

# 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:  
[Zahradnik - a mixed use development consisting of approximately 51,500 square feet commercial office space and 23 townhomes, and 311 apartment units](#)
2. Name of applicant:  
[Grandview North, LLC](#)
3. Address and phone number of applicant and contact person:  
[129 N Olympic Avenue, Arlington WA 98223 / 360-435-7171 / Scott Wammack](#)

4. Date checklist prepared: **8/16/22**
5. Agency requesting checklist: **City of Arlington**
6. Proposed timing or schedule (including phasing, if applicable):  
**Project to start construction in Spring 2023 with completion in Fall of 2025**
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.  
**None proposed**
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.  
**Critical Area Study and Mitigation Plan for Wetlands onsite**
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.  
**None known**
10. List any government approvals or permits that will be needed for your proposal, if known.  
**DOE Stormwater Construction General Permit, City construction permit, Building permit, Binding Site Plan, Zoning Permits, Conditional Use Permits, Utility Permits, JARPA.**
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.)  
**A mixed use development consisting of approximately 51,500 square feet of commercial office space and 334 residential units. Construction to begin in Spring 2023 with completion in Fall 2025. Preliminary phasing of project will be Lots 2 & 3, Lot 4 the convenience store, then Lot 1, with Lot 5 and Lot 6 to follow. Phases subject to change.**
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.  
**West of SR9, North of SR531, East of 85th Ave NE  
Site address: unknown on 172nd St NE, Arlington WA 98223  
Section 24, Township 31, Range 5**

**B. Environmental Elements** [\[HELP\]](#) **See attached for legal description, site plan and vicinity map**

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

a. General description of the site:

(circle one): Flat  rolling  hilly, steep slopes, mountainous, other **Property has a ridge line approximately from the southeast corner to northwest corner. Property slopes southwest or northeast from this ridgeline**

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

**Approximately 15%**

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.

**silty sand topsoil over silty sand subsoils over sandy silt to silty sand to silty gravel weathered glacial till over silty gravel to sandy gravel to silty sand unweathered glacial till**

- 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.  
**Estimated grading will consist of 36,000 CY of cut and 4,000 CY of fill. Source for fill is a local gravel pit.**
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.  
**Yes, but the project will implement erosion control measures during construction.**
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?  
**Approximately 50%**
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:  
**Prepare and follow a SWPPP**

## 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.  
**Exhaust from construction equipment during construction and automobile exhaust after completion**
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.  
**Vehicle emissions from highway 9 and 172nd St NE may contribute to air pollution onsite.**
- c. Proposed measures to reduce or control emissions or other impacts to air, if any:  
**Require equipment to be in good operating condition. EV charging stations will be installed onsite.**

## 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.

**Yes, four category II wetlands are identified onsite (A,B,C,D). Wetlands A and B are determined not to be waters of the U.S. Wetlands C and D discharge to the roadside ditch on State Highway 9 crosses under the highway before entering a unnamed fish habitat stream that eventually flows into Portage Creek**

- 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.

**Yes, Wetlands A and B will be developed and mitigated for offsite. Proposed development will be located within 200 ft of Wetlands C and D.**

- 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.

**APPROXIMATELY 1,300 CY OF FILL WILL BE PLACED IN WETLAND A AND 950 CT OF CUT WILL BE REMOVED FROM WETLAND B. SOURCE FOR FILL WILL BE LOCAL GRAVEL PIT**

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

**Wetlands A and B may have surface water withdrawn from them. The wetlands are very shallow and dry up in the summer when the grading is intended to take place.**

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 ground water will be withdrawn

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.

None

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.

Storm water will be collected and detained onsite and released into City of Arlington Stormwater infrastructure on 172nd St NE and 85th Ave NE.

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

Yes, but none is anticipated

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

Minor impacts to the dividing line of the two threshold discharge basins will occur as a result of the proposal. The developed basin will discharge to the storm system to the southwest of the property consistent with the runoff from the wetlands sheet flowing offsite or via subsurface flow. Refer to Basin Map in appendix of Drainage Report

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

The BMP's will be followed for site construction.

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?

Approximately 66% of site will be altered for buildings, parking lot and landscaping

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:

A landscaping plan will be prepared for the site

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

blackberry, scotch broom

## 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.

Examples include:

birds: hawk, heron, eagle, songbirds, other:  
 mammals: deer, bear, elk, beaver, other: squirrel, opossum, field mice  
 fish: bass, salmon, trout, herring, shellfish, other \_\_\_\_\_

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.

The site is located on the Pacific Flyway.

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

Wetland preservation, offsite buffer restoration and enhancement

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

None known

## 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.

Electricity and natural gas will be used to meet the projects needs, with electricy used for lights and heating and gas for hot water

- 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:

Compliance with current energy codes for all construction

## 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.

Yes, a gas station is proposed and there is risk of spills or fire/explosion. Fast food restaurant will be at a higher risk for kitchen fires. None is expected if operated in a safe manner.

- 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.

Gas will be stored in underground tanks beneath the proposed gas station  
Chemical cleaning products will be stored in buildings.

- 4) Describe special emergency services that might be required.

Fire & medical access may be needed

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

Compliance with local, county and state codes. Businesses storing chemicals must keep Material Safety Data Sheets (MSDS) and must store chemicals properly.

### b. **Noise**

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

Vehicular traffic noise from highway 9 and 172nd adjacent to the site. Airplane noise due to being located in airport subdistrict C/D.

- 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 - noise from construction equipment. Long term- increased vehicular traffic, additional noises generated from commercial uses ambient noise from developed site

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

Site layout has been designed to have commercial uses located by the busy roads, then mixed use building, and then residential units by the NGPA. Parking is located in the interior of the site,

## 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.

The site is vacant with 3rd growth timber and brush. General Commercial to the south and east. Eagle Heights and Magnolia Meadows subdivisions are north and west. The proposal will affect adjacent properties through an increase in traffic, noise, and visual impacts.

- 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, the site was not used as a working farmlands or working forest lands previously. The timber on the property will be harvested as part of this project. All significant trees removed from the site will be mitigated for at a 3:1 ratio.

- 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.

None

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

No

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

General commercial with a mixed use overlay

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

General Commercial and Mixed Use Overlay

- 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.

Yes four wetlands are located onsite (A,B,C,D). Wetlands A and B will be mitigated for offsite. Wetlands C and D will implement buffer averaging.

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

Approximately 650-700

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

None

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

N/A

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

[Compliance with mixed use development regulations](#)

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

[Significant tree removal will be mitigated by replanting at a 3:1 ratio](#)

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

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

[334 residential middle income units](#)

- 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:

[The proposed intersections align with the existing intersections on 85th Ave. Residential apartment units or NGPA are located along common property lines with adjacent residential uses. Commercial area will border the busier 172nd St ROW](#)

## **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?

[Approximately 34 feet, with hardy board as principal exterior](#)

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

[Existing trees will be removed from developed area. New structures will obstruct views.](#)

- b. Proposed measures to reduce or control aesthetic impacts, if any:

[Trees will be mitigated for at a 3:1 ratio. Structures will comply with architectural requirements of the mixed use development regulations. Landscape screening will minimize aesthetic impacts.](#)

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

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

[Light from parking lot, buildings, street lights and vehicles. Dusk to dawn.](#)

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

[No, all lighting is required to be downshielded so as to not cause light pollution.](#)

- c. What existing off-site sources of light or glare may affect your proposal?

[Street lighting from the adjacent roads.](#)

- d. Proposed measures to reduce or control light and glare impacts, if any:

[Lights will be down shielded, LED. Lighting plan showing location and type of lighting will be approved by the City](#)

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

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

[Gleaneagle gold course and Centennial Trail with an onsite trail that would go through the wetland buffer.](#)

- 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:

[Applicant is providing a sport court, playground and open spaces](#)

## 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 known](#)

- 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.

[Notice of Application to Stillaguamish Tribe, Tulalip Tribe, and the 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.

[Prepare an unanticipated discovery of culteral resources and human skeletal remains form. Notification to the Stillaguamish Tribe for ground disturbance and Inadvertent Discovery Plan.](#)

## 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.

[Site is accessed from 172nd St NE and 85h Ave NE. Highway 9 is located on the east side of the property, no direct access will be off highway 9.](#)

- 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?

[No existing transit stop in the vicinity of the property. A future transit stop will be located on 172nd St in the southwest corner of the property to service a future public transport line.](#)

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

[Approximately 490 parking spaces will be available, with an additional 46 spaces for the 23 townhomes. This project will eliminate none](#)

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).  
The proposed project has a new private road system, new intersections along 85th Avenue, new crosswalks across 85th Avenue NE, 172nd Street NE ROW dedication.

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

No

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 proposal will create 3391 new Average Daily Trips, with 147 new peak AM trips and, 259 new peak PM trips. Institute of Transportation Engineers (ITE) in Trip Generation Manual, 11th Edition (2021).

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.

None anticipated, vehicular access from highway 9 and 172nd St have movement of agricultural and forest products which may cause delays to vehicles due to the increased traffic.

h. Proposed measures to reduce or control transportation impacts, if any:

172nd St ROW will be dedicated as part of the proposal. Applicant will be paying the Traffic Mitigation fee to the City of Arlington

### 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.

Yes, there will be an increased need for all public services (police, fire, healthcare, public transit, schools) because of the total number of units and commercial square footage.

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

Private road system will provide access per code to all structures for police, fire and healthcare. Payment of mitigation fees

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

a. Circle utilities currently available at the site:

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

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.

PUD will provide power, City of Arlington will provide water and sewer, Cascade Natural Gas will provide gas and a contract provider will provide TV, phone and internet

### 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: Josh Hogan

Name of signee Josh Hogan

Position and Agency/Organization Design Engineer with Cascade Surveying & Engineering

Date Submitted: 9/29/2022

### 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.