

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:

Olympic PI Apartments

2. Name of applicant:

Trevor Gaskin, GBI Group

3. Address and phone number of applicant and contact person:
 328 N Olympic Ave
 Arlington, WA 98223
 (360) 474-0600
4. Date checklist prepared:
 March 4, 2022
5. Agency requesting checklist:
 City of Arlington
6. Proposed timing or schedule (including phasing, if applicable):
 Construction is estimated to begin in May 2022 and be complete in Dec of 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, mixed-use development
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
 Geotechnical report
 Environmental 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.
 Clearing and Grading Permit
10. List any government approvals or permits that will be needed for your proposal, if known.
 Clearing and Grading Permit
 SEPA
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 will include rough grading of the site in preparation of future development. The lot size is 1.65 acres, however, clearing and grading will encompass approximately 1.4 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 along Olympic Place in Arlington, Washington at Latitude = 48.184345, Longitude = -122.128004, just north of Safeway on the west side of Olympic Place.

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)?

10%

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.

In general, explorations consisted of approximately 1 to 1.5 feet of loose, dark black to brown, damp, very silty sand with abundant organics (topsoil) at the surface. Underlying the topsoil was medium-dense, sand to gravelly sand (Marysville Sand). The Marysville Sand was encountered to the maximum explored depth of the test pits. In TP-2, a layer of very sandy gravel was encountered from approximately 5.5 to 8 feet BGS, then Marysville Sand was again encountered underlying the gravel to the maximum explored depth of the test pit. The topsoil material will be removed from 1.4 acres of the site.

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 future development. Approximately 2,200 cy cut, 6,300 cy fill,

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

No, site is moderately 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)?

0%

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.

Portage Creek is located adjacent to the site on the south side.

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, clearing and grading will be performed adjacent to Portage Creek.

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 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.

With this proposed work, the site will not have impervious surfaces, and stormwater runoff will infiltrate into the ground. If the soil becomes saturated over long rainfall events, stormwater will then runoff into Portage Creek to the south. No collection will be proposed with this development at this time.

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 prevention 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:

_X_deciduous tree: alder, maple, aspen, other

_X_evergreen tree: fir, cedar, pine, other

_X_shrubs

_X_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, small trees, shrubs, and grasses will be removed from the site.

- 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:

After clearing, landscaping will include placing grass seed for erosion control.

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

Blackberry bushes and Scotch Broom 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.

The site is part of the Pacific Flyway for migratory birds.

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

None

- 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.

None

- 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:

None

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; no long term sources are included at this time.

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 general commercial with a mixed use overlay. State highway 9 is to the west, senior housing is to the east, a grocery store is to the south, and a lumber yard is to the north. The proposed project will not impact nearby 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 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 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 with a 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, stream buffer to the south

- i. Approximately how many people would reside or work in the completed project?
None at this time
- j. Approximately how many people would the completed project displace?
None
- 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:
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:
None

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

- 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.
None
- c. Proposed measures to reduce or control housing impacts, if any:
None

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?
No structures are proposed at this time.
- b. What views in the immediate vicinity would be altered or obstructed?
None.
- b. Proposed measures to reduce or control aesthetic impacts, if any:
None

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

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
Just from temporary site lighting during construction; lighting will be off after work hours.
- 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

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

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

None

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 information from the DAHP WISAARD system; 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. If historical, cultural, or archaeological sites or artifacts are discovered in the process of development, work on that portion of the site shall be stopped immediately, the site secured, and the find reported as soon as possible to the City of Arlington Planning Director.

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 Olympic Place 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?
No. Nearest bus stop is approximately 1000 feet away to the south west.
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?
None. 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).
Not at this time.
- 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 approximately two miles to the northeast of an existing airport and 1000 feet from a rail line.
- 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?
None
- 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.
None

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

- a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____
None
- 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.
None at this time.

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: *Kathy Demoors*
Name of signee Kathy Demoors
Position and Agency/Organization GBI Group, LLC - Controller
Date Submitted: 4/11/2022

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.