



NON-PROJECT ACTION

COMMUNITY & ECONOMIC DEVELOPMENT

18204 59 Avenue NE • Arlington, WA 98223 • Main Line 360.403.3551

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 [Find help answering background questions](#)

1. Name of proposed project, if applicable:

Watanabe Rezone

2. Name of applicant:

City of Arlington

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

Dale Watanabe
PO Box 1571
Woodinville, WA 98072

Daljit Dhillon
16512 51st Avenue NE
Arlington, WA 98223

dalewatanabe@live.com

dal5967@gmail.com

4. Date checklist prepared:

April 17, 2024

5. Agency requesting checklist:

City of Arlington, Community & Economic Development Department

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

The proposed rezone will be reviewed by the City of Arlington Planning Commission in May of 2024 and by the City Council in June of 2024.

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

The proposed rezone changes the property zoning from General Commercial to Light Industrial. After the rezone any future development on the property shall go through project review independently at a future date. There are no known development proposals at this time.

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

There has been no environment information prepared for the non-project rezone action on this parcel.

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.

There are no known proposals that directly affect the subject property.

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

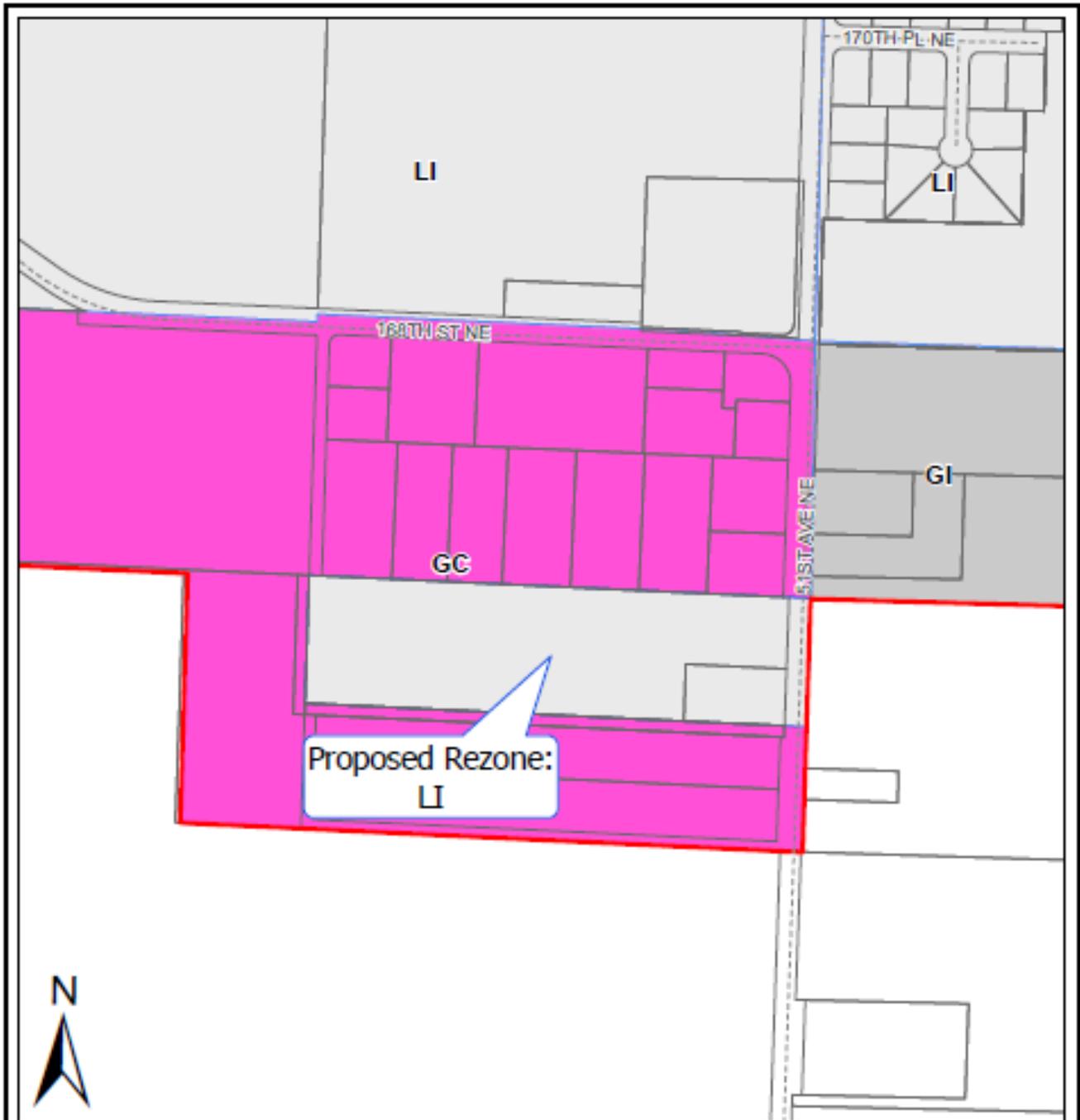
The proposed rezone is subject to approval by the City of Arlington City Council.

11. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

This is a non-project action. The applicants are proposing to rezone a total of 10 acres on two parcels (parcel numbers 31052800101700 and 31052800101000) from General Commercial zoning to Light Industrial. The property is within the Cascade Industrial Center. The subject properties are bordered by a mixed-use development to the north, which has utilized all of the allowed residential units in the Cascade Industrial Center, a public street to the east (51st Avenue NE), a legal non-conforming RV Park to the south and a future public street to the west (47th Avenue NE). Approval by the City Council is required for all rezone applications. If the request is granted, the City's Future Land Use Map and the City's Official Zoning Map would need to be amended.

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 property is located southwest of the 168th Street and 51st Avenue intersection at 16512 and 165xx 51st Avenue NE.



Legend

- Street
- City Limits
- Assessor Parcel
- Proposed Rezone

Existing Zoning

- GC - General Commercial
- LI - Light Industrial
- GI - General Industrial

This data is provided "as is" without warranty of any kind. The entire risk as to the results and performance of the data is assumed by you. Should the data prove defective, you assume the entire cost of all necessary reworking, repair, or correction. These data and corresponding attributes are not to be used for design purposes. Further, the City of Arlington does not warrant, guarantee, or make any representations regarding the use of, or results from the use of the data in terms of correctness, accuracy, reliability, completeness, or otherwise, and you rely on the data and results solely at your own risk. There are known gaps and inaccuracies in the current data set and the provided information should be considered a draft and in-progress work. Washington State Law, Ch. 42.05 RCW, prohibits state and local agencies from providing access to data of individuals intended for use for commercial purposes and thus, no commercial use may be made of any data comprising data of individuals contained herein.

City of Arlington
Watanabe Rezone

15300 168th St NE
Arlington, VA 22207
703.246.2000

Scale: 1 inch = 350 ft	File: Docket2024/ Watanabe2Layout8.5x11_2024
Date: 1/24/2024	Cartographer: lhb

B. Environmental Elements

1. Earth [Find help answering earth questions](#)

a. General description of the site:

The subject property is relatively flat. One of the parcels is a vacant field and the other parcel has a current residential home with a non-conforming business operation.

Circle or highlight one: **Flat** rolling, hilly, steep slopes, mountainous, other:

b. What is the steepest slope on the site (approximate percent slope)?

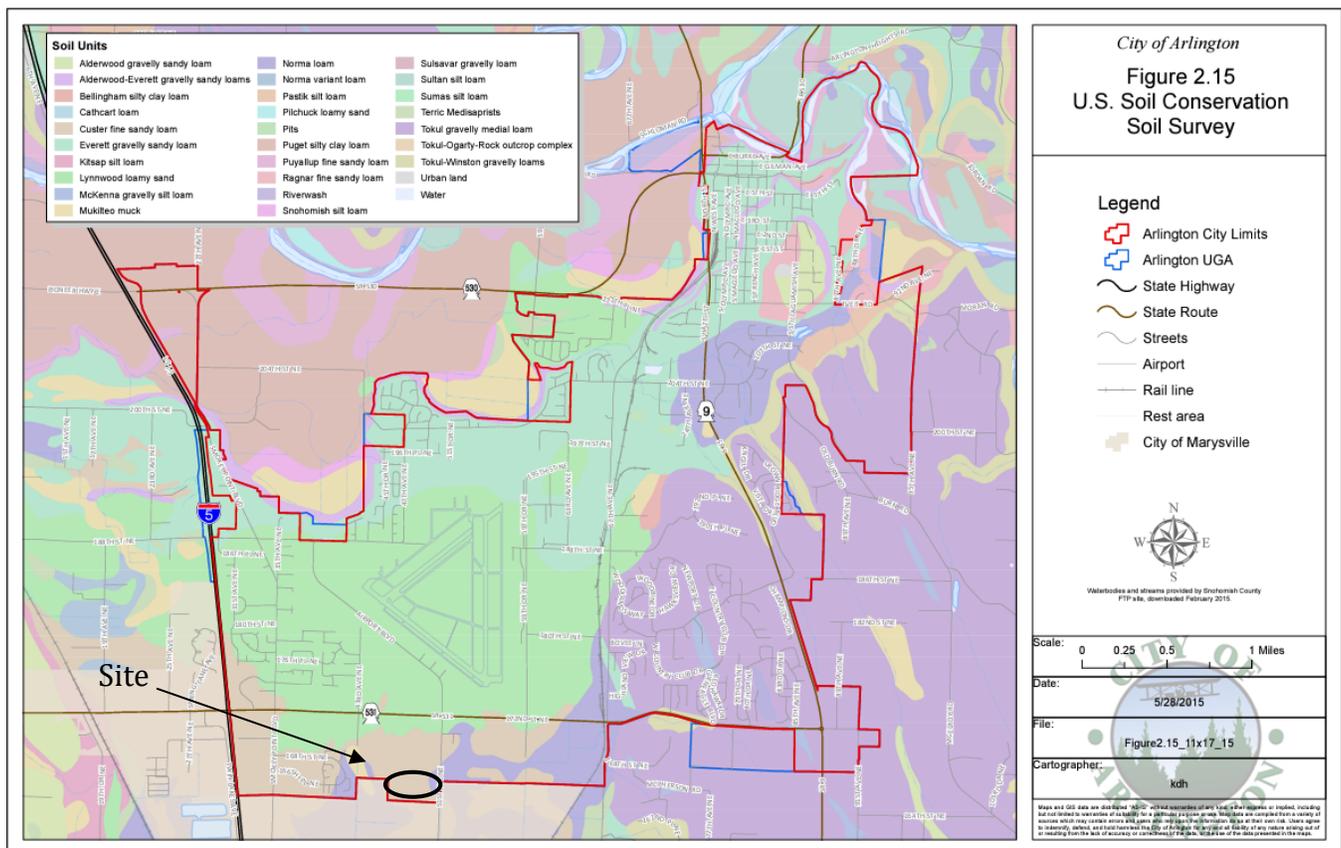
0 – 3%

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.

The soils on the site consist of Custer Fine Sandy Loam (76.6%) and Norma Loam (23.4%), 0-3% slopes.

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

There are no indications or history of unstable soils on the site or in the immediate vicinity.



- 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.**

Not applicable to this non-project proposal. There is no construction proposed. Future development on the sites are subject to project specific details and environmental review.

- f. Could erosion occur because of clearing, construction, or use? If so, generally describe.**

Not applicable to this non-project proposal. There is no construction proposed. Future development on the sites are subject to project specific details and environmental review.

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

The Light Industrial zone allows for the density and dimensional standards to be the same as predominately surrounding zones.

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

Specific measures will be determined on an individual project basis.

2. Air [Find help answering air questions](#)

- 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.**

Not applicable to this non-project proposal. There is no construction proposed. Future development on the sites are subject to project specific details and environmental review.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.**

Not applicable to this non-project proposal. There is no construction proposed. Future development on the sites are subject to project specific details and environmental review.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any.**

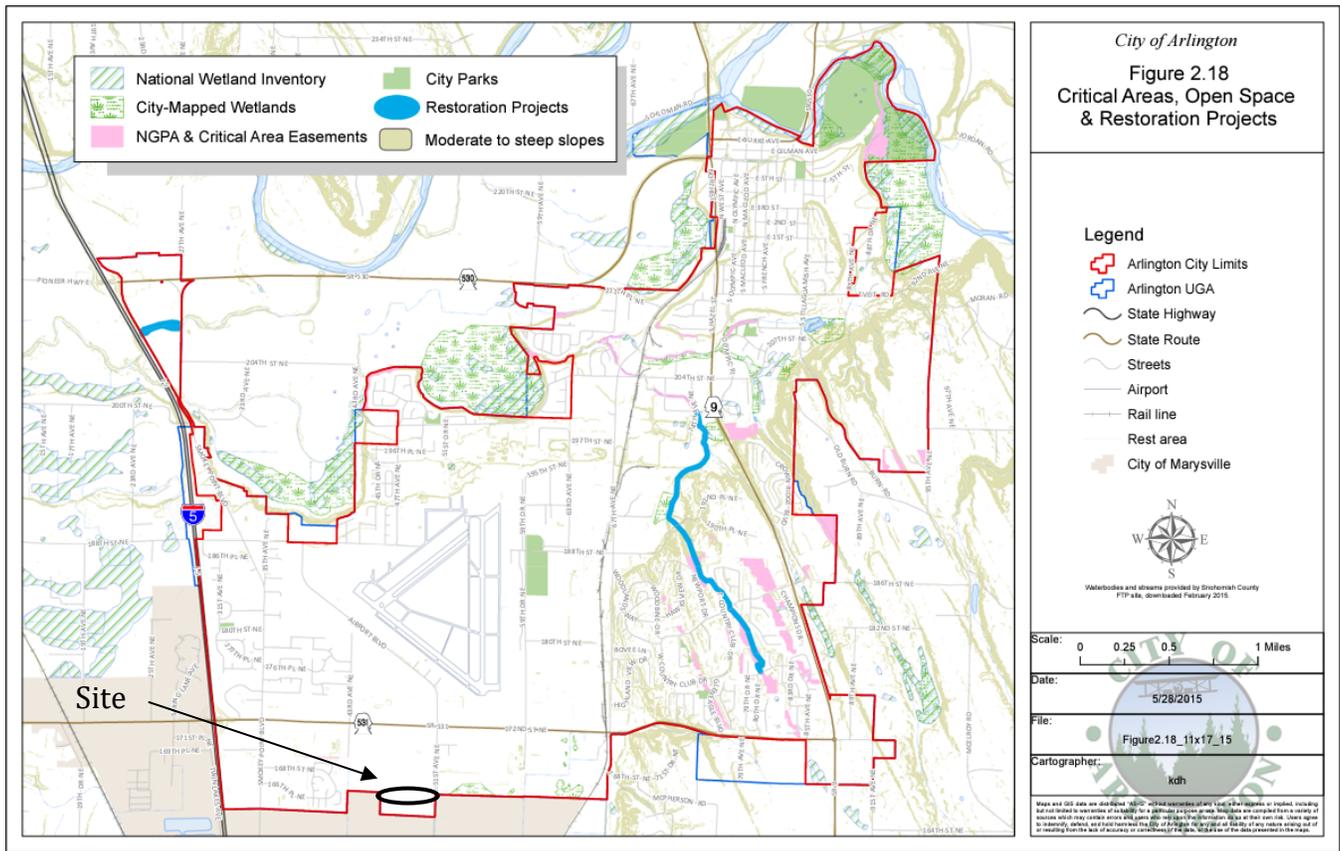
Specific measures will be determined on an individual project basis.

3. Water [Find help answering water questions](#)

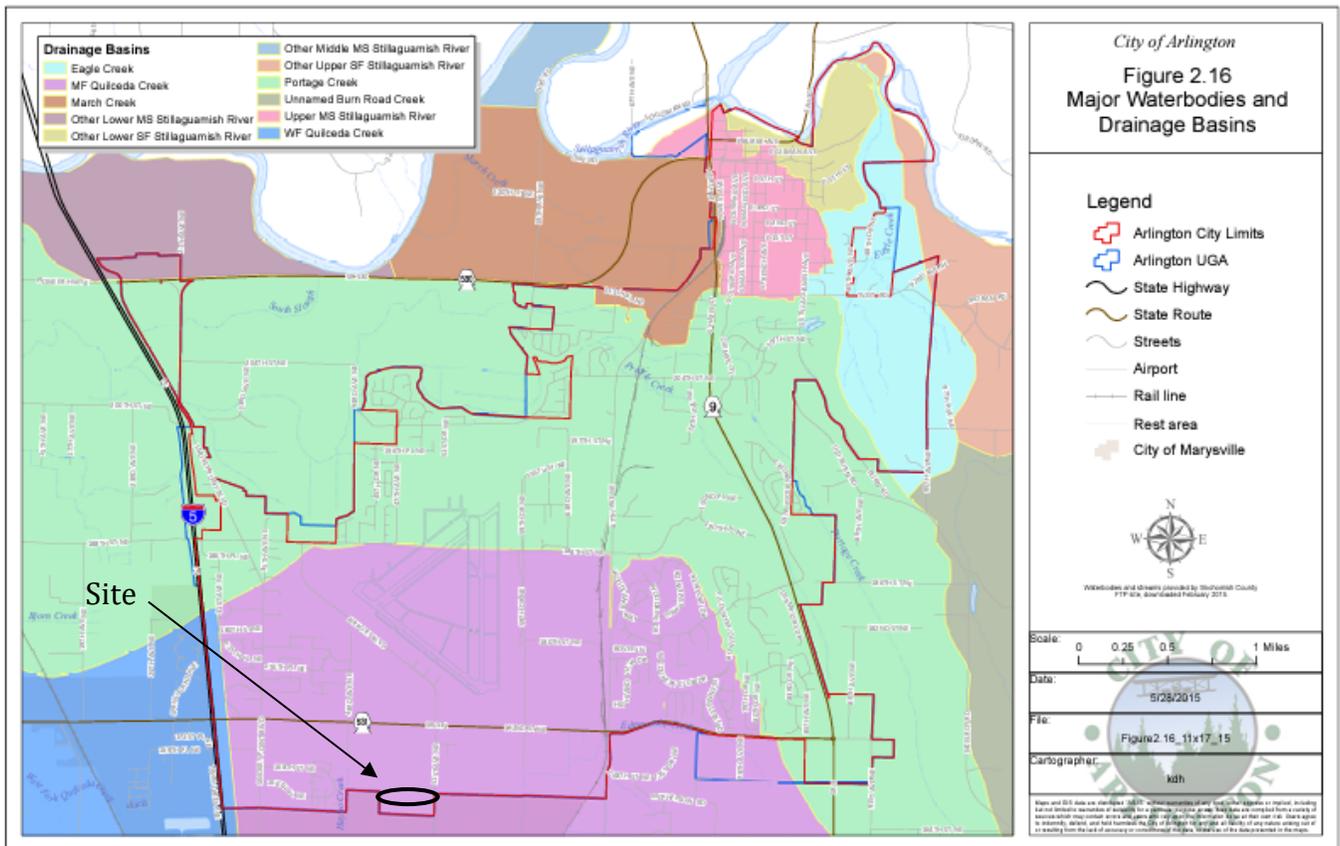
- a. Surface Water:** [Find help answering surface water questions](#)

- 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 bodies of water in the immediate vicinity of the site.



The properties are within the Quilceda Creek drainage basin as shown on the map below:



- 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.**

Not applicable to this non-project proposal. There is no construction proposed. Future development of the sites would not require work over, in or adjacent to any bodies of water.

- 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.**

Not applicable to this non-project proposal. There is no construction proposed. Future development of the sites would not require filling or removal of material from surface water or wetlands.

- 4. Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known.**

Not applicable to this non-project proposal. There is no construction proposed. Future development of the sites would 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.**

The subject property does not lie within a 100-year floodplain.

- 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.**

Not applicable to this non-project proposal. There is no construction proposed. Future development of the sites would not involve discharge of waste materials to surface waters.

b. Ground Water: [Find help answering ground water questions](#)

- 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 a general description, purpose, and approximate quantities if known.**

Not applicable to this non-project proposal. There is no construction proposed. Future development of the sites would be connected to city water mains.

- 2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (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.**

Not applicable to this non-project proposal. There is no construction proposed. Future development of the sites would be connected to city sewer mains.

c. Water Runoff (including stormwater):

- a) 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.**

Not applicable to this non-project proposal. There is no construction proposed. Future development of the sites are required to meet the City's code requirements and the Department of Ecology's Stormwater Manual regulations. This will be evaluated through future project permitting.

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

Not applicable to this non-project proposal. There is no construction proposed. Future development of the sites are required to meet the City's code requirements and the Department of Ecology's Stormwater Manual regulations. This will be evaluated through future project permitting.

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

Not applicable to this non-project proposal. There is no construction proposed. Future development of the sites are required to meet the City's code requirements and the Department of Ecology's Stormwater Manual regulations. This will be evaluated through future project permitting.

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

Specific measures will be determined on an individual project basis.

4. Plants [Find help answering plants questions](#)

- 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?**

Not applicable to this non-project proposal. There is no construction proposed. One of the parcels is currently vacant and covered with grass, shrubs, and sparse trees. The second parcel has an existing legal non-conforming single-family residence and a non-conforming business operation. There is a small group of trees on the site and site development is to be determined with a future project proposal.

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

None have been observed.

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

Not applicable to this non-project proposal. There is no construction proposed. One of the parcels is currently vacant and covered with grass, shrubs, and sparse trees. The second parcel has an existing legal non-conforming single-family residence and a non-conforming business operation. To be determined with a future project proposal.

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

None have been observed.

5. Animals [Find help answering animal questions](#)

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

One of the parcels is currently vacant and covered with grass, shrubs, and sparse trees. The second parcel has an existing legal non-conforming single-family residence and a non-conforming business operation. The site is located along 51st Avenue, which is a local collector and is surrounded by industrial uses. Very few animals would likely frequent the site. None have been observed on the site but may include small birds or an occasional deer.

Examples include:

- **Birds:** hawk, heron, eagle, songbirds, other:
- **Mammals:** deer, bear, elk, beaver, other:
- **Fish:** bass, salmon, trout, herring, shellfish, other:

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

None have been observed.

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

Not particular to this site, however the Pacific Flyway is a major north-south flyway for migratory birds in America, extending from Alaska to Patagonia. Flyway route stopover sites typically include wetlands, shorelines, or beaches. The subject site is located east of the headwaters of Hayho Creek and associated wetlands and within the Cascade Industrial Center, which is an industrial area of the city.

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

Not applicable to this non-project proposal. There is no construction proposed. One of the parcels is currently vacant and covered with grass, shrubs, and sparse trees. The second parcel has an existing legal non-conforming single-family residence and a non-conforming business operation. To be determined with a future project proposal.

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

None have been observed.

6. Energy and Natural Resources [Find help answering energy and natural resource questions](#)

1. **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.**

Not applicable to this non-project proposal. There is no construction proposed. To be determined with a future project proposal. Future development would likely require the use of electricity on the site.

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

Not applicable to this non-project proposal. There is no construction proposed. To be determined with a future project proposal.

3. **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.**

Not applicable to this non-project proposal. There is no construction proposed. To be determined with a future project proposal.

7. Environmental Health [Find help with answering environmental health questions](#)

- a. **Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.**

Not applicable to this non-project proposal. There is no construction proposed. To be determined with a future project proposal and would be required to comply with local, state, and federal law.

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

No known incidents of contamination have occurred on the site.

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.**

No such chemicals are currently stored or used on the site. All future use or storage would be required to comply with any applicable regulations.

4. **Describe special emergency services that might be required.**

Not applicable to this non-project proposal. To be determined with a future project proposal.

5. **Proposed measures to reduce or control environmental health hazards, if any.**

Not applicable to this non-project proposal. To be determined with a future project proposal.

b. Noise

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

The rezone properties could be affected by vehicular and truck traffic noise on the east and west sides of the properties from the 51st Avenue NE and 47th Avenue rights-of-way, mixed-use development to the north, and an existing RV park to the south. The property is located in a developing area of the Cascade Industrial Center.

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)?

Not applicable to this non-project proposal. Future development of the site would include noise associated with construction on a short-term basis and will be analyzed during a development permit.

Proposed measures to reduce or control noise impacts, if any.

Not applicable to this non-project proposal. To be determined with a future project proposal.

8. Land and Shoreline Use [Find help answering land and shoreline use questions](#)

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 zoning of the subject property is General Commercial and adjacent properties to the north, south and west are also General Commercial. The property to the east is in the City of Marysville and zoned Light Industrial. The subject properties and the surrounding properties are all within the Cascade Industrial Center. The proposal is to rezone the property from General Commercial to Light Industrial. The proposal aligns the properties with the intent of uses within the Cascade Industrial Center for properties that are not located on major roadway intersections.

The City of Arlington portion of the Cascade Industrial Center allows for 500 residential work force housing units within the subarea through the Planned Action that was approved under Ordinance 2021-002. The property located to the north of the subject site is currently under construction for 500 residential units and commercial uses along the 51st Avenue and 168th Street NE street frontages. This development known as The Outpost utilizes all of the allowed residential uses. The subject parcels do not have enough viable street frontage to support commercial development activity and could be better utilized with light industrial uses and businesses.

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 because 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?

No.

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. The property is located in the Cascade Industrial Center and the entire surrounding area is expected to develop as industrial uses or provide uses that support the industrial businesses and workers.

c. Describe any structures on the site.

One of the parcels is currently vacant and the second parcel has an existing legal non-conforming single-family residence.

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

Not applicable for this non-project proposal. To be determined with a future project proposal. No development proposals have been made on the property.

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

General Commercial. The non-project action proposes to rezone the properties to Light Industrial.

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

General Commercial. The non-project action proposes to rezone the properties to Light Industrial.

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

Not Applicable for this location.

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

No. The site has not been classified with any critical areas by either the city or county.

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

Not applicable for this non-project proposal. The proposal is to rezone for future light industrial use.

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

Not applicable for this non-project proposal. The proposal is to rezone for future light industrial use. There is currently one single-family residential home on one of the parcels. To be determined with a future project proposal.

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

Not applicable for this non-project proposal. One of the parcels is currently vacant and the second parcel has an existing legal non-conforming single-family residence. To be determined with a future project proposal.

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

The proposal, if approved, will provide zoning compatibility with the Cascade Industrial Center and future development in the surrounding area.

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

Not applicable, the site is not located near agricultural or forest lands and in a developing area of the city.

9. Housing [Find help answering housing questions](#)

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

None. This proposal is to rezone the property from General Commercial to Light Industrial. No housing is allowed within the light industrial zone.

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

Not applicable, one of the parcels does have a legal non-conforming single-family residence, however at this time there are no future development plans for the properties. The proposed rezone does not remove the single-family home.

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

None. The rezone proposal does not increase or decrease residential housing.

10. Aesthetics [Find help answering aesthetics questions](#)

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Not applicable for this non-project proposal. To be determined with a future project proposal.

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

Not applicable for this non-project proposal. To be determined with a future project proposal.

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

Not applicable for this non-project proposal. To be determined with a future project proposal.

11. Light and Glare [Find help answering light and glare questions](#)

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

Not applicable for this non-project proposal. To be determined with a future project proposal. Future development will comply with the Arlington Municipal Code regarding light and glare.

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

Not applicable for this non-project proposal. To be determined with a future project proposal. Future development may introduce a structure or landscaping with lighting or glare that would interfere with views from immediately adjacent neighbors.

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

Not applicable for this non-project proposal. To be determined with a future project proposal.

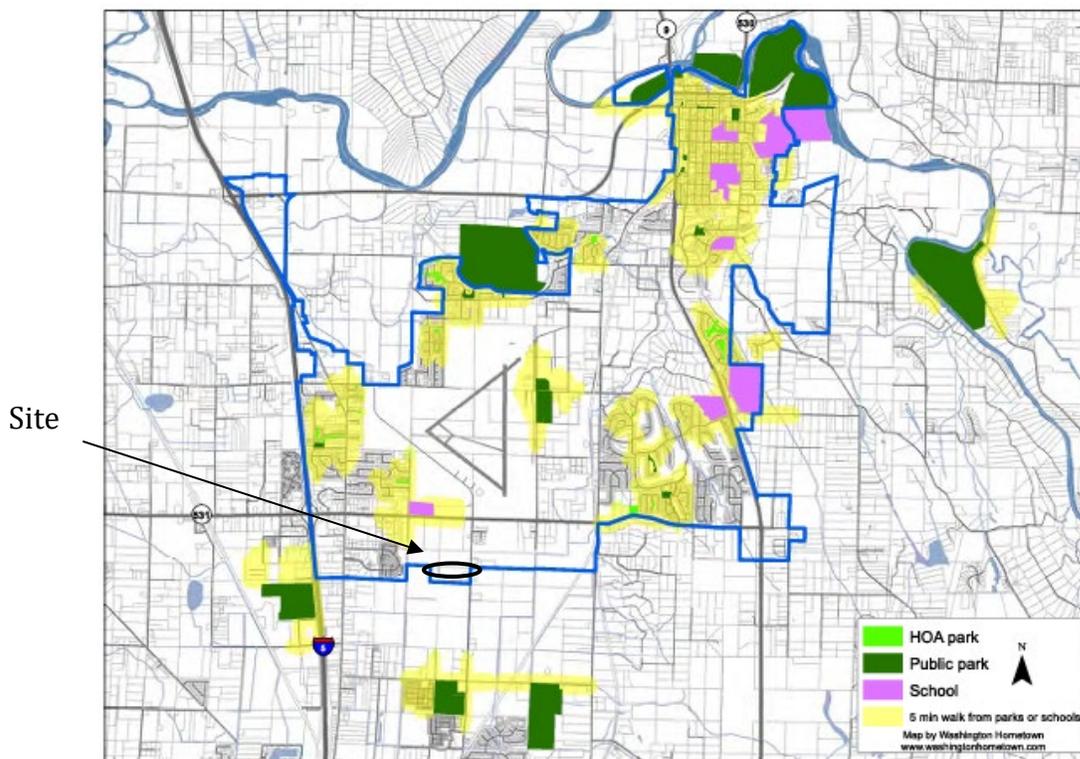
d. Proposed measures to reduce or control light and glare impacts, if any.

Not applicable for this non-project proposal. To be determined with a future project proposal. Future development will comply with the Arlington Municipal Code regarding light and glare.

12. Recreation [Find help answering recreation questions](#)

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

The City of Arlington has two parks located approximately 1.75 miles northeast of the subject site, along with the Centennial Trail located approximately 1.35 miles to the east.



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

No. The proposal is to rezone property. To be determined with a future project proposal.

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

Not applicable for this non-project proposal. To be determined with a future project proposal.

13. Historic and Cultural Preservation [Find help answering historic and cultural preservation questions](#)

- 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 such artifacts are known to exist on or near the site.

- c. **Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.**

Not applicable for this non-project proposal. To be determined with a future project proposal. If future excavation of the site reveals an artifact of historical significance, then tribal and state agencies will evaluate the impact.

- 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.**

Not applicable for this non-project proposal. To be determined with a future project proposal. Since there is nothing of historical significance on site, no proposed measures are needed. If future excavation of the site reveals an artifact of historical significance, then tribal and state agencies will evaluate the impact.

14. Transportation [Find help with answering transportation questions](#)

- 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.**

Currently only 51st Avenue, a local collector street, serves the property to the east. 47th Avenue to the west side of the property is proposed as future right-of-way.

- b. **Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?**

The property is located within a 1/2 mile of the Smokey Point Transit Center. 51st Avenue NE is proposed to have multiple transit stops in the future with the extension of Community Transit's Swift Gold Line.

- c. **Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).**

Not applicable for this non-project proposal. To be determined with a future project proposal. Future development of the site will require frontage improvements along both 51st Avenue and future 47th Avenue by providing public sidewalks, parking, pedestrian, and bicycle access.

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

No.

- 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?**

Not applicable for this non-project proposal. To be determined with a future project proposal.

- f. **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.

- g. **Proposed measures to reduce or control transportation impacts, if any.**

Not applicable for this non-project proposal. To be determined with a future project proposal.

15. Public Services [Find help answering public service questions](#)

- 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.**

Not applicable for this non-project proposal. To be determined with a future project proposal.

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

Not applicable for this non-project proposal. To be determined with a future project proposal.

16. Utilities [Find help answering utilities questions](#)

- 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.**

Not applicable for this non-project proposal. To be determined with a future project proposal.

C. Signature [Find help about who should sign](#)

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.

X  _____

Type name of signee: Amy Rusko

Position and agency/organization: Planning Manager / City of Arlington

Date submitted: April 17, 2024

D. Supplemental sheet for nonproject actions [Find help for the nonproject actions worksheet](#)

IT IS NOT REQUIRED to use this section 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?

The proposed rezone of the properties does not increase to any of the above items. Site-specific applications for development utilizing the zoning code are considered separate actions and will be reviewed for compliance with the zoning code at the time of Application. Future development is required to meet the city's Critical Area Ordinance, Stormwater Codes, and Department of Ecology requirements, along with consultation with the Tribal agencies.

- **Proposed measures to avoid or reduce such increases are:**

No such measures are needed at this time and will be addressed with the project level review.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

The proposed rezone of the properties does not affect plants, animals, fish or marine life. Site-specific applications for development utilizing the zoning code are considered separate actions and will be reviewed for compliance with the zoning code at the time of Application. Future development is required to meet the city's Critical Area Ordinance, Stormwater Codes, and Department of Ecology requirements, along with consultation with the Tribal agencies.

- **Proposed measures to protect or conserve plants, animals, fish, or marine life are:**

No such measures are needed at this time and will be addressed with the project level review.

3. How would the proposal be likely to deplete energy or natural resources?

The proposed rezone does not result in direct negative impacts and are unlikely to result in indirect or cumulative impact related to energy or natural resources. Site-specific applications for development utilizing the zoning code are considered separate actions and will be reviewed for compliance with the zoning code at the time of Application.

- **Proposed measures to protect or conserve energy and natural resources are:**

No such measures are needed at this time and will be addressed with the project level review.

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?

The proposed rezone does not affect the environment. Site-specific applications for development utilizing the zoning code are considered separate actions and will be reviewed for compliance with the zoning code at the time of Application. Future development is required to meet the city's Critical Area Ordinance, Stormwater Codes, and Department of Ecology requirements, along with consultation with the Tribal agencies.

- **Proposed measures to protect such resources or to avoid or reduce impacts are:**

No such measures are needed at this time and will be addressed with the project level review.

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?

The site is not located close to a shoreline, therefore the rezone to light industrial would not adversely affect shoreline uses.

- **Proposed measures to avoid or reduce shoreline and land use impacts are:**

No such measures are needed at this time and will be addressed with the project level review.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

The proposed rezone does not directly affect or increase demands on transportation, public services, and utilities. Rezoning from general commercial to light industrial may decrease the demand the property has for the above items. Site-specific applications for development utilizing the zoning code are considered separate actions and will be reviewed for compliance with the zoning code at the time of Application.

- **Proposed measures to reduce or respond to such demand(s) are:**

No such measures are needed at this time and will be addressed with the project level review.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

This rezone change would not conflict with requirements for the protection of the environment.