



PROJECT ACTION COMMUNITY & ECONOMIC DEVELOPMENT

18204 59 Avenue NE • Arlington, WA 98223 • Main Line 360.403.3551

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.

A. Background [\[help\]](#)

1. Name of proposed project, if applicable: Rivertown Townhomes

2. Name of applicant: Rivertown Homes LLC

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

Applicant:
RIVERTOWN HOMES LLC.
C/O JOE BRANDVOLD
P.O. BOX 1125
SNOHOMISH WA 98291
TEL: 425 422 5502
Email: joebrandvold@me.com

Contact:
Kimberly Busteed P.E.
Cascade Surveying & Engineering
P.O. Box 326
Arlington WA 98223
360 435 5551
Kimberly@cascadesurveying.com

4. Date checklist prepared: 4/19/23

5. Agency requesting checklist: City of Arlington

6. Proposed timing or schedule (including phasing, if applicable):
The proposed schedule is to start as soon as possible in 2024

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

Yes No

a. If yes, explain: _____

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal: None

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal?

Yes No

a. If yes, explain. _____

10. List any government approvals or permits that will be needed for your proposal, if known.
City Construction Permit, Building Permit, Demolition, Preliminary & Final Unit Lot Subdivision, Department of Ecology General Construction Permit.

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

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

a) General description of the site:

Flat

Rolling

Hilly

Steep Slopes

Mountainous

Other (Please describe): _____

b) What is the steepest slope on the site (approximate percent slope)? 80%

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: _____
Weathered Arlington Gravel, over unweathered Arlington Gravel, over Glacial Till per Infiltration Assessment Report. Everett very gravelly sandy loam per USDA Natural Resources Conservation Service website

d) Are there surface indications or history of unstable soils in the immediate vicinity?

Yes

No

e) If so, describe: _____

f) Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed.

The property is 0.688 acres and has an elevation difference of +/-20 ft from the alley to the south and E. Gilman Ave to the north. The project proposes to have a garage access from the alley to the south. The buildings will have a daylight basement, with access to the primary unit and ADU, approximately 11 ft lower than the garage. There will be a 4 ft retaining wall adjacent to E. Gilman Ave ROW. Additional steps will be required from the top of the retaining wall to the daylight basement entrance. Significant excavation is required for the building footprint and retaining wall. A cut of 3,300 cubic yards is proposed with a fill of 500 cubic yards for a total net cut of 2,700 cubic yards.

g) Indicate source of fill: _____
Local gravel pit

h) Indicate where excavation material is going: Excavated material will be hauled to an approved
disposal site.

i) Could erosion occur as a result of clearing, construction, or use?

Yes No

j) If so, generally describe: _____

Construction will occur on steep slopes, potential for erosion if appropriate BMPs are not implemented. Site will be stabilized by
constriction of buildings, and retaining walls.

k) About what percent of the site will be covered with impervious surfaces after project
construction (for example, asphalt or buildings)? 63%

l) Proposed measures to reduce or control erosion, or other impacts to the earth, if any: _____

Prepare and follow SWPPP. BMPs such as silt fences, stabilized construction entrance, inlet protection, temporary and permanent seeding,
mulching, nets and blankets, plastic covering, sodding, topsoiling, and surface roughening will be used.

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? _____

Exhaust from construction equipment during construction and automobile exhaust after completion.

b) If any, generally describe and give approximate quantities if known. _____

Quantities unknown

c) Are there any off-site sources of emissions or odor that may affect your proposal?

Yes No

d) If so, generally describe: _____

e) Proposed measures to reduce or control emissions or other impacts to air, if any: _____

Require equipment to be in good operating condition. No on site maintenance of construction equipment. Standard emissions control
converters and mufflers to be used on construction vehicles. No idling.

3. Water [\[help\]](#)

a) Surface Water: [\[help\]](#)

- i) 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)?

Yes No

(1) If yes, describe type and provide names. If appropriate, state what stream or river it flows into. Stillaguamish River is approximately 450 ft NW. Currently, site discharges indirectly to Stillaguamish River via City of Arlington Stormwater infrastructure. Most stormwater will be infiltrated onsite, any additional runoff will be detained and released into the downstream system at a controlled rate.

- ii) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters?

Yes No

- iii) If yes, please describe and attach available plans. _____

- iv) 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. _____

No surface water or wetland located onsite.

- v) Will the proposal require surface water withdrawals or diversions?

Yes No

- vi) Give general description, purpose, and approximate quantities if known. _____

- vii) Does the proposal lie within a 100-year floodplain?

Yes No

If so, note location on the site plan.

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

Stormwater runoff from the improvements to N. Talcott St. will be discharged indirectly to Stillaguamish River through the existing City stormwater infrastructure. Discharge from detention system meet flow control requirements. No other waste material will discharge to surface waters.

b) Ground Water: [help]

i) Will groundwater be withdrawn from a well for drinking water or other purposes?

Yes No

(1) 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. _____

(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.). There is no waste material proposed for discharge to the ground

(3) 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 will result in 6 duplexes being constructed, but none will withdraw groundwater.

c) Water runoff (including stormwater):

i) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known): _____

All onsite stormwater runoff is designed to be infiltrated through downspout infiltration trenches or permeable pavement. The N. Talcott St. road improvements will be detained onsite and released at a controlled rate into the City stormwater infrastructure that will discharge to the Stillaguamish River.

ii) Where will this water flow? _____

The onsite improvements will infiltrate into the groundwater. The stormwater runoff from N. Talcott St will be discharged to Stillaguamish River indirectly through the City's stormwater infrastructure.

iii) Will this water flow into other waters? Yes No

(1) If so, describe. Stormwater runoff from the improvements to N. Talcott St. will be discharged indirectly to Stillaguamish River through the existing City stormwater infrastructure. Discharge from detention system meet flow control requirements.

iv) Could waste materials enter ground or surface waters? Yes No

(1) If so, describe. Potential leaks in sewer pipes, however not anticipated.

v) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site?

Yes No

(1) If so, describe: _____

- vi) Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: _____
BMPs will be followed for site construction. BMP's such as silt fencing, stabilized construction entrance, inlet protection, temporary and permanent seeding, mulching, nets and blankets, plastic covering, sodding, topsoiling, and surface roughening will be used.

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? _____
The entire property will be altered for buildings, parking, 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 [\[help\]](#)

f) 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. _____

Hawk, songbird, squirrel, opossum, field mice

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:

g) List any threatened or endangered species known to be on or near the site. _____
None known.

h) Is the site part of a migration route? Yes No

i) If so, describe. _____
Pacific Northwest Channel Migration

j) Proposed measures to preserve or enhance wildlife, if any: _____
Proposed landscaping will provide habitat for birds.

k) 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, natural gas and wood will be used to meet the projects needs.

- b) Would your project affect the potential use of solar energy by adjacent properties?

Yes No

- i) If so, generally describe. _____

- 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?

Yes No

- i) If so, describe. _____
Potential during construction and occupancy for all of the above. None anticipated

- ii) Describe any known or possible contamination at the site from present or past uses. _____
None known.

- iii) 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.

- iv) 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.
None proposed

- v) Describe special emergency services that might be required. _____
Fire and medical may be needed.

vi) Proposed measures to reduce or control environmental health hazards, if any: _____
Compliance with local, county and state codes. A spill kit for construction vehicles is required on site during construction activities.

b) Noise

i) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? _____
None known

ii) 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 - ambient noise from new duplexes

iii) Proposed measures to reduce or control noise impacts, if any: _____
Compliance with local, county and state codes. Short-term construction activity noises are required to meet the city's construction hours.

8. Land and Shoreline Use [\[help\]](#)

a) What is the current use of the site and adjacent properties? _____
Current Use - Single Family Residence
Adjacent properties - North: SFR, South: Apartments and SFR, East: SFR, West: SFR

b) Will the proposal affect current land uses on nearby or adjacent properties?

Yes No

i) If so, describe. _____

c) Has the project site been used as working farmlands or working forest lands?

Yes No

i) If so, describe. _____

d) 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? _____
None

e) 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? _____
None

f) 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?
 Yes No

i) If so, describe. _____

g) Describe any structures on the site. _____
Two single family homes are located on the parcels with two accessory structures.

i) Will any structures be demolished? If so, what? _____
Yes, all existing structures onsite will be demolished.

h) What is the current zoning classification of the site? Residential High Capacity

i) What is the current comprehensive plan designation of the site? Residential High Capacity

j) If applicable, what is the current shoreline master program designation of the site? The property is not located within the shoreline designated areas.

k) Has any part of the site been classified as a critical area by the city or county?

Yes No

i) If so, describe. Steep Slopes from the City of Arlington Comp. Plan Figure 2.18

l) Approximately how many people would reside or work in the completed project? 36-48 residents

m) Approximately how many people would the completed project displace? 4-6 residents

n) Proposed measures to avoid or reduce displacement impacts, if any: _____
Adequate time to be given to notify current residents.

o) Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: _____
Compliance with local code

p) Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: _____
None proposed.

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

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

- b) Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. _____
2 middle class units will be demolished.

- c) Proposed measures to reduce or control housing impacts, if any: _____
None proposed

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 33 ft measured from the average finished grade at each building corner to the roof ridge.

- b) What views in the immediate vicinity would be altered or obstructed? _____
Views from adjacent roads and properties will be altered. Views are currently obstructed by trees.

- c) Proposed measures to reduce or control aesthetic impacts, if any: _____
Proposed Landscape Plan. Compliance with Development Design Standards.

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

- a) What type of light or glare will the proposal produce? What time of day would it mainly occur? _____
standard light from residential use. Lights to be pointed towards the ground and minimize offsite light pollution. Short term light and glare from construction activities will be restricted to permitted hours 7am to 10pm.

- b) Could light or glare from the finished project be a safety hazard or interfere with views? _____
No, all lights shall be directed to provide light onsite and shall be installed with shades to prevent light offsite or into the sky. Vegetation screening will also minimize glare.

- c) What existing off-site sources of light or glare may affect your proposal? _____
No off-site sources of light or glare are known that are not consistent with residential neighborhoods.

- d) Proposed measures to reduce or control light and glare impacts, if any: _____
Compliance with local, county and state codes.

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

- a) What designated and informal recreational opportunities are in the immediate vicinity? _____
Terrace Park, Twin Rivers County Park, Centennial Trail

- b) Would the proposed project displace any existing recreational uses?
 Yes No
- i) If so, describe. _____

- c) Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: _____
Required on site 10% open space and pay park mitigation fees.

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?
 Yes No
- b) If so, describe. Department of Archaeology and Historic Preservation (DAHP) online database was reviewed and nothing within the vicinity of the project was determined eligible.

- c) Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries.
 Yes No
- d) Are there any material evidence, artifacts, or areas of cultural importance on or near the site?
 Yes No
- e) Please list any professional studies conducted at the site to identify such resources. _____
None known, DAHP was reviewed and no studies were identified for the area.

- f) 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. _____
Contacted Stillaguamish Tribe of Indians, they requested 1 week notice prior to ground breaking so that they can try be onsite. DAHP was reviewed.

g) 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 unanticipated discovery of cultural resources and human skeletal remains form _____

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 bounded by E. Gilman Ave to the north, N. Talcott St. to the east and an alley to the south off N. Talcott St.
Site will be accessed via the alley for vehicle and pedestrian access from Gilman Ave. _____

b) Is the site or affected geographic area currently served by public transit?

Yes No

i) If so, generally describe. If not, what is the approximate distance to the nearest transit stop? _____
Transit stop located at E. Burke Ave and Manhattan St. intersection, approximately 0.1 mile NW of property. _____

c) Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways?

Yes No

i) If so, generally describe (indicate whether public or private). _____
Talcott Street will be widened and landscape and sidewalk will be installed. ADA ramps will be installed at crossings. Any sidewalk in disrepair will be repaired. Alley will be paved. _____

d) Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation?

Water,

Rail

Air Transportation

i) If so, generally describe. _____

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 non-passenger vehicles). What data or transportation models were used to make these estimates? _____
A total of 94 average daily trips will be generated by the project including credit for the 2 existing houses. _____

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: _____
Applicant will pay traffic mitigation fee to City of Arlington. Widening Talcott St road, constructing sidewalk on Talcott St, installed
ADA ramps at crossings, repairing sidewalk, paving alley.

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)?

Yes No

- i) If so, generally describe. _____
increased dwelling units will result in an increase in all public services.

- b) Proposed measures to reduce or control direct impacts on public services, if any. _____
Applicant will pay all applicable mitigation fees and property taxes.

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

- a) Check utilities currently available at the site:

<input checked="" type="checkbox"/> Electricity	<input checked="" type="checkbox"/> Natural gas	<input checked="" type="checkbox"/> Water
<input checked="" type="checkbox"/> Refuse service	<input checked="" type="checkbox"/> Telephone	<input checked="" type="checkbox"/> Sanitary sewer
<input type="checkbox"/> Septic system	<input checked="" type="checkbox"/> 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, a contract provider will provide TV, phone, and internet.
Cascade Natural Gas will provide natural gas.

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: Kimberly Busted

Name of signee: Kimberly Busted

Position and Agency/Organization: Civil Engineer/ Cascade Surveying & Engineering

Date Submitted: 1-11-24

For Office Use Only

Reviewed by City of Arlington Community & Economic Development Staff

Staff Signature

Date