

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

1. Name of proposed project, if applicable:

Smokey Point Ridge

2. Name of applicant:

Peak to Peak Development LLC

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

Applicant: PO Box 12867, Mill Creek, WA 98082 | (206) 571-2834

Contact: Brian Kalab, P.E. / Insight Engineering Co. | PO Box 1478, Everett, WA 98206
(425) 303-9363

4. Date checklist prepared:

December 18, 2023

5. Agency requesting checklist:

City of Arlington

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

Project would begin upon receipt of all necessary grading permits.

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

Yes, the future proposal is to construct ten residential buildings, eight mixed-use buildings and access roads with associated utilities.

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

A full Drainage Report and Geotechnical Report will be submitted along with this Environmental Checklist.

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 known applications are currently pending approval.

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

Early Clearing & Grading Permit and SEPA Determination by City of Arlington.

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 is to obtain an early clearing and grading permit for the future construction.

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.

19402 Smokey Point Blvd., Arlington, WA 98223

Tax Parcel Number: 31051700400600

Located in the NW ¼, of the SE ¼, of Section 17, Township 31 North, Range 5 East, W.M.

B. Environmental Elements

1. Earth

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)?

8%

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.

Everett very gravelly sandy loam, per the USDA Natural Resources Conservation Service soil survey.

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

No indications or history of unstable soils in the immediate vicinity.

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.

Road and building sites would be cleared, graded and compacted as necessary to achieve proper grading transition, drainage, and structural stability. No more than 3,950 CY of material will be cut, and no more than 40,000 CY of material will be used for fill. The source of fill will be comprised of engineered soils which will be compacted to insure stability.

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

Yes, the potential for on-site erosion would increase in the short-term where soils are exposed during site preparation.

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

None, this is for an Early Clearing & Grading permit.

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

A Stormwater Pollution Prevention Plan (SWPPP) will be submitted to the City for approval prior to any clearing & grading activities. Erosion control typically includes the use of silt fences, hay bales, and catch basin protection provided as necessary to minimize the impacts of erosion on off-site areas and on-site systems.

2. Air

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 Construction Impacts: Short-term emissions and odors would result from site preparation activities. Sources of short-term emissions and odors include dust generated by grading activities and combustion emissions from heavy equipment. It is anticipated that these impacts would be minimal.

There are no expected to be any longer term impacts, as this is for clearing and grading of the site.

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

None known.

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

Construction Impact Mitigation: The Washington Clean Air Act requires the use of all known, available, and reasonable means of controlling air pollution, including dust. Construction impacts would not be significant and the potential for soils to be carried off the site by exiting trucks could be controlled with

the construction of a gravel entrance. Additionally, equipment used for site preparation will be serviced and maintained in good operation condition to lessen impacts from this source. Water will also be used for dust control when necessary.

Long-Term Air Quality Mitigation: Long-term air quality impacts are not expected to exceed regulated amounts.

3. Water

a. Surface Water:

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.**

N/A

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.**

N/A

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.**

Waste materials would not be discharged to surface waters as a result of these projects. It is possible that discharges of petroleum products and other substances related to automobiles from the parking areas could result from the surface flow of storm water. However, implementation of the drainage plan would minimize this occurrence by providing water quality in the stormwater drainage facilities.

b. Ground Water:

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, does not apply.

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.

N/A

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.

As this is just for early clearing & grading, any surface water runoff will follow its existing drainage path. The site contains one drainage basin that slopes to the west.

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

No.

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

No, does not apply.

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

None.

4. Plants

- 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?

Existing vegetation consisting of trees, shrubs, and grass will be cleared at the time of development.

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

None known.

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

None. This is just for clearing & grading.

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

None known.

5. Animals

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.

Examples include:

- **Birds:** hawk, heron, eagle, songbirds, other:
- **Mammals:** deer, bear, elk, beaver, other:
- **Fish:** bass, salmon, trout, herring, shellfish, other:

Songbirds, Crow, Robin, Rodents & Squirrels.

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.

All of Western Washington is located in the Pacific Flyway. This site is not a significant factor in the Pacific Flyway.

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

The application does not propose any measures to preserve or enhance wildlife.

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

None known.

6. Energy and Natural Resources

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.**

None.

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.**

None.

7. Environmental Health

- 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.**

The project would not create any environmental health hazards.

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.**

Hazardous waste cleanup of any fuel spillage associated with this proposal.

4. **Describe special emergency services that might be required.**

None known.

5. **Proposed measures to reduce or control environmental health hazards, if any.**

At the time of construction, the project site would adhere to the Contractor's Safety Plan and Program.

b. Noise

1. **What types of noise exist in the area which may affect your project (for example:**

traffic, equipment, operation, other)?

Traffic on existing roads near the site would be audible. There are no other sources of noise that would affect the project.

2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site)?

Activity	LEQ (In Decibels)
Clearing	71-72
Excavation	59-77
Finishing	62-77

Impacts would be those associated with the increase in site users and additional traffic. The increase in noise would be typical.

3. Proposed measures to reduce or control noise impacts, if any.

Clearing & grading activities will comply with the Washington State noise ordinance. The use is expected to generate typical noises for the surrounding area.

8. Land and Shoreline Use

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 currently developed with an existing house and a gravel driveway from Smokey Point Blvd. The surrounding properties are residential, commercial and industrial. The current proposal would not affect current land uses on nearby or adjacent properties.

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?

No, to our knowledge the site has not been used as working farmland.

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?

N/A. No known forestland or farmland borders the site.

c. Describe any structures on the site.

One 1,108 SF single-family home exists onsite.

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

Yes, all existing structures are to be demolished.

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

CC

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

CC

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

N/A

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?

None. This is just for clearing and grading.

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

None. This is just for clearing and grading.

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

None.

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

The project will be controlled by the City of Arlington Land Use Controls

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

None.

9. Housing

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.

One middle-income single-family home will be eliminated.

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

None.

10. Aesthetics

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

N/A

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

None.

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

None.

11. Light and Glare

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

None.

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 proposed.

12. Recreation

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

City parks, golf courses, playgrounds at school facilities, boating and water related activities are all available in the area.

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

- 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.**

Yes, the existing home was built in 1926 and according to WISAARD records.

- 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.**

A cultural resource report has been completed.

- 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.**

Hired a professional archaeologist (ECI) to prepare a survey report.

- 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.**

The project will follow the recommendation for avoiding any archaeological sites on our property and we will get a permit from the Department of Archaeology and Historic Preservation for this project.

14. Transportation

- 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 is via Smokey Point Boulevard.

- 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 site is currently served by public transit approximately 0.5 miles away at 188th St NE & 35th Ave NE.

- 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).**

No, this proposal is just for clearing and grading.

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

No.

- 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?**

None, this proposal is just for clearing and grading.

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.

None.

15. Public Services

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

No.

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

None.

16. Utilities

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.

None.

C. Signature

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.



Type name of signee: Brian Kalab

Position and agency/organization:

President – Insight Engineering

Date submitted: 12-21-23

D. Supplemental sheet for nonproject actions

IT IS NOT REQUIRED to use this section 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.