b. Noise

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

Sources of noise will be from construction equipment, which will comply with established noise ordinances.

- 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.

Short term sources will be from construction equipment; long term sources will be from staff vehicles and tenant activities.

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

Noise emissions will comply with State and Federal regulations.

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.

Current use is undeveloped. A commercial business park is to the east, commercial business is to the west, agricultural business is to the south, and undeveloped commercial property is to the north.

- 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 oversized equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No

- c. Describe any structures on the site.

None

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

No

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

Business Park / General Commercial

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

Business Park / General Commercial

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

NA

- 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?
Once completed, it is estimated that 50 to 100 people will be employed as part of phase 1 and an additional 50 to 150 people will be employed as part of phase 2.
- j. Approximately how many people would the completed project displace?
None
- k. Proposed measures to avoid or reduce displacement impacts, if any:
NA
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
Project will be reviewed by the City of Arlington for compliance with current land use requirements.
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:
NA

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

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
NA, commercial development
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
NA
- c. Proposed measures to reduce or control housing impacts, if any:
NA

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?
50' above grade, concrete tilt-up
- b. What views in the immediate vicinity would be altered or obstructed?
None.
- b. Proposed measures to reduce or control aesthetic impacts, if any:
Architecture of facility will be in accordance with established architectural requirements of the City.

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

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
Site lighting will be provided on the building and within the site, with downward angled lights.
- 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 anticipated

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

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

Stillaguamish Athletic Club, Centennial Trail, Arlington Airport

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 [\[help\]](#)

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.

No evidence of historic use or occupation.

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.

Staff reviewed available GIS information from the City of Arlington; no information was available.

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.

If inadvertent discovery of historically significant artifacts is made, the owner will contact local agencies including tribal agencies and department of archeology.

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.
Access to the site will be via Airport Blvd to the east.
- 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?
Site is not served by public transit. Nearest bus stop is approximately one mile away to the west.
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?
The project will add approximately 600 passenger vehicle stalls. No stalls will 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).
Frontage improvements will be required along Airport Blvd. and rerouting of the current alleyway along southern boundary of development to Weston High School and Skagit Athletic Club.
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
The project is near an existing airport to the east.
- 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?
The industrial development is anticipated to generate 396 new daily trips with 39 new AM peak-hour trips and 43 new PM peak-hour trips.
- 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.
No
- h. Proposed measures to reduce or control transportation impacts, if any:
None

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.
Current level emergency services are adequate to service the proposed development.
- b. Proposed measures to reduce or control direct impacts on public services, if any.
No measures taken, beyond those required by the IBC.

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

a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____

c. 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.

Water, sewer, electricity, natural gas, telephone, cable

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: Robert Shipley
Name of signee Robert Shipley

Position and Agency/Organization Lead Asset Manager

Date Submitted: 9/23/2020

D. Supplemental sheet for nonproject actions [\[HELP\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.