

# Snohomish County [SEPA](#) Environmental Checklist

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## 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.

## A. Background

**1. Name of proposed project, if applicable:**

Pioneer Point

**2. Name of applicant:**

Lavoy Inc.

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

Applicant: 2006 N 35th Pl, Mount Vernon, WA 98273 | (425) 770-0888

Contact: Brian Kalab/IECO | PO Box 1478, Everett, WA 98206 | (425) 303-9363

**4. Date checklist prepared:**

December 4, 2025

**5. Agency requesting checklist:**

City of Arlington

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

Construction would commence upon receipt of all necessary development, building, and 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.**

None at this time.

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

A Drainage Report, Geotech Report, Arborist Report and Wetland Report will all be handed in 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.**

None known.

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

SEPA Determination by City of Arlington

Design Review by the city of Arlington

Building Permits by City of Arlington

Special Use Permit Approval by City of Arlington

Construction Stormwater General Permit by Washington State Department of Ecology

- 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.)**

Proposing 25 single-family homes with an access road and associated utilities.

- 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 property is located at: 8500 block of 207th St NE, Arlington, WA 98223

In the SW ¼ of Sec. 12, T31N, R05E, W.M.

Tax Parcel #: 31051200301000, 31051200301400, 31051200301500

## 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)?

Approximately 40%

- 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.

Norma loam and Pastik silt loam, per the USDA Natural Resources Conservation Service soil survey. Please see the individual Geotech reports for a detailed description of the soils.

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

Yes, there was a slide on the site in the mid 1990's. The slide is believed to be caused by cutting in the existing road with unsupported vertical cuts and an abundance of groundwater.

- 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 1,215 CY of material will be cut, and no more than 51,000 CY will be used for fill. The source of fill will be comprised of engineered soils which will be compacted to ensure stability.

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

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

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

Approximately 24%

- 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 construction activities. Construction phase 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 and construction 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.

Long Term Air Quality Impacts: Long-term impacts would result from increased traffic to the site, resulting in a slight increase in carbon monoxide levels. Domestically produced pollutants would be generated after the residential structures are occupied. These impacts are not expected to be significant.

- 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:**

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, there are 2 Category IV wetlands, a manmade flow control pond, and a 1 type F stream onsite. In addition, there is a Category III wetland offsite and a type F stream, located just onsite in the northeast corner.

- 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 work will occur over or in the waters, but work, including grading, road construction, homesite preparation, and other work associated with construction, will occur within 200 feet of them.

- 3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

None.

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

No.

- 5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.**

No.

- 6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

Waste materials would not be discharged to surface waters as a result of these projects. It is possible that minor discharges of petroleum products and other substances related to automobiles from the parking areas could result from the surface flow of storm water. Per city of Arlington and Washington State code a drainage and water quality plan would be implemented. The water quality plan will include stormwater filters and grass lined swales which would be sized to remove any contamination.

**b. Ground:**

- 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.**

The project would be served by City of Arlington for sanitary sewer services at the time of construction completion. No waste material would be discharged from septic tanks or other sources. Any existing septic tanks would be decommissioned according to Snohomish County Health Department Standards.

**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.**

Flow control requirements will be met by the existing onsite pond on the northern portion of the site. A discharge structure in the form of weir has been designed to provide adequate flow control for the developed basin. The sizes and quantities are shown in the drainage report and plans.

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

Oil, grease and other pollutants from the additional paved areas could potentially enter the downstream surface water runoff. Construction of the water quality features installed upstream of the pond would provide adequate downstream protection.

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

Yes, the water surface elevation for the existing pond will rise 0.21 foot (with sufficient freeboard) due to the proposed development based on the hydraulic calculations for the pond.

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

Temporary and permanent drainage facilities meeting city and state standards would be employed to control surface runoff during construction and after development. Detention and controlled release will limit erosion impacts. Primary treatment in the form of dead storage and filtration will settle sediments. The location and design of permanent storm drainage facilities would match existing drainage patterns and runoff rates.

## **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.**

All areas, exclusive of buildings and parking, will be landscaped by subsequent owner/occupants. Hydroseeding may possibly occur on barren areas per City requirements. Landscaping will also be pursued per City code

**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 and Squirrels.

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

The WDFW SalmonScape map and WDFW PHS map identify the documented presence of coho, presumed presence of resident coastal cutthroat, and gradient accessible stream reaches for chinook, chum, and pink in the stream located just offsite on the western portion of the property. No other priority habitats or species are identified within 300 feet of the subject property. No species were located onsite.

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

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

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

The application will add buffers to the critical areas on the site.

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

None known.

## 6. Energy and natural resources

- 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.**

At time of completion of development: Electricity for lighting as well as electricity and/or natural gas would be used for heating.

- 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.**

At the time of construction, the requirements of the international building code would be satisfied in the construction of the residential buildings. Energy conserving materials would be utilized wherever possible through the construction process.

## 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.**

Minor Fuel spillage associated with construction of this proposal would be the only potentially hazardous chemical. Any minor spills will be cleaned up immediately per the contractor SWPP plan.

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 and the required stormwater pollution prevention plan. Contractor to have hazardous waste cleanup materials onsite at all times during construction.

**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)?**

Short term impacts would be typical of residential construction and include the following:

Activity LEQ (In Decibels)

Clearing 71-72

Excavation 59-77

Foundations 65

Building Construction 60-72

Finishing 62-77

Long-term 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:**

Construction activities will comply with the city of Arlington noise ordinance. The residential 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 vacant. The development pattern of the surrounding area is mixed residential, with a care home, apartments, townhome, and quasi-rural land surrounding the site, consistent with city of Arlington use designations.

**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?**

To our knowledge, this 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.**

The site is vacant.

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

No.

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

RHC

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

RHC

- 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, there are wetlands and steep slope critical areas and buffers onsite. The wetlands onsite are 2 category IV wetlands, as well as 1 type F stream and one manmade stormwater pond. Offsite, there is a category III wetland and a type F stream.

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

$25 \times 3.2 = 80$  people

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

0

- 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.**

The project will be controlled by 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.**

25 middle-income units would be provided.

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

None.

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

None.

## 10. Aesthetics

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

The residential structures would comply with the height requirements of the City of Arlington code, which in this case means a maximum height of 45 feet. The height is expected to be around 40 feet and will not exceed maximum building height. The exteriors of the structures would be principally wood and masonry.

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

The finished project would not obstruct surrounding view; however, the view will be altered due to the development of the site.

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

The development design and appearance of the proposed project would be compatible with other uses in the area. Lot landscaping would be designed to complement the structures and site layout. Native vegetation would be retained and enhanced where practical. Surrounding residences are not faced toward the project and thus surrounding neighbors should not be impacted.

## 11. Light and glare

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

Light and glare would be produced by exterior and interior lighting during evening hours and vehicle headlights traveling to and from the site.

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

Light from the finished project would not interfere with views or cause hazards. Exterior lighting would be typical of a residential neighborhood.

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

The primary off-site source of light and glare would be from the existing area roadways. Existing off-site sources of light and glare should not affect the subject proposal.

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

Lights will be down shielded.

## 12. Recreation

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

A city park, playgrounds at school facilities, and 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, it would not.

- c. **Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:**

The site is adding approximately 32,000 SF of open space with an additional 7,666 SF mini park within the development.

## 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.**

No.

- 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.**

Referred to WISAARD and assessor records

- 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 Unanticipated Discovery Plan will be followed.

## 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.**

207th St NE. The site will also take access from an extension of that road.

- 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 0.3 miles away at Burn Road & 207th St 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).**

Frontage improvements would be constructed along the new public road. Frontage improvements are already present on other roads.

- 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?**

Based on ITE, 227.25 new average daily trips (ADP) will be generated. This includes 17.50 new AM peak hours trips and 23.25 new PM peak hours trips. Most of the volume would be passenger trips, with a small percentage being trucks for things like deliveries.

- 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, does not apply.

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

The development would be required to pay traffic mitigation fees.

## 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.**

Yes, however, the level is not expected to be significant.

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

The proposal will generate new tax revenue for all public services. Payment to Arlington School District for school mitigation fees will also occur if needed.

## 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.

Sewer and Water: City of Arlington

Power: Snohomish County PUD

Communications: Ziplly and Verizon

## 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.

X *Brian Kalab*

Type name of signee: Brian Kalab

Position and agency/organization: P.E. / Insight Engineering Co.

Date submitted: 01/22/2026