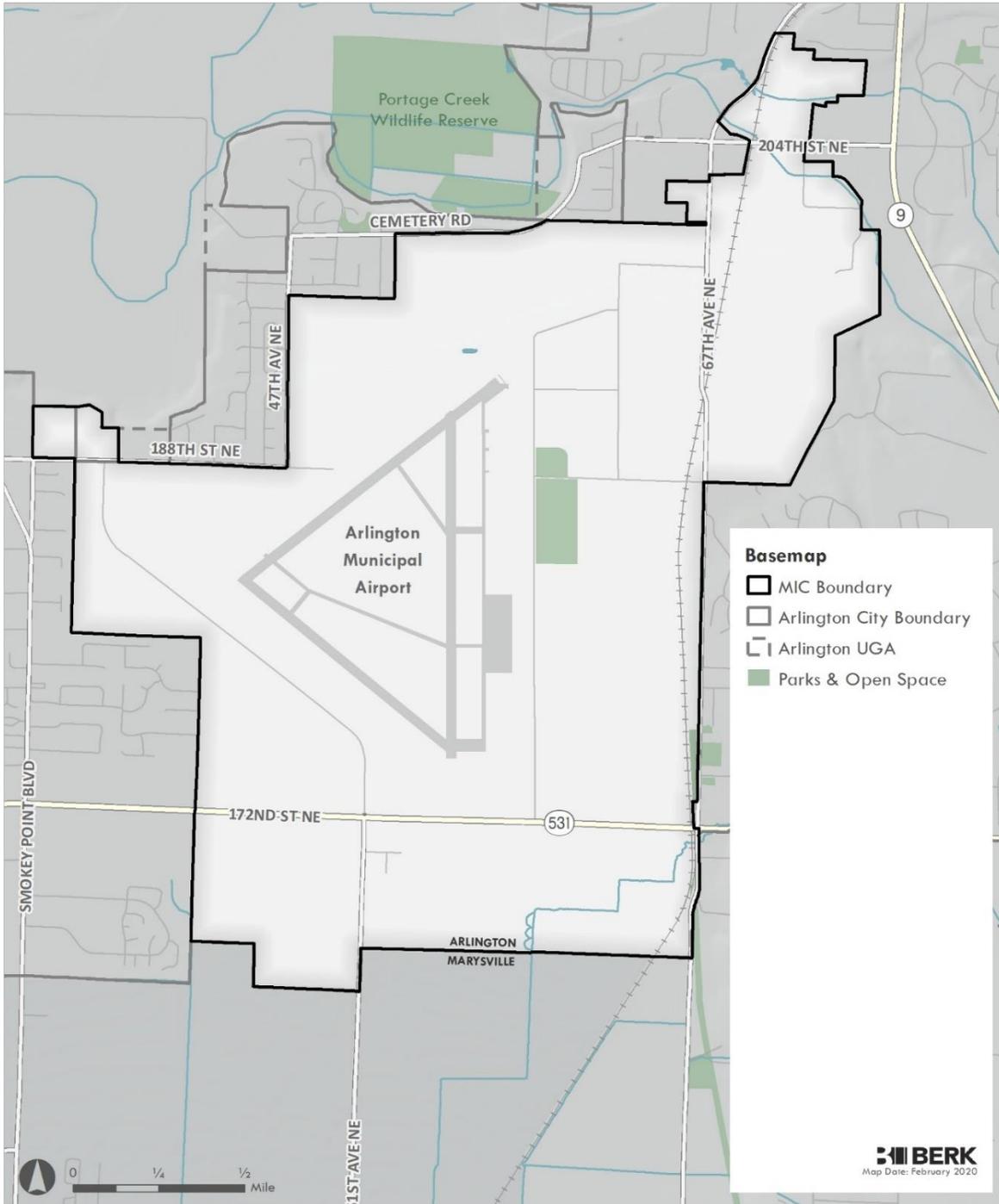


Cascade Industrial Center Planned Action Area

Exhibit A: Cascade Industrial Center Map



Source: City of Arlington, 2020; BERK, 2020.

SEPA Checklist and Mitigation Measures

Exhibit B: Example Environmental Checklist and Required Mitigation Document

INTRODUCTION

The State Environmental Policy Act (SEPA) requires environmental review for project and non-project proposals that are likely to have adverse impacts upon the environment. In order to meet SEPA requirements, the City of Arlington issued the Cascade Industrial Center Planned Action Draft Environmental Impact Statement (EIS) on October 1, 2020, and the Final EIS was issued on January 11, 2021. The Draft and the Final EIS together are referenced herein as the “EIS”. The EIS has identified significant beneficial and adverse impacts that are anticipated to occur with the future development of the Planned Action Area, together with a number of possible measures to mitigate those significant adverse impacts.

On January 19, 2021, the City of Arlington adopted Ordinance No. 2021-002 establishing a planned action designation for the Cascade Industrial Center studied as Planned Action in the EIS (see **Exhibit A**). SEPA Rules indicates review of a project proposed as a planned action is intended to be simpler and more focused than for other projects (WAC 197-11-172). In addition, SEPA allows an agency to utilize a modified checklist form that is designated within the planned action ordinance (see RCW 43.21c.440). This **Exhibit B-1** provides a modified checklist form adopted in the Cascade Industrial Center Planned Action Ordinance.

MITIGATION DOCUMENT

A Mitigation Document is provided in **Exhibit B-2**, and also summarized in the environmental checklist. **Exhibit B-2** establishes specific mitigation measures, based upon significant adverse impacts identified in the EIS. The mitigation measures shall apply to future development proposals which are consistent with the Planned Action scenarios reviewed in the EIS, and which are located within the Cascade Industrial Center Planned Action Area (see **Exhibit A**). In addition, **Exhibit B-3** provides details of transportation mitigation requirements.

APPLICABLE PLANS AND REGULATIONS

The EIS identifies specific regulations that act as mitigation measures. These are summarized in **Exhibit B-4** by EIS topic, and are advisory to applicants. All applicable federal, state, and local regulations shall apply to Planned Actions, including the regulations that are adopted with the Preferred Alternative. Planned Action applicants shall comply with all adopted regulations where applicable including those listed in the EIS and those not included in the EIS.

INSTRUCTIONS TO APPLICANTS

This environmental checklist asks you to describe some basic information about your proposal. The City of Arlington will use this checklist to determine whether the project is consistent with the analysis in the Cascade Industrial Center Planned Action EIS and qualifies as a planned action or would otherwise require additional environmental review under SEPA. Answer the questions briefly, with the most precise information known, or give the best description you can. You must answer each question accurately and carefully, to the best of your knowledge. 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 City may ask you to explain your answers or provide additional information. In most cases, you should be able to answer the questions from your own project plans and the Planned Action EIS without the need to hire experts.

MODIFIED SEPA CHECKLIST

Exhibit B-1

A. Proposal Description

Date:	9/13/2023	
Applicant:	Ryan Kilby, Williams Investments	
Property Owner:	5J Development LLC	
Property Address	Street: 16430 51st Ave NE	City, State, Zip Code: Arlington, WA 98223-6424
Parcel Information	Assessor Parcel Number: 31052800100700	Property Size in Acres: 19.38 Acres (844,071 SF)
Give a brief, complete description of your proposal.	Binding site plan for flex commercial/industrial development on a 19.38-acre site in the Cascade Industrial Center. 1 lot with four flex buildings proposed. Existing wetland will be subdivided as Tract A and enhanced as off-site mitigation for the nearby Centennial Park project. Frontage improvements and new right-of-way will be dedicated for 47th Ave NE along the east property line.	
Property Zoning	District Name: General Commercial (GC) with Mixed Use Overlay	Building Type: TBD
Permits Requested (list all that apply)	Land Use: Binding Site Plan Building: N/A	Engineering: N/A Other:
	All Applications Deemed Complete? Yes <input type="checkbox"/> No <input type="checkbox"/>	
	Explain: Are there pending governmental approvals of other proposals directly affecting the property covered by your proposal? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Explain: No pending approvals but one recent approval: the on-site wetland has been identified as an offsite mitigation site for the Centennial Park Development at 67th Ave NE and 172nd St NE. The wetland mitigation plan was approved under City of Arlington PLN # 772 and PLN #1076.	
Existing Land Use	Describe Existing Uses on the Site: Vacant Residential	
Proposed Land Use – Check and Circle All That Apply	Industrial/Manufacturing Aviation Flightline	Commercial Open Space, Recreation Other

Non-residential Uses: Building Square Feet	Existing: 0		Proposed: 132,166 SF	
	Employment in Ordinance: 13,813		Job Remainder as of ____20__ _____ square feet	
Dwellings	# Existing Dwellings: #__ Dwelling Type _____ #__ Dwelling Type _____	# Proposed Dwellings Units: #__ Type _____ #__ Type _____	Proposed Density (du/ac):	
	Dwelling Threshold Total in Ordinance: 848		Dwelling Bank Remainder as of ____20__ _____ dwellings	
Building Height	Existing Stories: None Existing Height in feet: None		Proposed Stories: 1-2 stories Proposed Height in feet: 35'	
Parking Spaces	Existing: 0		Proposed: 247	
Impervious Surfaces	Existing Square Feet: ~ 2,700 SF		Proposed Square Feet: 304,564 SF	
PM Peak Hour Weekday Vehicle Trips	Existing Estimated Trips Total: 0	Future Estimated Trips Total: 1,636 daily / 161 PM peak hour trips	Net New Trips: 1,636 daily / 161 PM peak hour trips	
	Source of Trip Rate: ITE Manual ____ 11th Edition (2021) Other ____		Transportation Impacts Determined Consistent with AMC 20.04.120 and Chapter 20.56. Yes <u>X</u> No ____	
Proposed timing or schedule (including phasing).	The project will be phased. The first phase will begin after binding site plan approval and will include wetland enhancement, and design and permitting to fill and grade the site and construct 47th. The second phase will consist of design and permitting of the individual buildings and associated parking, with timing on this phase to be determined.			
Describe plans for future additions, expansion, or further activity related to this proposal.	Aside from the phasing discussed above, no specific future plans are proposed.			

List any available or pending environmental information directly related to this proposal.	<p>Cultural Resources Survey, Caldera Archaeology, October 18, 2021</p> <p>Geotechnical Data Report, GeoEngineers, September 11, 2021</p> <p>Wetland information provided under PLN #1076 (Centennial Park Parking Lot Zoning Permit): Wetland Assessment Report – Centennial Park – November 2022, and Conceptual Mitigation Plan – Centennial Park – June 2023, both by Soundview Consultants</p> <p>Arborist Report and Tree Retention Plan, September 6, 2023</p> <p>Drainage Report, CG Engineering, September 13, 2023</p> <p>Traffic Impact Analysis, Transpo Group, September 2023</p> <p>Arlington Boundary and Topographic Exhibit, NCS Surveying, September 19, 2023</p>
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B. Environmental Checklist and Mitigation Measures

NATURAL ENVIRONMENT CHECKLIST AND MITIGATION MEASURES

Geology/Soils Checklist and Mitigation Measures	
<p>1. Description of Conditions</p> <p>A. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____</p> <p>B. What is the steepest slope on the site (approximate percent slope)? Approximately 1.2% in center of existing parcel.</p> <p>C. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? _____ Per the geotechnical report by GeoEngineers dated 09/11/21, on-site soils consist of reworked agricultural layer at the surface overlaying outwash sand and isolated silt.</p>	<p>Staff Comments:</p>
<p>2. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill. 98,500.00 CU yds.</p>	
<p>3. Has any part of the site been classified as a "geologically hazardous" area? (Check all that apply)</p> <p><input type="checkbox"/> Landslide Hazards</p> <p><input type="checkbox"/> Erosion Hazards</p> <p><input type="checkbox"/> Seismic Hazards</p> <p><input type="checkbox"/> Liquefaction Hazards</p> <p><input type="checkbox"/> Other: _____</p> <p>Describe: None.</p>	
<p>4. Proposed Measures to control impacts including Exhibit B-2 and B-4 regarding Mitigation Document and Applicable Regulations and Advisory Notes, respectively:</p> <p>X Temporary erosion and sediment controls</p> <p>X Compliance with grading and fill standards</p> <p>X Compliance with Critical Area Regulations</p> <p>Explain:</p>	

Water Resources/Stormwater Checklist and Mitigation Measures

<p>5. Will the proposal require or result in (check all that apply and describe below):</p> <ul style="list-style-type: none"> <input type="checkbox"/> any work over, in, or adjacent to (within 200 feet) of Edgecomb Creek or Portage Creek? <input type="checkbox"/> fill and dredge material that would be placed in or removed from surface water or wetlands? <input type="checkbox"/> surface water withdrawals or diversions? <input type="checkbox"/> discharges of waste materials to surface waters? <input type="checkbox"/> groundwater withdrawal or discharge? <input type="checkbox"/> waste materials entering ground or surface waters? <p>None apply.</p>	Staff Comments:
<p>6. Describe the source of runoff (including stormwater) and method of collection, treatment, and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.</p> <p>Proposed runoff is to be collected by a series of proposed catch basins and conveyance pipes and flow into properly sized onsite infiltration trenches. The infiltration trenches are proposed to infiltrate 100% of the runoff. However, an emergency overflow has been designed to outlet to a rock pad on the east side of the existing BP pipeline easement.</p>	
<p>7. Is the area designated a critical aquifer recharge area? If so, please describe:</p> <p>The project site is not within a designated critical aquifer recharge area.</p>	
<p>8. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?</p> <p>~36%</p>	
<p>9. What measures are proposed to reduce or control water resources/stormwater impacts?</p> <p>Proposed Measures to control impacts including Exhibit B-2 and B-4 regarding Mitigation Document and Applicable Regulations and Advisory Notes, respectively (check all that apply):</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Compliance with construction-related stormwater requirements, including temporary erosion and sediment control, and development and implementation of a stormwater pollution and spill prevention plan. <input checked="" type="checkbox"/> Determination of necessary permanent, long-term water quality treatment requirements. <input checked="" type="checkbox"/> Low Impact Development (LID) techniques employed, consistent with AMC 13.28? <input checked="" type="checkbox"/> Adequate erosion protection at outfalls. <input type="checkbox"/> Other: <p>Explain:</p>	

Plants and Animals Checklist and Mitigation Measures

<p>10. Check or circle types of vegetation found on the site:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Deciduous tree: Alder, maple, aspen, other _____ <input type="checkbox"/> Evergreen tree: Fir, cedar, pine, other <input checked="" type="checkbox"/> Shrubs <input checked="" type="checkbox"/> Grass <input type="checkbox"/> Pasture <input checked="" type="checkbox"/> Crop or grain <input type="checkbox"/> Wet soil plants: Cattail, buttercup, bullrush, skunk cabbage, other 	Staff Comments:
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Plants and Animals Checklist and Mitigation Measures

<input type="checkbox"/> Water plants: Water lily, eelgrass, milfoil, other _____ Other types of vegetation: _____	
11. Are there wetlands on the property? Please describe their acreage and classification. There is a Category II wetland (Wetland F) on the west half of the property.	
12. Is there riparian habitat on the property? Hayho Creek borders the west property line	
13. What kind and amount of vegetation will be removed or altered? Outside of the critical area and buffer, site will be cleared.	
14. List threatened or endangered species known to be on or near the site None known.	
15. Are there plants or habitats subject to Critical Areas and/or Shoreline Master Program? There is a wetland habitat on the west half of the property.	
16. Is the proposal consistent with critical area regulations, shoreline regulations, and requirements of the AMMIC Subarea Plan (now retitled Cascade Industrial Center)? Please describe. Yes, refer to included Project Narrative for CIC goal & policy compliance and wetland report for critical area compliance.	
17. Proposed landscaping, use of native plants, buffers, or other measures to preserve or enhance vegetation on the site, if any: Landscaping, consisting of some native plant species, is proposed for all disturbed areas outside of the wetland buffer. Parking lot shade trees are suggested to native tree species. Most landscaping plants proposed are drought tolerant species.	
18. Proposed Measures to control impacts including Exhibit B-2 and B-4 regarding Mitigation Document and Applicable Regulations and Notes, respectively (check all that apply): <input checked="" type="checkbox"/> Compliance with Critical Areas Ordinance <input type="checkbox"/> Compliance with Shoreline Master Program <input checked="" type="checkbox"/> Implementation of on-site or street frontage green infrastructure <input checked="" type="checkbox"/> Implementation of Chapter 20.76 - Screening and Trees <input type="checkbox"/> Other: Explain: On-site electric vehicle parking has been proposed as part of this project.	

CULTURAL RESOURCES CHECKLIST AND MITIGATION MEASURES

Cultural Resources Checklist and Mitigation Measures

19. 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 or state preservation registers? If so, specifically describe. None on-site.	Staff Comments:
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Cultural Resources Checklist and Mitigation Measures

There are structures within 0.5 miles of the project site that are noted as having no determination and are not recommended for recognition according to WISAARD resources.

- **National Food Corporation Poultry Houses - 16900 51st Ave NE, Marysville, WA - No determination**
- **16900 51st Ave NE, Marysville, WA**
- **Residence at 16928 51st Ave NE, Arlington, Washington, 98223 - No determination**
- **Small Arms Range - Arlington Municipal Airport, Arlington, WA - No determination**
- **Two (x2) Barns, Three (x3) Outbuildings, and a Garage at 16329 51st Ave NE, Marysville, WA - No determination**

The nearest determined eligible site is the Warm-Up Apron at Arlington Municipal Airport, 0.90 mi. northeast of the project site.

20. 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.

The cultural resources survey prepared for the project site did not identify any cultural materials on site. Please refer to the report prepared by Caldera Archaeology included within this submittal for further discussion.

21. 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 or state preservation registers? If so, specifically describe.

See 19 above.

22. 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.

See 20 above.

Proposed Measures to control impacts including **Exhibit B-2 and B-4** regarding Mitigation Document and Applicable Regulations and Notes, respectively (check all that apply):

- Compliance with AMMIC (now renamed Cascade Industrial Center) Subarea Plan.
- Compliance with other applicable land use and shoreline policies and development regulations.
- Tribal, federal, or state consultations for cultural or eligible historic resources.
- Evaluation per Exhibit B-2 and implementation of associated recommended conditions.
- Inadvertent discovery plan.
- Other

Explain:

TRANSPORTATION CHECKLIST AND GREENHOUSE GAS MITIGATION MEASURES

Transportation Checklist and Mitigation Measures	
<p>23. Identify public streets and highways serving the site and describe proposed access to the existing street system. Show on site plans, if any. The project site is adjacent to 168th St. NE to the north. Dedication and half-street construction of 47th Ave NE along the east of the site is proposed as part of this project. Access is proposed via 168th St. NE as well as 47th Ave NE.</p>	<p>Staff Comments:</p>
<p>24. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? The project site is not currently served by public transit. The nearest public transit stop is approximately 0.5 miles away on Smokey Point Blvd.</p>	
<p>25. How many parking spaces would the completed project have? How many would the project eliminate? The completed project would provide 247 new parking spaces. This project would not eliminate any parking spaces.</p>	
<p>26. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private). The project will set aside right-of-way and develop a half street for 47th Ave NE. 47th Ave NE will be extended north-south along the site's east boundary. Development of the east half of 47th will be completed by the neighboring Outpost development.</p>	
<p>27. How many PM peak hour vehicular trips per day would be generated by the completed project? Per the Traffic Impact Analysis by Transpo Group, there would be 161 total PM peak hours trips generated.</p>	
<p>28. Is the land use addressed by the EIS Greenhouse Gas Analysis? General Commercial land uses are addressed in the CIC EIS analysis.</p>	
<p>29. Proposed Measures to control impacts including Exhibit B-2, Exhibit B-3, and B-4 regarding Mitigation Document, Additional Mitigation Requirements and Procedures, and Applicable Regulations and Notes, respectively (check all that apply):</p> <ul style="list-style-type: none"> <input type="checkbox"/> Evaluate and mitigate roadways consistent with Planned Action Ordinance Section 4.D(3). <input type="checkbox"/> Commute Trip Reduction (AMC Chapter 10.80) <input type="checkbox"/> Transportation Demand Management (TDM) Programs <input checked="" type="checkbox"/> Street frontage standards <input checked="" type="checkbox"/> Impact fee and SEPA mitigation fee for fair share of capital improvements <input type="checkbox"/> Other: <p>Explain:</p>	

LAND USE AND AESTHETICS CHECKLIST AND MITIGATION MEASURES

Land Use and Aesthetics Checklist and Mitigation Measures

<p>30. What is the current use of the site and adjacent properties? The site is vacant residential.</p> <p>Adjacent property uses include:</p> <ul style="list-style-type: none"> • North: Shipping and warehousing for Amazon • East: Partially undeveloped, mixed-use commercial/multi-family residential. • South: Undeveloped/vacant farmland and RV park. • West: Moderate density residential development and wooded land. 	<p>Staff Comments:</p>
<p>31. Describe any structures on the site. Will any structures be demolished? If so, what type, dwelling units, square feet? There is an existing, unoccupied structure on site that will be demolished.</p>	
<p>32. What is the current zoning classification of the site? General Commercial (GC) with Mixed Use Overlay.</p>	
<p>33. What is the current Comprehensive Plan designation and zoning classification of adjacent sites? North: Light Industrial (LI) East: General Commercial (GC) South: Marysville Zoning - Light Industrial (LI) West: Residential Moderate Capacity (RMod)</p>	
<p>34. If applicable, what is the current shoreline master program designation of the site? None.</p>	
<p>35. What is the planned use of the site? List type of use, number of dwelling units and building square feet. Total building area proposed is 132,166 SF. Specific uses will be determined at the time of building permitting and/or tenant improvements, but are expected to comply with the uses permitted within the CIC and GC zoning, and may include business/office, mercantile, and storage/warehouse uses.</p>	
<p>36. Approximately how many people would reside or work in the completed project? Number of employees will vary depending on final tenants but may be in the range of 50-200 people.</p>	
<p>37. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. None.</p>	

Land Use and Aesthetics Checklist and Mitigation Measures

<p>38. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. None.</p>	
<p>39. Approximately how many people would the completed project displace? None.</p>	
<p>40. What is the tallest height of any proposed structure(s)? Future buildings are expected to be 1-2 stories and approximately 35' tall.</p>	
<p>41. Would any views in the immediate vicinity be altered or obstructed? None.</p>	
<p>42. Would the proposal produce light or glare? What time of day would it mainly occur? Site lighting will be designed for the project in compliance with City of Arlington code.</p>	
<p>43. Could light or glare from the finished project be a safety hazard or interfere with views? Site lighting for the finished project will be designed to restrict outward glare.</p>	
<p>44. What existing offsite sources of light or glare may affect your proposal? No existing offsite sources of light or glare will affect the proposal.</p>	
<p>45. Would shade or shadow affect public parks, recreation, open space, or gathering spaces? No.</p>	
<p>Proposed Measures to control impacts including Exhibit B-2 and B-4 regarding Mitigation Document and Applicable Regulations and Notes, respectively (check all that apply):</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Compliance with AMMIC Subarea Plan. <input checked="" type="checkbox"/> Compliance with other applicable land use and shoreline policies and development regulations. <input type="checkbox"/> Other <p>Explain:</p>	

UTILITIES AND PUBLIC SERVICES CHECKLIST AND MITIGATION MEASURES

Public Services and Utilities Checklist

<p>46. Water Supply: Would the project result in an increased need for water supply or fire flow pressure? Can City levels of service be met? The project will result in an increased need for water supply. A water/sewer availability application are included with this submittal.</p>	Staff Comments:
<p>47. Wastewater: Would the project result in an increased need for wastewater services? Can City levels of service be met?</p>	

Public Services and Utilities Checklist

This project will result in an increase in wastewater service and is expected to be met by the city service levels. A water/sewer availability application are included with this submittal.

48. Police Protection: Would the project increase demand for police services? Can City levels of service be met?

The project could result in an increased demand for police services, but the project should not substantially impact adopted levels of service.

49. Fire and Emergency Services: Would the project increase demand for fire and/or emergency services? Can levels of services be met?

The project could result in an increased demand for fire and emergency services, but the project should not substantially impact adopted levels of service.

50. Schools: Would the project result in an increase in demand for school services? Can levels of services be met? Is an impact fee required?

No. The project does not include any residential development.

51. Parks and Recreation: Would the project require an increase in demand for parks and recreation? Can levels of services be met?

No, the project would not likely require an increase in demand for parks and recreation.

52. Other Public Services and Utilities: Would the project require an increase in demand for other services and utilities? Can levels of services be met?

The project has proposed to extend the proposed sewer and water mains on site. The sewer and water mains will be extended from the existing main within 168th St NE and proposed main in 47th Ave NE.

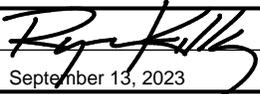
53. Proposed Measures to control impacts including **Exhibit B-1 and B-4 regarding** Mitigation Required for Development Applications and **Exhibit B-3 Applicable Regulations (check all that apply):**

- Capital Facility Plan has been considered, and development provides its fair share of the cost of improvements consistent with applicable local government plans and codes.
- Law enforcement agency has been consulted, and development reflects applicable code requirements.
- Fire protection agency has been consulted, and development complies with Uniform Fire Code.
- School impact fee, if applicable.
- Parks impact fee, if applicable.
- Developer has coordinated with City to ensure that sewer lines, water lines, or stormwater facilities will be extended to provide service to proposed development site where required.
- General facility charges have been determined to ensure cumulative impacts to utilities are addressed.
- Other Measures to reduce or control public services and utilities impacts:

Explain:

C. Applicant 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:	
Date:	September 13, 2023

D. Review Criteria

REVIEW CRITERIA

The City's SEPA Responsible Official may designate "planned actions" consistent with criteria in Ordinance No. 2021-002 Subsection 4.E.

Criteria	Discussion
(a) the proposal is located within the Planned Action area identified in Exhibit A of this Ordinance;	
(b) the proposed uses and densities are consistent with those described in the Planned Action EIS and Section 4.D of this Ordinance;	
(c) the proposal is within the Planned Action thresholds and other criteria of Section 4.D of this Ordinance;	
(d) the proposal is consistent with the City of Arlington Comprehensive Plan and the AMMIC Subarea Plan;	
(e) the proposal's significant adverse environmental impacts have been identified in the Planned Action EIS;	
(f) the proposal's significant impacts have been mitigated by application of the measures identified in Exhibit B, and other applicable City regulations, together with any modifications or variances or special permits that may be required;	

Criteria	Discussion
(g) the proposal complies with all applicable local, state and/or federal laws and regulations, and the SEPA Responsible Official determines that these constitute adequate mitigation;	
(h) the proposal is not an essential public facility as defined by RCW 36.70A.200(1), unless the essential public facility is accessory to or part of a development that is designated as a planned action under this ordinance.	

DETERMINATION CRITERIA

Applications for planned actions shall be reviewed pursuant to the process in Ordinance No. 2021-002 Section 4.G.

Requirement	Discussion
Applications for planned actions were made on forms provided by the City including this Cascade Industrial Center Environmental Checklist and Mitigation Document.	
The application has been deemed complete in accordance with AMC Chapter 20.16.	
The proposal is located within Planned Action Area pursuant to Exhibit A of this Ordinance	

E. SEPA Responsible Official Determination

The proposed use(s) are listed in Section 4D of the Ordinance and qualify as a Planned Action.	
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A. Qualifies as a Planned Action: The application is consistent with the criteria of Ordinance 2021-002 and thereby qualifies as a Planned Action project.
 It shall proceed in accordance with the applicable permit review procedures specified in AMC 20.16, except that no SEPA threshold determination, EIS or additional SEPA review shall be required.
 Notice shall be made pursuant to AMC Chapter 20.98. as part of notice of the underlying permits and shall include the results of the Planned Action determination. If notice is not otherwise required for the underlying permit, no special notice is required. See Section 4.G(3)(a) regarding notice of the zoning permit decision.
 The review process for the underlying permit shall be as provided in AMC Chapter 20.16.
 NOTE: If it is determined during subsequent detailed permit review that a project does not qualify as a planned action, this determination shall be amended.

Signature	
Date:	

B. Does not Qualify as Planned Action: The application is not consistent with the criteria of Ordinance 2021-002, and does not qualify as a Planned Action project for the following reasons:

Projects that fail to qualify as Planned Actions may incorporate or otherwise use relevant elements of the Planned Action EIS, as well as other relevant SEPA documents, to meet their SEPA requirements. The SEPA Responsible Official may limit the scope of SEPA review for the non-qualifying project to those issues and environmental impacts not previously addressed in the Planned Action EIS.

SEPA Process Prescribed:

C. Responsible Official Signature

Signature:	
Date:	

EXHIBIT B-2 MITIGATION DOCUMENT

A Mitigation Document is provided in this Exhibit B-1 to establish specific mitigation measures based upon significant adverse impacts identified in the Planned Action EIS. The mitigation measures in this Exhibit B-1 shall apply to Planned Action Project applications that are consistent with the Alternative range reviewed in the Planned Action EIS and which are located within the Planned Action Area (see Exhibit A).

Where a mitigation measure includes the words “shall” or “will,” inclusion of that measure in Planned Action Project application plans is mandatory in order to qualify as a Planned Action Project. Where “should” or “would” appear, the mitigation measure may be considered by the project applicant as a source of additional mitigation, as feasible or necessary, to ensure that a project qualifies as a Planned Action Project. Unless stated specifically otherwise, the mitigation measures that require preparation of plans, conduct of studies, construction of improvements, conduct of maintenance activities, etc., are the responsibility of the applicant or designee to fund and/or perform.

The City’s SEPA Responsible Official’s authorized designee shall determine consistency with this mitigation document.

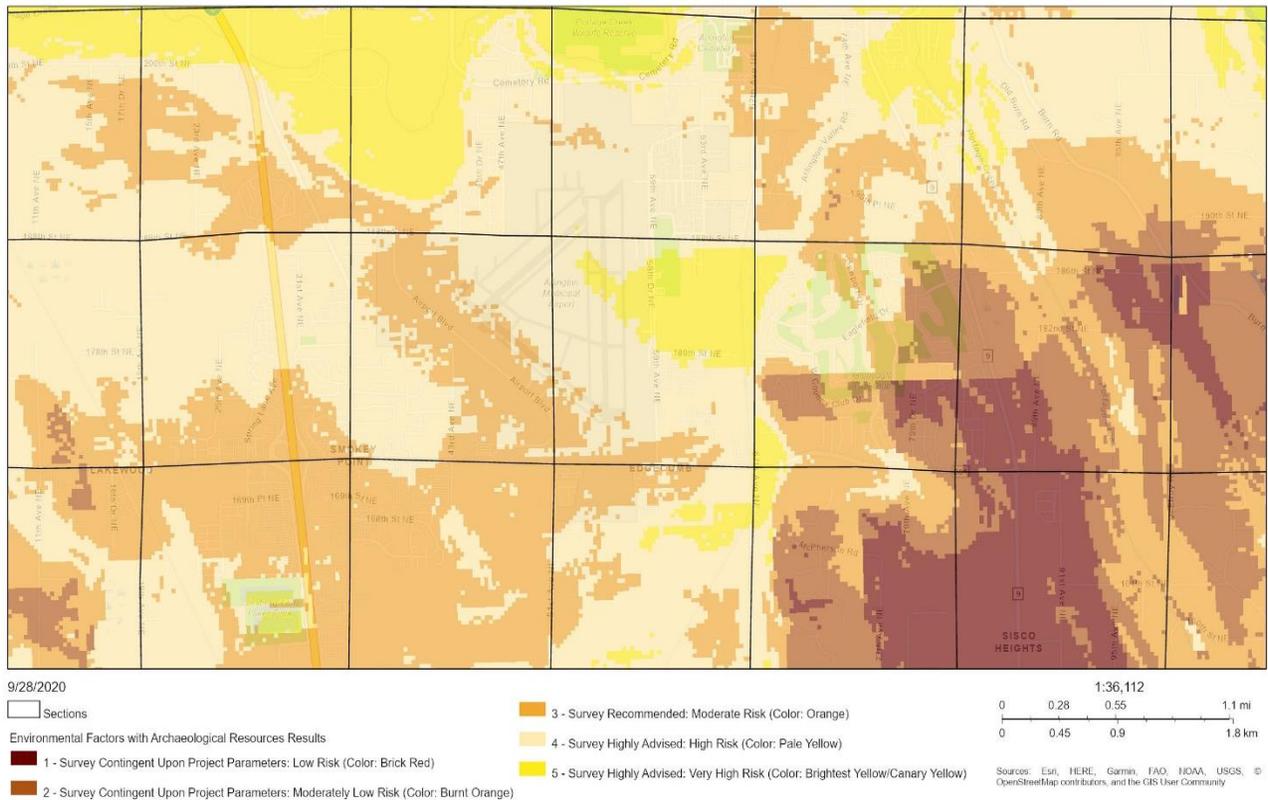
Natural Environment

1. Planned Actions shall be consistent with subarea plan dimensional and development standards including maximum impervious coverages.
2. Planned Actions shall be consistent with the relocation of Edgecomb Creek and associated habitat improvements.
3. Planned Actions shall implement required street frontages identified in the Arlington Complete Streets Program, including landscaping and green infrastructure.
4. Planned Actions may incorporate green stormwater retrofits that provide water quality benefits beyond standard requirements by code.

Cultural Resources

5. Within shoreline jurisdiction, Planned Actions must be consistent with cultural resources policies and regulations.
6. Planned Action notices shall be sent to DAHP and tribes (Snohomish Tribe, Stillaguamish Indian Tribe, and Tulalip Tribes) for each application consistent with Section G of the ordinance.
7. If DAHP predictive model maps location as high to very high probability (Map B-1.1):
 - a. If cultural resources survey not previously completed, conduct cultural resources survey including subsurface testing where feasible and documentation of historic (i.e. 50 years old or older) built environment in advance of construction. Survey report will include inadvertent discovery plan (IDP).
 - b. If cultural resources survey of the location completed more than 10 years ago, an updated report including IDP may be needed.
 - c. If cultural resources survey of the location completed within past 10 years, prepare an IDP.
8. If DAHP predictive model maps location as low to moderate probability (Map B-1.1):
 - a. If cultural resources survey not previously completed, conduct cultural resources desktop review and field reconnaissance including documentation of historic (i.e. 50 years old or older) built environment in advance of construction. Report will include inadvertent discovery plan (IDP).
 - b. If cultural resources review completed for the location more than 10 years ago, an updated desktop review including IDP may be needed.
 - c. If cultural resources survey of the location completed within past 10 years, prepare an IDP.
9. Where required under Mitigation Measures 7 and 8, Planned Actions shall prepare Inadvertent Discovery Plans as a condition of project approval.
10. The City may condition Planned Actions according to the results of required reviews under Mitigation Measures 7 and 8.

Map B-1.1 Cultural Resources Probability Department of Archaeology and Historic Preservation



Land Use and Aesthetics

- 11. Planned Actions shall be consistent with the AMC development standards and guidelines for the CIC.
- 12. Planned Actions shall implement design standards specific to industrial areas and development types.

Transportation

- 13. See Exhibit B-3.

Public Services

- 14. Planned Actions shall demonstrate consistency with crime prevention through environmental design principles through compliance with CIC development standards and guidelines.
- 15. Planned Actions shall pay applicable impact fees per Chapter 20.90 for parks and schools.
- 16. A Planned Action shall provide the common and private open space required per dwelling in the Arlington Municipal Code.

Utilities

- 17. Planned Actions shall meet City standards for adequate water and sewer service, pay applicable general facility charges, and incorporate water and sewer infrastructure improvements in street frontage improvements as appropriate.
- 18. Planned Action shall implement the required stormwater manual and implement necessary stormwater improvements. If a regional stormwater facility is approved by the City, an applicant may request or the City may condition development to pay a fee based on the area of new and replaced impervious surface subject to the applicable stormwater management manual in place at the time of application.

EXHIBIT B-3 ADDITIONAL MITIGATION REQUIREMENTS & PROCEDURES

Transportation

Frontage Improvements

- A. When a property redevelops and applies for permits, frontage improvements (or in-lieu contributions) and right-of-way dedications if needed are required by the Arlington Municipal Code (AMC 20.56.170).
- B. If right-of-way (or an easement) is needed, it also must be dedicated to the City by the Planned Action Application property owner.
- C. Planned Action applicants may request and the City may consider a fee-in-lieu for some or all of the frontage improvements that are the responsibility of the property owner consistent with criteria in AMC 20.56.170 and agreements pursuant to RCW 82.02.020 or other instrument deemed acceptable to the City and applicant.

Mitigation Fees

- D. **Areawide Improvements:** Implementation of improvements identified in Table B.3-1 shall occur through a SEPA fair share fee program such that new development contributes its share of the cost for these projects.
- E. **Cost Basis:** Unless amended, or replaced with a transportation impact fee, mitigation fees consistent with the proportionate share of costs shall be applied to planned action applications. This fee shall be payable in addition to the impact fee in AMC Chapter 20.90 until such time as the improvements in Table B.3-1 are incorporated into the City's impact fee basis.
- F. A Planned Action's trips calculated per Section 4.D(3)(d) will be used to determine a development's demand and mitigation payment.
- G. **Mitigation Fee Payable at Permit Issuance:** The mitigation fee shall be payable at the time of building permit issuance.
- H. The Planned Action Share Transportation Fees will be incorporated into the City master fee schedule. Fees shall be subject to biennial review to affirm the cost basis including a construction cost index or an equivalent as determined by the City.
- I. Should the State of Washington develop capital improvements that are scheduled in addition to the listed mitigation in Table B.3-1, the City may collect a fair share cost of such improvements to the extent the improvements add capacity to address growth.

Transportation Demand Management

- J. Each Planned Action shall demonstrate consistency with requirements for Commute Trip Reduction (AMC Chapter 10.80). The City may condition Planned Actions to provide for transportation demand management measures to assist in meeting City levels of service and concurrency.
- K. Each Planned Action shall provide for electric vehicle infrastructure (AMC Chapter 20.44.098).

Table B.3 -1. Summary of Mitigation and Action Alternative Pro-Rata Cost

Location	Improvement	Estimated Total Cost (Million \$) ¹	Existing Intersection Vehicle Volumes ²	2040 Action Alternative 2 Intersection Vehicle Volumes ²	Total Volume Increase ³	Percent Pro-Rata Share ⁴	Pro-Rata Cost (Million \$) ⁵
SR 531 between 43rd Avenue NE and 67th Avenue NE	Widening SR 531 from 2 to 4-lanes with intersection improvements such as roundabouts at major intersections. Multiuse paths constructed along SR 531	\$39.3	10,660	14,355	3,695	25.7%	\$10.1
SR 531 between 67th Avenue NE and SR 9		\$45.0	3,660	5,780	2,120	36.7%	\$16.515
67th Avenue NE/188th Street NE	Installation of traffic signal and railroad crossing improvements	\$3.1	1,120	1,770	650	36.7%	\$1.138
I-5/SR 531 Interchange	Specific intersection improvements are being reviewed with the City of Arlington as part of a development application	TBD	8,505	10,425	1,920	18.4%	TBD
Smokey Point Blvd/SR 531		TBD	4,480	5,260	780	14.8%	TBD
Total		\$87.4					\$27.753

Source: Transpo Group, 2020

TBD = To be determined when the specific improvement is identified.

1. SR 531 43rd Avenue NE to 67th Avenue NE project cost based on WSDOT published as of September 25, 2020 <https://wsdot.wa.gov/projects/sr531/43rd-ave-67th-ave/home>. SR 531 67th Avenue NE to SR 9 project cost based on City of Arlington Six-Year Transportation Improvement Program 2019-2024. Intersection improvement cost 67th Avenue NE/188th Street NE based on estimates prepared by Transpo Group.
2. Volumes for SR 531 are total entering volumes for the major intersections.
3. 2040 Action Alternative 2 intersection vehicle volumes – existing intersection vehicle volumes
4. Project trips / 2040 Action Alternative intersection vehicle volumes.

EXHIBIT B-4 APPLICABLE REGULATIONS AND ADVISORY NOTES

In addition to the AMMIC Subarea Plan goals and policies and the Arlington Land Use Code development regulations, the following regulations may apply. All applicable local, state, and federal requirements shall be met regardless of whether they are highlighted in this Exhibit or not.

Natural Environment

Development and redevelopment projects within the study area that have the potential to impact environmentally sensitive natural resources will require compliance with federal, state, and local regulations. Mitigation sequencing to avoid, minimize, and mitigate environmental impacts is typically required for all applicable permitting reviews and authorizations. The table below provides a regulatory permit matrix for actions requiring local, state, and federal authorizations. Appropriate mitigation measures specific to project alternatives will need to be proposed when alternatives are farther along in the planning process. This may include preservation, enhancement, and restoration of wetland and marine shoreline buffer.

Table B.4-1. Environmental Regulations

Jurisdictional Agency	Regulations/Authorizations
City of Arlington	Pre-application submittal conference SEPA Determination (No Action Alternative) Planned Action Consistency Determination (Action Alternatives) Critical Areas review City of Arlington Stormwater Code Compliance
Washington State Department of Ecology	CWA Section 401 Water Quality Certification NPDES Construction Stormwater General Permit Coastal Zone Management Act Consistency Certification
Washington Department of Fish and Wildlife	Hydraulic Project Approval (HPA)
U.S. Army Corps of Engineers	CWA Section 404 Clean Water Act CWA Section 10 Rivers and Harbors Act Requires Compliance with: Section 7 of the Endangered Species Act Section 106 of the Historic Preservation Act Magnuson-Stevens Act

Sources: *City of Arlington Municipal Code; Herrera 2020.*

Land Use and Aesthetics

Arlington’s Municipal Code contains regulations that help to ensure land use compatibility.

- Title 20 Land Use Code.
- Arlington Design Standards (Chapter 20.46 AMC).
- Arlington Shoreline Master Program (SMP).
- Airport Master Plan: contains regulations applicable to Flightline zone areas.

Cultural Resources

In terms of historic and cultural resources the following local, state, and federal laws or rules apply:

- Arlington’s SMP includes policies and regulations that would require appropriate cultural review by tribal and other agencies.

- State funded capital projects require Governor’s Executive Order 0505 review. Implementation of the Executive Order requires all state agencies implementing or assisting capital projects using funds appropriated in the State's biennial Capital Budget to consider how future proposed projects may impact significant cultural and historic places.
- Section 106 of the National Historic Preservation Act requires that each federal agency identify and assess the effects its actions may have on historic buildings.

Transportation

The following regulations address transportation:

- Travel Demand Management (TDM): Washington State Commute Trip Reduction (CTR) law requires employers with 100 or more employees and located in high-population counties to implement TDM programs.
- Arlington Complete Streets Program
- Arlington Transportation Improvement Program and Capital Improvement Program
- The following regulations and standards:
 - AMC Chapter 10.80 - Commute Trip Reduction
 - AMC Chapter 20.56 - Streets and Sidewalks
 - Chapter 20.90 - Concurrency and Impact Fees
 - Arlington Engineering Standards
 - AMC Chapter 20.44.098 – Electric Vehicle Infrastructure

Public Services

The following regulations address public services:

- Comprehensive Plan – Addresses levels of service and capital improvements for fire, police, and parks. This is updated every eight years with the Comprehensive Plan.
- Title 15 Fire – Includes requirements for fire suppression.
- Parks and Recreation Master Plan– Establishes a plan for 2016-2023 including capital projects.
- Arlington School District Levy 2020 – Addresses Capital Replacement projects to ensure proper function of current schools.

Utilities

Water

When evaluating new construction, Arlington Public Works and Utilities Department personnel determine the ability of the water system to meet fire flow requirements at that location with a minimum of 20 psi residual pressure throughout the distribution system. If the water system cannot provide the required fire flow for the specific project, the developer is required to revise building construction and/or make the necessary improvements to the distribution system to meet the project’s fire flow requirements as established by the City Fire Chief. The available fire flow will be determined by the City’s engineering staff using the water system hydraulic model.

AMC Chapter 13.08. includes provisions for service connections and mains to be upgraded by developers during redevelopment if required to meet engineering design and construction standards. Chapter 13.08. also includes provisions for installation of pumps if required to achieve adequate pressure during peak demands.

Wastewater

AMC Chapter 13.36 includes provisions for wastewater service connections and extensions when existing connections are inadequate or sewer mains are not present along the frontage of a property.

Stormwater

AMC Chapter 13.28 includes provisions that require redevelopment to meet stormwater management requirements of the Stormwater Management Manual for Western Washington, which requires low impact development BMPs, flow control, and water quality treatment. Under all the alternatives these requirements are expected to result in a net improvement in the quality of stormwater that is discharged to the Stillaguamish River and Quilceda Creek via ditches, Hayho Creek, Westphal Creek, Portage Creek, Prairie Creek and Edgecomb Creek.