

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background

1. Name of proposed project, if applicable:
Harmony at Arlington
2. Name of applicant:
Harmony at Arlington, LLC

3. Address and phone number of applicant and contact person:
Contact: Merle Ash, Land Technologies 360.652.9727
18820 3rd Ave NE
Arlington WA 98223
Applicant: Harmony at Arlington, LLC: 425.869.1212
4012 148th St SE
Mill Creek, WA 98012
4. Date checklist prepared:
May 1, 2024
5. Agency requesting checklist:
City of Arlington
6. Proposed timing or schedule (including phasing, if applicable):
Construction Summer 2024
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
No
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
A. SEPA Checklist
B. Geotechnical report
C. Drainage study and SWPPP
D. Critical Areas Report (had been done for earlier Binding Site Plan)
E. Traffic Study
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.
Conditional Use Permit for more than 49 Multi-family units
Land Division Permit
Site Plan Approvals for more than 4 Acres
LDA Permits for Site Development
Early Grading Permit
NPDES
Structural Wall Permits
Building Permits
Fee Simple Unit Lot Subdivision/Preliminary and Final Plat
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.)
This proposal is for development of 60 attached Fee Simple Unit Townhomes along with associated access and drainage facilities.

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.

7417 204th Street NE, Arlington, WA 98223
Tax Parcels: 310511-003-040-00, 310511-004-007-00
48.182016°N: -122.130202°W
SE ¼ of SW ¼ of Section 11, T31N, R5E.

B. Environmental Elements

1. Earth

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)?

The area of development is essentially flat but with a 2.5% slope from east to west as the “steeper” area.

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.

NRCS maps for Snohomish County indicate that the site is indentified as Norma Loam (0 to 3 percent slope). Geological identifies it as outwash sands. Soil logs identified it as sand with slit and cobbles. The surface appears to have been graded and has variable depths of well-graded “clayey sand with gravel” according to the Geotechnical Report. No agricultural soils of long-term commercial significance identified.

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.

The total disturbed area will be about 3.5 acres. There will be about 9,000 cys of imported structural fill.

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

Given the soils and shallow grades of most the developed site, there is low risk for erosion. Without proper TESC measures and with heavy rains, riverlets could form and wash areas of bare surface soils.

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

About 73% of the site will be impervious with combination pavement and roof tops

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

DOE Best Management Practices will be employed with Construction. TESC plan and SWPPP will be prepared for any project action. Certified Erosion and Sediment Control Lead (CESCL) will monitor the site.

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.

Minor dust is possible, if grading during dry weather. Construction Equipment Exhaust during construction and emissions from autos after the project is built.

- 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:

Water will be used to control fugitive dust emissions during dry weather construction. Equipment will have in good operating order all vehicle emission control devices. Licensed vehicles do have exhaust emission standards that need to be met.

3. Water

- a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Portage Creek flows through the Tract north of the project site. This Tract is to be dedicated to the City of Arlington. Portage Creek is a tributary of the Stillaguamish River.

No wetlands were identified on the site per the "PBS Critical Area Report, SR 9 and 204th Street NE Tracts A, B and D Project", dated March 29, 2019.

- 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, there will be site work for the development of the townhomes within 200 of of the stream. The existing buffer to the stream has been highly degraded historically and now consists of a band of trees along the stream itself but outside that area is highly inundated with Himalayan blackberry and other invasives

- 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.

There will be no fill placed in or removed from the stream.

- 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:

- 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 Groundwater will be withdrawn from the ground for any purpose.

- 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.

Wastewater will be discharged to the Public Sanitary Sewer System. No wastes to ground.

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.

Stormwater runoff will come from access aisles, driveways, parking areas and rooftops. All runoff from pollutant generating surfaces will be directed or conveyed to Bio-cells for enhanced treatment. The bio-cells will provide treatment primarily by filtration through compost amended soils and secondarily by Phytoremediation. Rooftops will go directly to rock chambers and infiltrated into the sandy soils.

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

Hydrocarbons from automobiles, herbicides, pesticides, and fertilizer excess from

landscape areas.

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

Very specific onsite drainage will be altered due to the development but the discharges will be designed to mimic the natural flows from the site. The developed site has stormwater management features that will provide 100% infiltration up to the 100 year storm even.

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

Stormwater runoff from the driving surfaces will be directed through Bio-cells to provide treatment by filtration. All runoff will be infiltrated back to the natural hydrologic groundwater regime.

Roof tops will be conveyed to infiltration that will provide a dispersed hydrology to the stream mimicking the natural system versus a point discharge.

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, **Himalayan blackberries, Scotch Broom, colonial bentgrass, English plantain,, tansy ragwort, Canada thistle.**

- b. What kind and amount of vegetation will be removed or altered?

The project area is sparsely vegetated with opportunistic weedy species, such as Himalayan Blackberry, Scotch Broom, colonial bentgrass, English plantain, tansy ragwort and Canada thistle. All vegetation will be removed

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

Portage Creek runs through Tract A, north of the project site. It is to be dedicated to the City of Arlington.

Portage Creek is a tributary of the Stillaguamish River. The Stillaguamish is habitat for ESA listed Chinook Salmon, steelhead and bull trout. These ESA listed

species are not mapped in the reaches of Portage Creek within the project area. Portage Creek is listed in the WDFW's PHS web mapping system as habitat for resident coastal cutthroat trout and breeding habitat for coho salmon. These fish are listed as WDFW priority species but are not protected under the ESA.

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

This will be a highly developed site and will have landscaping integrated per the directions of code for Mixed Use Development. See Landscape Plans submitted.

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

Himalayan blackberries, Scotch broom, Canada thistle, bittersweet nightshade

5. Animals

- 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:
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 Puget Sound basin is part of the Pacific Flyway.

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

None on developed area of 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.

Electricity will be the primary energy source for single-family residences.

- 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:

Homes will be energy efficient and highly insulated.

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 as a result of this proposal? If so, describe.

An accidental fuel or oil spill from construction equipment is possible, though highly unlikely.

- 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.

No Toxic or Hazardous chemicals other than Hydrocarbons used by construction equipment.

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

Only that associated with any single family home construction and construction of the proposed infrastructure.

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

NA Think safety and operate per OSHA

b. Noise

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

None that will really impact the project. SR 9 does generate some traffic noise.

- 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.

During permitted hours of work only, noise will be created by grading and excavation

equipment during development and saws and hammers from carpenters when building homes.

There will be increased noise from the residential community by the increase in density.

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

Construction work will be performed during allowed hours of operation and equipment will have noise suppression equipment in good working order.

Background noise from the increased density of the residential community is a by-product of GMA. This site is designated for the increased density.

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 land. There is a vacant tract to the north, Tract A of the previous Binding Site Plan Tract A is to be dedicated to the City of Arlington. Vacant land lies to the west with development proposals "in the works", Bartells and a Starbucks lie to the south. Across State Route 9, to the east is a Safeway, gas station, McDonalds, and other businesses.

The proposal will not adversely affect nearby or adjacent properties. It may provide work force housing to the immediate Commercial Development and to the Cascade Industrial Park.

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?

The site has not been used for agriculture. It has not been a working forest since the "pioneers" removed the old growth timber more that a hundred years ago.

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.

There are no structures on the site.

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

There are no structures to demolish.

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

Current zoning is Commercial Corridor (CC) with a Mixed Use Overlay.

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

Current comprehensive plan designation is Commercial Corridor (CC) with a Mixed Use Overlay.

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

There are no mapped Shorelines on the property proposed for development

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

The site itself has no critical areas. Portage Creek runs through the adjacent Binding Site Plan Tract A that is in common ownership with this project. Tract A will be dedicated to the City of Arlington.

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

This proposal will provide 60 new residences. Using an average of 2.8 residents per unit, approximately 168 people will reside in the completed project.

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

There are no existing homes so no one would be displaced from a living unit.

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

There will be no displacement but 60 new homes will be provided.

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

The proposal is consistent with zoning and the Comprehensive Plan. As planned, this could provide workforce housing for the adjacent commercial areas and the nearby Cascade Industrial Center.

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

There are no agricultural or forest lands of long-term commercial significance in the area. The surrounding areas have Commercial Corridor, General Commercial and General Industrial zoning.

9. Housing

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

60 middle income townhomes will be provided.

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

No units will be eliminated.

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

No impacts, 60 middle income homes are added to the low inventory in the region.

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?

35 feet high with wood like exteriors

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

No offsite views and site sits in a low area and unobservable by offsite views

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

Architectural Design and façades will be per Design Standards and landscaping to be provided that will provide some screening along SR9. Parking area landscapes and Street trees along the entrance road. Frontage Landscaping and Private Open Space Landscaping per standards for the Mixed Use overlay.

11. Light and Glare

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

There could be some glare from car mirrors and windows. Glare could come from windows on homes.

Night lights on homes and from windows in homes at night would be increased.

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

There could be some inconveniences from light and glare coming from cars on SR9 but not likely to the point of being hazardous or interfering with views. Similar issues could come from cars using Starbucks or Bartells. These are issues and possible annoyances associated with the Urban environment.

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

The biggest source of annoyances from light and glare would be auto traffic on SR 9 and cars driving northerly to and through Starbucks.

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

The types glare and lights produced are typical to the Urban Environment. Impacts are anticipated and accounted for by GMA or are very marginal.

12. Recreation

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

Walking or cycling on the area roads provide informal recreational opportunities in the immediate area. The Centennial Trail is located about 1,800 feet to the west of the site. The trail may be accessed by the sidewalk along 204th St. Jensen Park is

approximately 0.3 miles to the NE, and approximately 1 miles west-southwest is the Portage Creek Wildlife Reserve. Twin Rivers Snohomish County Park and Haller Park are approximately 1.6 mile north, & High Clover Park lies approximately 1.6 miles to the southwest.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

No, there will be no displacement of recreational opportunities.

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

No impacts.

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.

None seen, and none shown on the Washington Information System for Architectural & Archaeological Records Data (WISAARD) website.

- 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 landmarks or features that would indicate anything in the way of historic use. A 2019 Archaeological Report is provided that found no evidence of 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.

Consulted DAHP WISAARD website. Archaeological investigation has been done on the site. No protected cultural resources or historic properties were identified during the archaeological investigation.

- 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 during excavation or any onsite work, some artifact is found, work will be halted and tribes contacted to make full assessment of finds. Any finds will be categorized and saved per ordinances and rules.

Tribes will be allowed to have a monitor onsite to observe site disturbances if they so choose.

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.

Public streets and highways serving the site and the area are 74th Ave NE, 204th St NE, 77th Ave NE, and SR-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?

Public Transit serves the site within ½ mile with stops at 204th St NE & 71st Ave NE, 204th @74th Ave NE, 204th & 77th Ave NE, and 207th St NE & Keith Lane.

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

No parking will be displaced; 136 spaces will be added.

- 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).

There will be frontage improvement on 74th Ave NE

- 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?

Trip generation calculations are based on data published by the Institute of Transportation Engineers (ITE) in Trip Generation Manual, 11th Edition (2021).

Per the Traffic Report, 432 new average daily trips will be created. 29 new AM peak-hour trips are anticipated. Total PM peak hour trips will be 34 and should have a peak start at 4 PM

- 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

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

Pay Traffic Mitigation combined fees to Snohomish County, WSDOT, and the City of Arlington.

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, the needs for these basic public services would increase over what is on the property now. It would be commensurate with like communities in the City of Arlington or Snohomish County.

- b. Proposed measures to reduce or control direct impacts on public services, if any.
Increase in Public Services is anticipated per the density allotments per GMA.

16. Utilities

- a. Circle utilities currently available at the site:
electricity, natural gas, **water**, **refuse service**, **telephone**, **sanitary sewer**, septic system, other _____
Natural Gas is available to the site but not sure of the legal status on it being useable for new construction
- 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.
Electricity – Snohomish County PUD; Telephone – Ziplly Fiber; Sanitary Sewer & Water – City of Arlington

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.

Signature: _____

Name of signee _____

Position and Agency/Organization _____

Date Submitted: _____