

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: **Reece Office Building and Scale house**
2. Name of applicant: **Andy Reece**
3. Address and phone number of applicant and contact person:

Applicant:

**Andy Reece
PO Box 1531
Marysville WA 98270
(360) 659-9600
admin@reece-construction.com**

Contact:

**Adam Clark
2812 architecture
2812 Colby Avenue
Everett WA 98201
(425) 252-2153
adam@2812architecture.com**

4. Date checklist prepared: **July 12,2021**

5. Agency requesting checklist: **City of Arlington**

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

Begin construction summer of 2021

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.

Geotechnical Engineering Report prepared by Geotest Services Inc. dated November 25, 2020

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.

Site Plan Review

Design Review

Building and Public Works Permits

Mechanical, Electrical, Plumbing and Fire Protection Permits

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.)

Construction of a 7,421 SF office building and an 810 SF scale house on the 4.88 Acre lot located at 5802 Cemetery Road in Arlington, Washington.

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.

5802 and 5822 Cemetary Road, Arlington, Washington 98223
SEC 15 TWP 31 RGE 05
Parcel Numbers: 31051500200700, 31051500200800

Legal Descriptions:

**Section 15 Township 31 Range 5 Quarter NW PAR A PER CITY ARL BLA PROJ FILE NO
PLN-468 REC AFN 201811305002; BEING PTN OF SE1/4 NE1/4 SD SEC**
**Section 15 Township 31 Range 5 Quarter NW PAR B PER CITY ARL BLA PROJ FILE NO
PLN-468 REC AFN 201811305002; BEING PTN OF SE1/4 NE1/4 SD SEC**

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)?

There are some slopes approaching 20% on the northern portion of the property.

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.

Mostly sandy soils. See the Geotechnical Engineering Report prepared by Geotest Services Inc. dated November 25, 2020

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.

Approximately 1.5 acres in the northern portion of the site for the office building and 1,500 SF on the southern portion of the property is proposed to be developed at this time. Fill will come from a local pit of the contractors choice.

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

Not anticipated

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

Approximately 85% of the total site area

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

Erosion control measures as required by the governing jurisdiction will be installed and maintained during construction.

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.

Minor amounts of dust could be generated during construction. Emissions will be from vehicle exhaust and dust during construction. Automobile exhaust will exist after the project is complete. Emission quantities are unknown, but are not expected to be unusual for this type of facility.

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:

As recommended by the governing jurisdiction.

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 on the north side of Cemetery Road. Cemetery Road is on the north side of the property being developed. Portage Creek is within the Stillaguamish River Drainage which flows into Puget Sound.

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

- 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.

Storm water will be generated from impermeable areas of the site. Runoff from all areas will be routed through a storm water treatment system as required by the governing jurisdiction prior to release into existing surface waters. A stormwater site plan and report dated January 29, 2021 has been prepared by Harmsen Engineering and Surveying. This information has been submitted to the local jurisdiction.

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.

None, sanitary sewer is provided to the site.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Storm water will be generated from impermeable areas of the site. Runoff from all areas will be routed through a storm water treatment system as required by the governing jurisdiction prior to release into existing surface waters. A stormwater site plan and report dated January 29, 2021 has been prepared by Harmsen Engineering and Surveying. This information has been submitted to the local jurisdiction.

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

Yes, normal usage of the site could contribute automotive fluids and solids to the ground or surface water systems. The jurisdiction approved treatment and discharge system will effectively treat normal usage to acceptable levels. Accidental spills of waste materials can be controlled and cleaned up before entering the drainage system.

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

Minor affects to drainage patters could be effected as part of the development but the overall drainage patters are anticipated to remain. All storm water will be dealt with as required by the governing jurisdiction.

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

Storm water impacts will be controlled by application of the requirements of the storm water regulations adopted by the governing jurisdiction.

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?

Surface vegetation will be removed as part of the grading process.

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

None

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

Landscape plans will be provided in accordance with jurisdictional regulations.

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

None Known

5. Animals [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: **hawk**, heron, eagle, **songbirds**, other:
mammals: deer, bear, elk, beaver, other:
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.

No

- 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.

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.

Electric power and natural gas will be utilized to meet the projects energy needs.

- 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:

The project will meet the requirements of the Washington State Energy Code.

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.

None are anticipated. The development will conform to applicable City, State and Federal regulations regarding handling and disposal of any potentially hazardous waste.

- 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.

Fuels related to construction equipment will be utilized during construction efforts. Other than that, toxic or hazardous chemicals are not anticipated to be utilized during construction or operations of the development.

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

None anticipated

- 5) Proposed measures to reduce or control environmental health hazards, if any:
None

b. Noise

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

The site currently houses construction equipment associated with the owners business. Minor maintenance and repair is conducted on site which could promote some traffic noise during normal business hours. The site also sits at the north end of the Arlington Airport and receives occasional noise from aircraft landing or taking off.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Short-term noise increases during business hours will occur during construction of the project. Noise created by the completed proposal would be associated with the construction business.

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

Adherence to local noise ordinances.

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

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The site is zoned General Industrial (GI) and is currently utilized as a base of operations for Reece Construction. Adjacent properties to the east of the site contain various industrial uses. Arlington Airport is located to the south and west. The area to the north of the site (across Cemetery Road) is occupied by the Portage Creek Wildlife Reserve. It is not anticipated that the new construction will have any impacts on adjacent 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?

The site has not been used as farm or forest.

- 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.

The site currently houses an 1,100 SF office trailer, a 9,000 SF maintenance and repair building and a 6,500 SF storage building. The maintenance and repair buildings are metal sided and roofed.

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

No

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

GI – General industrial

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

General Industrial

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

Not applicable

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

No

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

It is estimated that approximately 40 employees work at the completed facility.

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

None

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

Not Applicable

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

Application and approval of jurisdictional permits.

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

Not Applicable

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?

The tallest portion of the structure is not anticipated to be over 35' in height. Principal building materials will be steel, metal siding, glass and synthetic stone.

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

None

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

Landscaping, building wall modulation and the creative use of building materials will enhance the aesthetics of the project.

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

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

Night time lighting will be produced by wall mounted lighting at the building perimeter and pole lighting in parking areas.

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

Not anticipated

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

Roadway lighting along Cemetery Road and site lighting from adjacent developments are present in the area. It is not anticipated they will have a significant impact on the proposal.

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

All lighting will be down-shielded and directed within the limits of the developed areas on the site.

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

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

The Airport Trail is located on the south and west of the property and the Centennial Trail is approximately ¼ mile to the east. Portage Creek Wildlife Reserve is to the north of the site. High Clover park is located approximately ¼ mile west of the site. Evans Field and Quake park are located approximately ½ mile southeast of the property.

- 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 Known

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

There are no known material evidence, artifacts, or areas of cultural importance on or near the site.

- 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.

Research using online tools (GIS data and historical maps) did not indicate cultural or historical areas on or near the site.

- 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.

In the event that construction activities encounter historic or cultural artifacts, construction will be halted, and a qualified archeologist consulted.

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.

The site is accessed from Cemetery Road on the north. The existing site access is proposed to be maintained.

- 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. The nearest stop is approximately ¼ mile from the site on Cemetery Road.

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

The completed project will have approximately 45 parking stalls. No stalls are proposed to 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 anticipated

- 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?

It is not known how many trips would be generated by the completed facility but it is not anticipated that the number of new trips per day would exceed what is outlined in the latest version of the ITE trip Generation Manual.

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:

Payment of traffic mitigation fees as determined by the governing jurisdiction.

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.

Minimal impact to public services could be expected. Likely impacts will be the use of fire and police protection.

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

Impact fees as may be required at issuance of building permits. Additional impacts will be addressed through taxes and special levies as they occur.

16. Utilities [help]

a. Circle utilities currently available at the site:

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

d. 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.

All utilities are available along Cemetery Road.

Electricity: Snohomish County PUD
Water & Sanitary Sewer: City of Arlington
Natural Gas: Puget Sound Energy
Telephone & Cable: Frontier, Verizon

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:

[Handwritten signature]

Name of signee Adam B. Clark

Position and Agency/Organization Owner - 2812 architecture

Date Submitted: July 12, 2021