

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:

Brown Bear Car Wash

2. Name of applicant:

Car Wash Enterprises, Inc.

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

**Glenna Mahar, Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South, Kent WA 98032
(425) 251-6222**

4. Date checklist prepared:

October 17, 2022

5. Agency requesting checklist:

City of Arlington, WA

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

Land Use/ Entitlements: September 2023

Construction Permits: July 2024

Construction Start: August 2024

Opening: October 2024

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

There are no plans for future additions, expansion, or further activity at this time.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

An ALTA survey has been prepared. A Geotechnical Report will be prepared.

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.

To the best of our knowledge, no other applications are pending for governmental approvals at this time.

10. List any government approvals or permits that will be needed for your proposal, if known.

Land Use / Entitlement approvals from the City of Arlington, Construction Permits, Various Mechanical, Plumbing, and Electrical 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.)

The project calls for the construction of a Brown Bear Car Wash consisting of a 2,550 square foot tunnel wash bay, and a 27-by-20 square foot tunnel wash bay for unattended point of sale transactions.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you

are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The site is located in the City of Arlington, Washington corporate limits on tax parcel number 31052800207700. The address for the site is 17110 43rd Avenue, Northeast, Arlington WA, 98223.

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)?

Approximately 5%

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.

Based on available mapping from the USDA Web Soil Survey, the site contains Lynnwood loamy sand with no identified agricultural soils of long-term commercial significance.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

There appear to be no indications or history of unstable soils in the immediate vicinity of the 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.

The total effected by filling, excavation, and grading will be approximately 0.59 acres. There will be approximately 700 CY of fill, that will be provided from an approved local supplier of structural fill.

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

While there is a potential for erosion to occur during construction, TESC measures will be in place to control stormwater runoff and minimize the potential for sediment laden runoff to leave the site.

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

83% of the site will be covered with impervious surfaces upon project construction.

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

Proposed measures to reduce or control eroision will include installation of silt fencing, catch basin inserts, and a temporary sediment trap.

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.
Airborne particulates (dust), along with vehicular exhaust from construction equipment, are the most likely short-term sources of emissions during construction activity. The primary source of long-term emissions will be from vehicular exhaust as a by-product of the operation of the proposed car wash.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
Aside from vehicular exhaust originating with traffic on the adjacent right-of-way, no off-site sources of emission and/or odors have been identified.
- c. Proposed measures to reduce or control emissions or other impacts to air, if any:
Airborne particulates will be minimized through surface watering during the construction phase of the project. Construction equipment emissions will be further reduced through emission equipment to fully comply with Washington State emission standards.

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.
There are no identified surface water bodies located in the immediate vicinity of the site.
- 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.
The project will not require any work over, in, or adjacent to waters.
- 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.
The project will not require surface water withdrawals or diversions.
- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.
Based on FEMA Flood Panel 53061C0395E, the proposal does not lie within the 100-year flood plain.

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.

The proposal does not involve any discharges of waste materials to surface waters.

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 groundwater will be withdrawn from a well for drinking purposes or other purposes. If groundwater is encountered, plans for excavation dewatering and temporary ground storage and discharge will be prepared by the contractor prior to commencement of excavation activities.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

No waste material will be discharged into the ground from septic tanks or other sources.

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.

Source of stormwater runoff will include pavements and rooftops. Runoff will be collected by catch basins and piping that will convey the stormwater to an on-site treatment system before infiltration.

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

The water quality and source control measures proposed on this site will substantially limit the chance that waste materials could enter ground or surface waters.

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

Stormwater appears to currently infiltrate on-site. The project will propose an infiltration system to maintain the current drainage patterns.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage

pattern impacts, if any:

Measures to reduce or control surface runoff will include an oil/water separator, enhanced treatment facility, and an on-site infiltration system.

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?

Existing vegetation along the perimeter and within the interior of the project area will be removed and replaced with trees, plantings, shrubs, and groundcover to be specified on the landscape plan to be approved by the City.

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

To the best of our knowledge, there are no threatened or endangered species existing on the site or to be found in the immediate vicinity.

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

Trees and plantings native to the Pacific Northwest and/or specified by the City Code will be selected.

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

None identified.

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: Crows

mammals: deer, bear, elk, beaver, other: Squirrels

fish: bass, salmon, trout, herring, shellfish, other _____

b. List any threatened and endangered species known to be on or near the site.

To the best of our knowledge, there are no threatened or endangered animal species known to exist on or near the site.

d. Is the site part of a migration route? If so, explain.

The site is located within the Pacific Flyway migration route.

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

No mitigation measures are required or proposed.

f. List any invasive animal species known to be on or near the site.

None identified.

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 and natural gas will be used to meet the operational needs of the completed project.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No impacts have been identified that would limit or restrict the use of solar energy on adjacent properties.

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 comply with all current energy code requirements during and after 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?

If so, describe.

No environmental health hazards have been identified.

1) Describe any known or possible contamination at the site from present or past uses.

The site is not listed as contaminated per the Department of Ecology online Database. Any discovered contaminated waters or soils will be remediated in accordance with the Department of Ecology requirements.

- 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.
No existing hazardous chemical conditions that might affect the project's development and design have been identified.

- 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.
There will be no toxic or hazardous chemicals that would be stored, used, or produced as part of this project.

- 4) Describe special emergency services that might be required.
No special emergency services are anticipated for this project.

- 5) Proposed measures to reduce or control environmental health hazards, if any:
Measures include special equipment designed to minimize the impact of failure or damage through accidents, and operational protocols establishing regular inspections.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
The only identified source of noise in the immediate vicinity occurs within the surrounding road network.

- 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 will be limited to construction activity, traffic, and equipment. All construction activity associated with the project will be done in full compliance with City Code requirements. There are no long-term noise impacts anticipated.

- 3) Proposed measures to reduce or control noise impacts, if any:
Noise impacts associated with the project will be limited in duration. To mitigate general noise impacts during the construction phases, measures such as regularly maintaining efficient mufflers and quieting devices on all construction equipment and vehicles will be taken. Construction hours will be limited to the normal workday, 7:00am to 6:00pm.

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 current use of the site is vacant. The surrounding area includes a bank to the north, a warehouse/shipping center (currently in construction) to the east, a Walmart SuperCenter and associated parking to the south and retail to the west.

- 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?

To the best of our knowledge, the project site has not been used for working farmlands or working forest lands. No agricultural or forest lands will be converted to other uses as the result of the proposal.

- 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:

The proposal will not be affected by surrounding working farm or forest land business operations.

- c. Describe any structures on the site.

The site is vacant of any structures.

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

The site is vacant of any structures.

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

The current zoning classification of the site is Highway Commercial (HC).

- g. What is the current comprehensive plan designation of the site?

The current comprehensive plan designation of the site is Highway Commercial.

- 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 part of the site has been classified as a critical area.

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

Following project completion, the development will likely employ between 2 to 5 employees. The project does not include any residential components and no one will reside on the site.

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

None.

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

None.

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

The project is designed to satisfy the applicable development codes and design guidelines adopted by the City of Arlington. The project is subject to various levels of review (Design Review, Zoning Permit/Site Plan Review, Building Permit) to ensure compatibility and compliance with applicable codes.

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

With no impacts identified, there are no measures proposed or required.

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

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

The project scope of work does not include any housing units.

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

The proposal does not eliminate housing units.

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

With no impacts identified, no measures are proposed or required.

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 height of the proposed structures is 31'-6", at the top of the tower roof. The exterior building materials include stone veneer, metal roofing, metal fascia, and concrete walls with PVC panels.

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

No views in the immediate vicinity of the site will be altered or obstructed.

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

With no impacts identified, no measures are proposed or required.

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

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

The primary sources of light or glare resulting from the completed project will be produced from exterior lighting fixtures and vehicle headlights. The project will utilize fixtures that help minimize the possibility of glare and/or spillover affecting adjacent properties.

- c. Could light or glare from the finished project be a safety hazard or interfere with views?
No safety hazards or obstruction to views are anticipated.

- d. What existing off-site sources of light or glare may affect your proposal?
None identified.

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

The project's mitigation of light or glare lies in the choice of exterior fixtures and their design. The likely use of recessed and shielded fixtures will play a major role in reducing glare and spillover.

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

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

There does not appear to be any designated or informal recreational opportunities in the immediate vicinity of the site.

- b. Would the proposed project displace any existing recreational uses? If so, describe.
The project will not displace any recreational uses.

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

With no impacts identified, no measures are proposed or required.

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.

The site is currently vacant. There are no buildings or structures over 45 years old located on the site that are eligible for preservation registers.

- 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 landmarks or features over 45 years old located on the site that are eligible for preservation registers.

- 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.

The methods used to determine the existence, or lack thereof, of any historical or cultural importance associated with the project site was reviewing available maps and registries provided by King County and Washington State DAHP.

- 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.

With no impacts identified, there are no measures proposed or required.

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 by 43rd Avenue Northeast. The project is proposing to maintain the curb cut onto 43rd Avenue Northeast.

- 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?

A bus stop is located south of the site at the Walmart supercenter, provided by Snow Goose Transit. The approximate distance from the project site and the bus stop is approximately 0.2 miles.

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

The project site will be providing ten (10) total parking stalls, which will include one (1) ADA parking stall and four (4) vacuum station stalls. Currently the site does not contain any parking.

- 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).

The proposal does not propose any addition or alteration of the surrounding roads, streets, pedestrian bicycle, or state transportation facilities.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

The project will not have any involvement with, or impact upon, water, rail, or air transport services or facilities.

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 nonpassenger vehicles). What data or transportation models were used to make these estimates?
Peak hours are anticipated to be 3 p.m. to 5 p.m. The anticipated peak queue is expected to be between 3 and 7 vehicles during peak hours. Data was established by a traffic consultant based on observations at similar operations in Sammamish, Washington and Everett, Washington.

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.
The project will not interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area.

h. Proposed measures to reduce or control transportation impacts, if any:
No measures are proposed or required at this time.

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.
The project will not result in an increased need for public safety services such as police and fire protection beyond the typical service provided for a project at this scale.

b. Proposed measures to reduce or control direct impacts on public services, if any.
No mitigation measures are required or proposed.

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

a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

i. 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.

The proposed utilities will include sewer and water, provided by the City of Marysville and Stormwater provided by the City of Arlington. Power and gas will be provided by PSE.

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: _____

Name of signee ___ Glenna Mahar Barghausen Consulting Engineers, Inc. ___

Position and Agency/Organization Project Planner

Date Submitted: Revised August 7, 2023

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.