

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: **Safeway #1522 Arlington, WA - Expansion**
2. Name of applicant: **Amanda Martin – PM Design**

3. Address and phone number of applicant and contact person: **19401 40th Ave W, #420, Lynnwood, WA. (206) 619-4214; amartin@pmdginc.com**
4. Date checklist prepared: **5/17/22**
5. Agency requesting checklist: **City of Arlington, Community & Economic Development, Planning & Land Use Division**
6. Proposed timing or schedule (including phasing, if applicable): **Construction Start August 2022 with completion February 2023.**
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 Geotechnical Report by Terracon was prepared on 4/19/22. It has been submitted to the city.**
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. **NO**
10. List any government approvals or permits that will be needed for your proposal, if known. **Design Review Board (complete), Snohomish County Health Permit, Civil Permit, Building Permit**
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.) **Site is approx. 4.82 acres as surveyed and currently houses the existing grocery store and parking lot. Existing store is 41,714sf as surveyed and we are proposing a 9,887 expansion to the existing building. Parking lot will be modified to accommodate expansion and provide stalls for new Drive-Up-and-Go service on the East side of the site. The main driveway and accessible path from Olympic will be rebuilt for accessibility and the front parking modified to comply with current ADA codes. New landscaping will also be developed at the new parking stalls to comply with current city codes.**
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. **Street address is 20500 Olympic Place, Arlington, WA 98223. Site Survey included to provide legal description, topographic, site and vicinity information. Site Plan has already been provided.**

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)? **5.5% at new driveway**

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. **Sand and gravel with silt and 5" of dark brown, organic topsoil. Proposal will remove existing topsoil where building expansion is proposed.**

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. **Yes, the area has a history of soil liquefaction during seismic activity when discussing surrounding developments with Geotechnical Engineers. Our own Geotech Report describes the soil conditions at our site.**

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. **Due to existing soil conditions we will have a minimum 18" structural fill under building and min 12" structural fill under paving. There will also be approx. 225 aggregate geopiers installed at a depth of 25'. Location of fill source not determined at this time.**

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
NO

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? **Approx 86%**

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: **Best Management Practices per Dept of Ecology for Stormwater Pollution Prevention and TESC Controls.**

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. **During construction there will be equipment and vehicles emitting exhaust while active. These emissions will be temporary with no lasting effects.**

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: **N/A**

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 runs behind the subject property on the adjacent parcel to the North. It flows to the Stillaguamish River via the South Slough.**
- 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, the NE corner of the existing safeway building is approximately 150 feet from Portage Creek. The back of the expansion and the CMU enclosure behind it will be within the 200 foot range. See attached Site Plan.**
- 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. **Nothing is being removed or added to the surface water, it is off-site and will remain untouched.**
- 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. **On-site stormwater will be discharged to the catch basins, storm filters and storm lines that tie into the**

existing public storm drain system. Please see attached Stormwater Drainage Report.

- 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. **Post-Development storm water runoff containing some pollutants (primarily motor oil washed from pavement) along with water-soluble cleaning products would be collected by storm drain system.**
- 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. **On site storm water will be collected and conveyed to a system of catch basins, storm filters and storm lines that tie into the existing public stormwater system. This water will not flow into other waters before leaving the site.**
 - 2) Could waste materials enter ground or surface waters? If so, generally describe. **NO**
 - 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. **NO**
- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: **Please refer to the Storm Drainage Report for Pollution Prevention Plan.**

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? **Approx 590sf of existing landscaping will be removed on the Esat side of the site to accommodate new construction. This includes an 18" maple, an 8" maple, a 10" spruce, an 8" spruce, a 12"aspen and an 8" aspen. Also being removed is approx. 150sf od shrubs w ground cover and 440sf of grass.**
- 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: **Please see attached Landscape Plan for proposed.**
- e. List all noxious weeds and invasive species known to be on or near the site. **Backberry bushes have invaded the West site of the site and into the ROW along SR-9. Safeway will be removing these brambles as part of their scope.**

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. **Birds include crows, seagulls, robins, and songbirds. One employee says they might have seen a hawk but are not sure. People have heard owls hooting by the condos but no sightings. Mammals include squirrels, bunnies, cats and two dogs.**

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. **There is a Fish Habitat in Portage Creek at the North end of the property. However, the 2019 State of Our Waters Health Report grades aquatic life here as poor due to a lack of food sources and natural conditions unable to provide adequate habitat.**
- c. Is the site part of a migration route? If so, explain. **This site is part of the Pacific Flyway Migration Route.**

- d. Proposed measures to preserve or enhance wildlife, if any: **N/A**

e. List any invasive animal species known to be on or near the site. **None.**

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. **Electrical and Natural Gas are used to service the site for heating, refrigeration and light. These are existing services and will continue.**
- 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 building will comply with 2018 WSEC as well as utilizing energy efficient new equipment.**

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.
 - 1) Describe any known or possible contamination at the site from present or past uses.
There are adjacent fueling stations where some vehicle fuel might reach our site through shared access. That amount should be negligible.
 - 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.
None.
 - 4) Describe special emergency services that might be required.
Medical, Police, Fire
 - 5) Proposed measures to reduce or control environmental health hazards, if any: **N/A**

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? **None**
- 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. **On a short-term basis there will be construction noises from vehicles, equipment and workers. These will only occur during construction/daylight hours. In the long-term noise generated will be the typical traffic for a grocery store.**
- 3) Proposed measures to reduce or control noise impacts, if any: **None**

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. **Proposal will not affect or change current uses of site and adjacent properties. The site is a Grocery Store and adjacent to it are: Starbucks, Bartells, 7-11 C-store & Fueling, Chevron/McDonald's Colo, a Retail strip mall, a Safeway Fuel Station, and South Village Apartments.**
- 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? **N/A**
- 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 is currently a grocery store on the site to remain and be expanded.**
- d. Will any structures be demolished? If so, what? **NO**
- e. What is the current zoning classification of the site? **General Commercial with Mixed Use Overlay**
- f. What is the current comprehensive plan designation of the site? **General Commercial with 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.

Critical area along the Northern portion of the site where Portage Creek is. Proposal does not include or affect this area of the site.

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

20-24 people per shift

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

None

k. Proposed measures to avoid or reduce displacement impacts, if any: **N/A**

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: **No change to land use proposed**

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

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

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

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

c. Proposed measures to reduce or control housing impacts, if any: **N/A**

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? **24'-2" is the tallest height of proposed construction. Principal exterior cladding is corrugated metal panels to match existing. Finish materials and window treatment will match existing and the whole building will be repainted after construction in new, natural colors. Per the Design Review Board plans approved 04/21/22.**

b. What views in the immediate vicinity would be altered or obstructed? **None**

- b. Proposed measures to reduce or control aesthetic impacts, if any: **A Design Board Review was conducted to ensure building addition would have minimal and positive aesthetic impacts.**

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

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? **There will be wall paks and soffit lighting which will mainly occur at night and be shielded to avoid glare.**
- 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: **Shielding of fixtures**

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: **N/A**

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. **NO**
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. **NO, newer developments nearby conducted studies and found 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.

N/A

- 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.

N/A

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. **There is no direct access to SR-9 or 204th St NE, but they do bring vehicle traffic to the site. Site is accessed by two existing driveways off Olympic and a shared access further South on Olympic. Access points to remain unchanged in location. Main drive off Olympic to be rebuilt.**

- 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? **Yes, there is a bus stop approx. 500 feet from store entrance on 204th St NE.**

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? **Parking will decrease by 35 stalls.**

- 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). **Pedestrian connection from Olympic to building is being rebuilt to accommodate expansion and comply with ADA. Bicycle parking is being added as required. ADA parking is being reconfigured to comply with federal requirements.**

- 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? **Please see attached Traffic Impact Report.**

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: **Main driveway at Olympic is being rebuilt**

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. **NO**

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

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

a. Circle utilities currently available at the site:

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

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. **Gas meter and line (provided by PSE) being relocated along North side of property. Storm drainage system being modified by relocating sewer manhole on East side of property along the sanitary sewer line (shown on Site Plan SP1).**

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.

Amanda Martin

Signature: _____

Name of signee Amanda Martin _____

Position and Agency/Organization Project Manager – PM Design _____

Date Submitted: 07/01/22 _____

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.