



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:

2025 Fir Lane Rezone

2. Name of applicant:

John Clarke / Shirley Case

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

18204 59th Avenue NE, Arlington, WA 98223

Amy Rusko – 360-403-3550

4. Date checklist prepared:

April 7, 2025

5. Agency requesting checklist:

City of Arlington, Community and Economic Development Department

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

The Fir Lane Rezone Comprehensive Plan and Map Amendment is expected to be adopted in June 2025.

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

This is a non-project action rezone that will change a parcel of land from Residential Low Capacity to Residential Moderate Capacity. Future residential development on the property is currently unknown.

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

There are no additional environmental documents that have been prepared for this non-project proposal.

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.

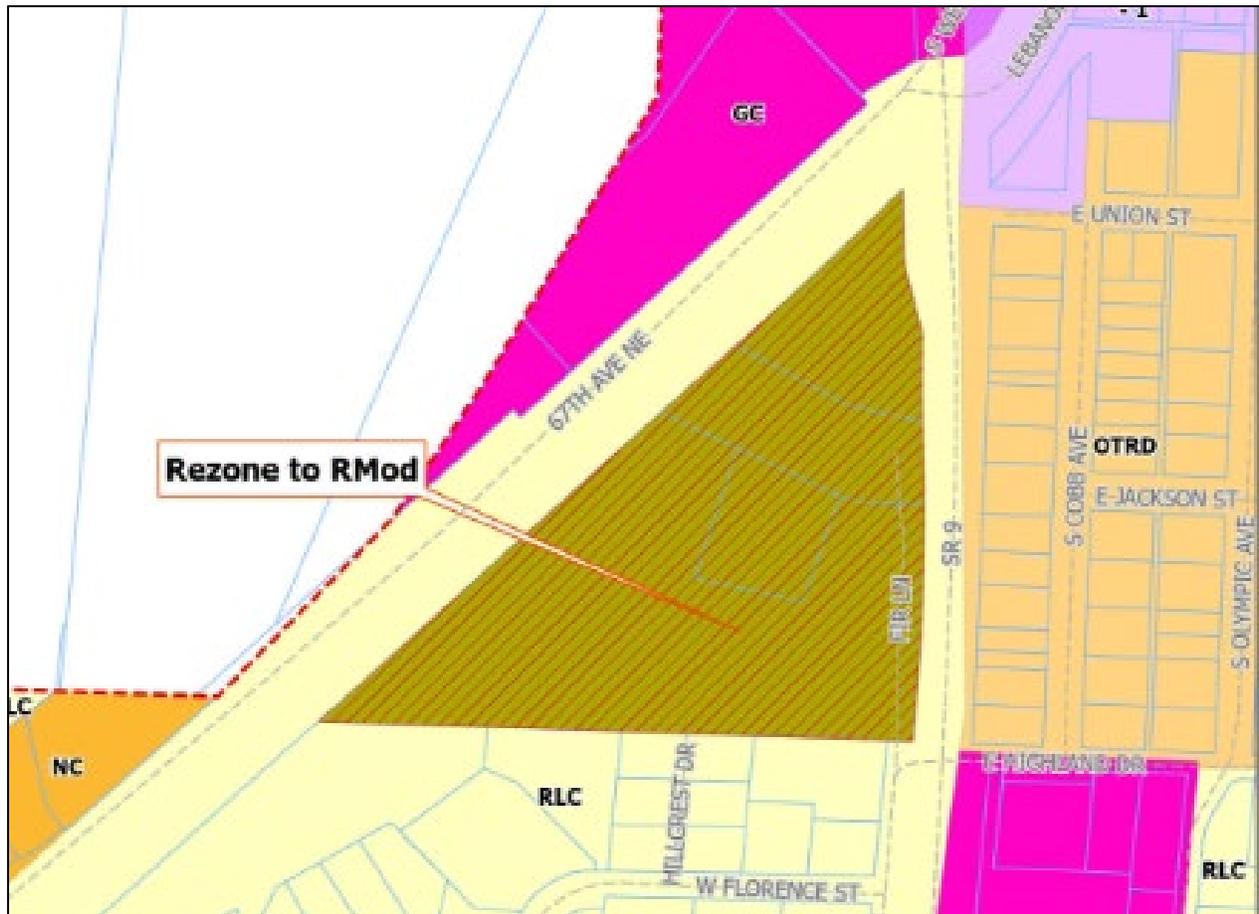
This is a non-project action. The proposed amendments have been sent to the Department of Commerce for review. The Fir Lane Rezone requires a recommendation from the City of Arlington Planning Commission and approval from the City of Arlington Council through an ordinance.

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

The City of Arlington Planning Commission and 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.)

The Fir Lane Rezone is a privately initiated rezone that proposes to rezone four parcels on a total of 8.77 acres from Residential Low Capacity zoning to Residential Moderate Capacity. The property is northwest of the Hazel Street and State Route 9 Intersection.



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.

This non-project rezone proposal is for parcel numbers 31051100102300, 31051100202400, 31051100202500, and 31051100202600, located northwest of the of the Hazel Street and State Route 9 intersection.

B. Environmental Elements

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

a. General description of the site:

This is a non-project action proposal that provides new, updated, or revised language to the permissible use section of the zoning code and has the potential to affect all parcels within the city limits of Arlington.

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

The property is generally flat on the upper portion of the property with steep slopes to the north and west.

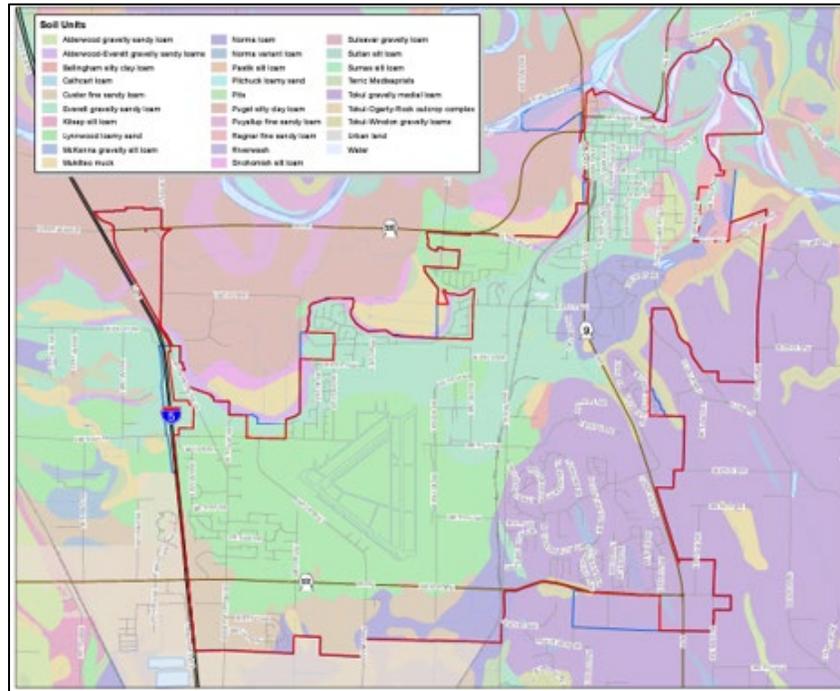
b. What is the steepest slope on the site (approximate percent slope)?

The upper east portion of the parcels along State Route 9 has 0-8 percent slopes, the middle portion of the parcels have 25-70 percent slopes, and the parcels level off on the furthest west portion of the parcels that goes back to 0-8 percent slopes along 67th Avenue.



- 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 subject parcels have a combination of Everett very gravelly sandy loam, 0-8 percent slopes and Alderwood-Everett gravelly sandy loams, 25-70 percent slopes.



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

There is no known current surface indications or history of unstable soils in the immediate vicinity of the subject properties. The properties are shown to have Very Low Liquefaction Susceptibility.



Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

N/A this is a non-project action proposal. No fill, excavation, or grading is being proposed with this proposal.

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

N/A this is a non-project action proposal. No clearing or construction is being proposed with this proposal.

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

N/A this is a non-project action proposal. Impervious surface calculations are to be reviewed with future project actions.

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

N/A this is a non-project action proposal. There are no proposed mitigation measures in this proposal. All mitigation requirements are to be reviewed with future project actions.

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.

N/A this is a non-project action proposal. There are no emissions to the air that would come from this proposal.

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

N/A this is a non-project action proposal. There are no emissions or that would come from this proposal.

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

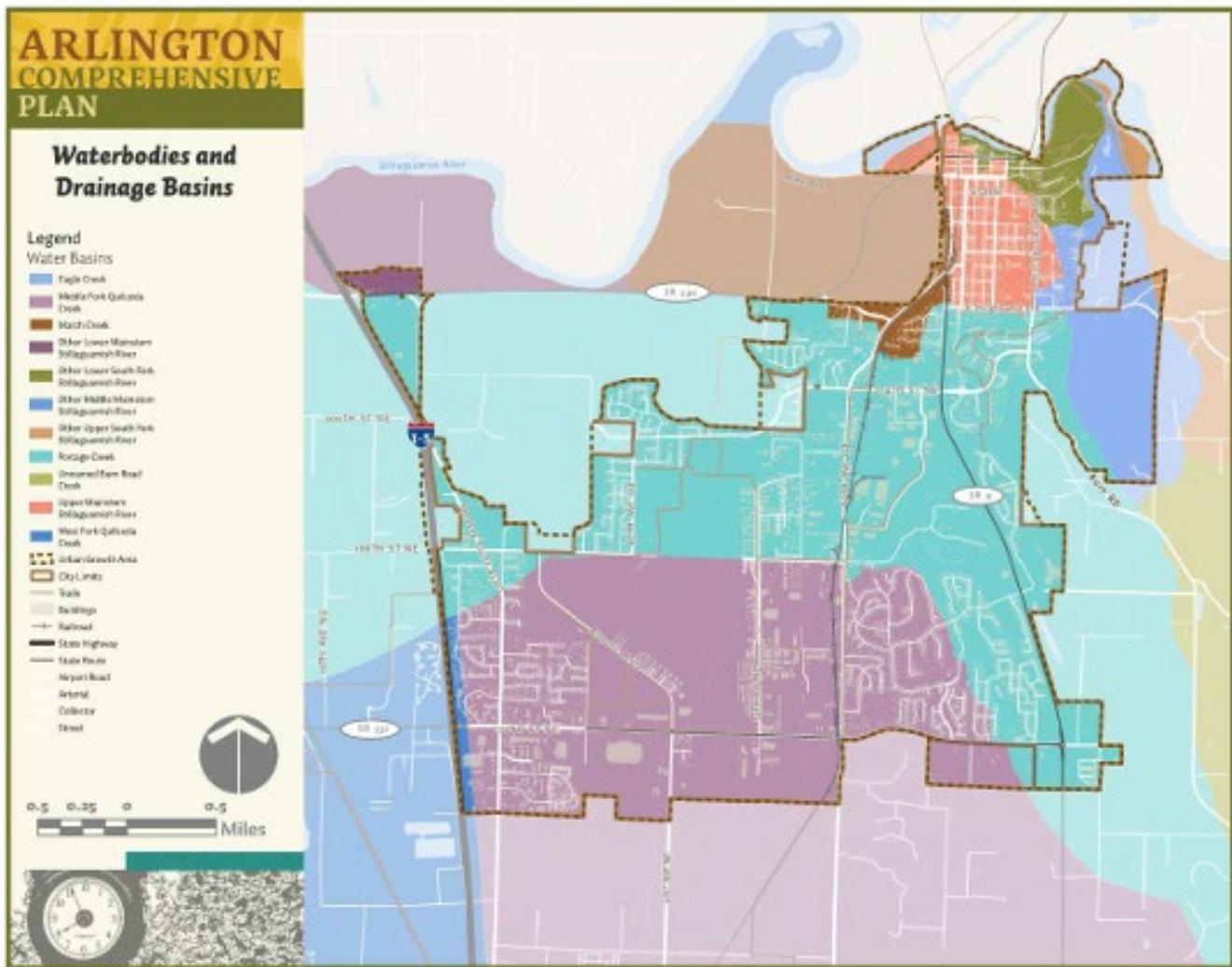
N/A this is a non-project action proposal. Any mitigation measures to reduce or control emissions are to be reviewed with future project actions.

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 known streams, saltwater, lakes, ponds, or wetlands within the boundary of the subject property or within the immediate vicinity.



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.

N/A this is a non-project action proposal. There is no work over, in, or adjacent to described waters that would come from this proposal. Future project proposals are required to meet all City, State, and Federal regulations.

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.

N/A this is a non-project action proposal. There are no amounts of fill and dredge material that would be placed in or removed from surface waters or wetlands that would come from this proposal. Future project proposals are required to meet all City, State, and Federal regulations.

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

N/A this is a non-project action proposal. There are no surface water withdrawals or diversions that would be placed in or removed from surface waters that would come from this proposal. Future project proposals are required to meet all City, State, and Federal regulations.

5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

N/A this is a non-project action proposal. The subject property is not located within the 100-year floodplain.

Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

N/A this is a non-project action proposal. The proposal does not involve discharge of waste materials into surface water. Future project proposals are required to meet all critical area requirements and State or Federal regulations.

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.

N/A this is a non-project action proposal. The proposal does not withdraw groundwater from a well for drinking water or other purposes and does not discharge water into the groundwater. Future project proposals are required to meet all City, State, and Federal regulations.

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.

N/A this is a non-project action proposal. The proposal does not involve the discharge of waste materials into the ground from septic tanks or other sources. Future project proposals are required to meet all City, State, and Federal regulations.

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.

N/A this is a non-project action proposal. There is no water runoff, collection, disposal of stormwater related to this proposal. Future project proposals are required to meet all City, State, and Federal regulations regarding all aspects of stormwater for a specific site.

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

N/A this is a non-project action proposal. There are no waste materials associated with this proposal that could enter ground or surface waters. Future project proposals are required to meet all City, State, and Federal regulations regarding all aspects of stormwater and/or waste materials for a specific site.

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

N/A this is a non-project action proposal. There is no stormwater or drainage patterns for this proposal. Future project proposals are required to meet all City, State, and Federal regulations regarding all aspects of drainage and drainage patterns for a specific site.

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

N/A this is a non-project action proposal. Any mitigation measures to reduce or control surface, ground, runoff water, and drainage pattern impacts are to be reviewed with future project actions.

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?

N/A this is a non-project action proposal. There is no vegetation that will be removed or altered with this proposal. Future project proposals are required to meet all City, State, and Federal regulations regarding all aspects of drainage and drainage patterns for a specific site.

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

N/A this is a non-project action proposal. The City of Arlington may be threatened, endangered, sensitive or candidate species throughout the city limits, though none will be affected by this proposal. Future project proposals are required to meet all City, State, and Federal regulations protecting threatened, endangered, sensitive or candidate species.

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

N/A this is a non-project action proposal. There is no landscaping or vegetation preservation or enhancement with this proposal. Future project proposals are required to meet all code regulations regarding all aspects of landscaping, native plants, and preservation/enhancement of vegetation on a specific site.

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

N/A this is a non-project action proposal. The City of Arlington may be noxious weeds and invasive species throughout the city limits, though none are known for this proposal. Future project proposals are required to meet all City, State, and Federal regulations regarding noxious weeds and invasive species removal and prevention.

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.

N/A this is a non-project action proposal. The city limits of Arlington have many types of birds and animals, but they are not affected by this proposal. Future project proposals are required to identify any animals or birds observed on or near a specific site.

Examples include:

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

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

N/A this is a non-project action proposal. The City of Arlington may have threatened, endangered, sensitive or candidate species throughout the city limits, though none will be affected by this proposal. Future project proposals are required to meet all City, State, and Federal regulations protecting threatened, endangered, sensitive or candidate species.

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

The City of Arlington is part of the Pacific Flyway. The Pacific Flyway is a major north-south flyway for migratory birds in the Americas, extending from Alaska to Patagonia. Migratory birds travel some or all of this distance both in spring and fall, following food sources, heading to breeding grounds, or travelling to overwintering sites.

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

N/A this is a non-project action proposal. Any mitigation measures to preserve or enhance wildlife are to be reviewed with future project actions.

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

N/A this is a non-project action proposal. The City of Arlington may have invasive animal species throughout the city limits, though none are known for this proposal. Future project proposals are required to meet all City, State, and Federal regulations identifying invasive animal species.

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.

N/A this is a non-project action proposal. Future project proposals are required to provide information regarding the type and use of energy and natural resources for a specific site.

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

N/A this is a non-project action proposal. Future project proposals are required to provide information regarding potential solar use on a specific property and any effects on adjacent property.

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.

N/A this is a non-project action proposal. Any conservation features or measures to reduce or control energy impacts are to be reviewed with future project actions.

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.

N/A this is a non-project action proposal. There are no environmental health hazards, exposure to toxic chemicals, risk of fire, explosion, spill or hazardous waste, that could occur with this proposal. Future project proposals are required to meet all code regulations regarding all environmental health concerns for a specific site.

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

N/A this is a non-project action proposal. There are no known or possible contamination that can come from this proposal.

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.

N/A this is a non-project action proposal. There are no known existing hazardous chemicals that would affect this proposal.

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.

N/A this is a non-project action proposal. There are no known toxic or hazardous chemicals that would affect this proposal.

4. Describe special emergency services that might be required.

N/A this is a non-project action proposal. There are no known required special emergency services that would be needed for this proposal.

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

N/A this is a non-project action proposal. Any measures to reduce or control environmental health hazard impacts are to be reviewed with future project actions.

b. Noise

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

N/A this is a non-project action proposal. There are no types of noise that would affect this proposal.

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)?

N/A this is a non-project action proposal. There are no types of noise that would be created with this proposal.

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

N/A this is a non-project action proposal. Any measures to reduce or control environmental health hazard impacts are to be reviewed with future project actions.

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.

N/A this is a non-project action proposal. The property is currently zoned Residential Low Capacity and privately owned. The adjacent properties are zoned 67th Avenue NE / General Commercial (west), Residential Low Capacity (south), General Commercial / Old Town Business Districts / 67th Avenue / Lebanon Street (North), State Route 9 / Old Town Residential (east). The rezone to Residential Moderate Capacity would provide for 7-11 dwelling units per acre minus critical areas and required improvements for future development.

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?

N/A this is a non-project action proposal. The City of Arlington does not have any designations for working farmlands or forest lands within the city limits. There are commercial agricultural lands that border the city limits that are located within unincorporated Snohomish County.

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?

N/A this is a non-project action proposal. The proposal does not have an effect on surrounding working farm or forest land business operations, nor would any surrounding working farm or forest land business operations have an effect on any future project proposals.

b. Describe any structures on the site.

N/A this is a non-project action proposal. There are a total of 4 dwelling units, one on each of the subject parcels.

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

N/A this is a non-project action proposal. The proposal is not site specific and there are no development plans that show structures will be demolished.

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

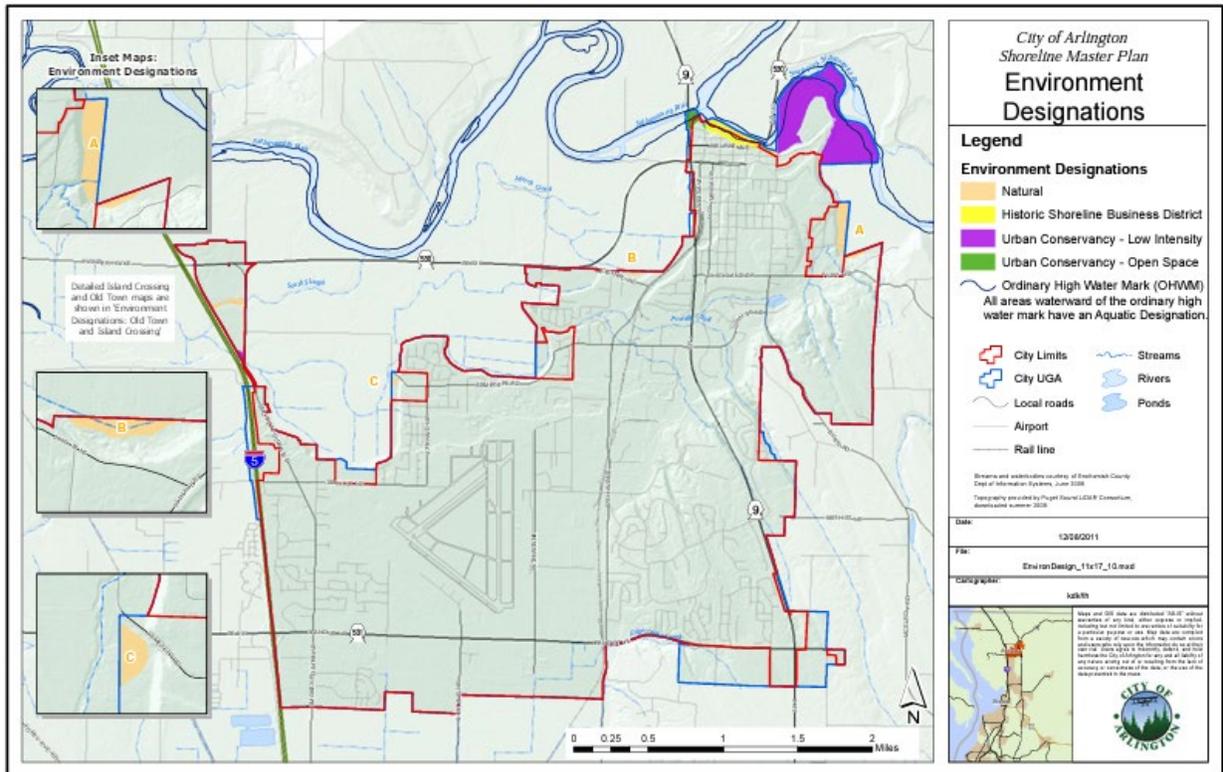
N/A this is a non-project action proposal. The current parcels have a zoning classification of Residential Low Capacity.

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

N/A this is a non-project action proposal. The current parcels have a comprehensive plan designations of Residential Low Capacity.

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

N/A this is a non-project action proposal. The parcels are not within the city's shoreline master program designations, as shown on the map below:



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

N/A this is a non-project action proposal. The parcels have steep slopes on the west and north side of the total acreage.

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

N/A this is a non-project action proposal. This proposal is not site specific and there are no known plans for development on the parcels.

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

N/A this is a non-project action proposal. This proposal is not site specific and there are no known plans for development on the parcels.

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

N/A this is a non-project action proposal.

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

N/A this is a non-project action proposal. This proposal is not site specific. Future development of the site would require ingress and egress improvements to Fir Lane, Hazel Street, and State Route 9 intersection.

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

N/A this is a non-project action proposal. Any measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance are to be reviewed with future project actions.

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.

N/A this is a non-project action proposal. The proposal does not propose housing. There are no known future development plans for the parcels.

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

N/A this is a non-project action proposal. The proposal does not propose to eliminate housing. There are no known future development plans for the parcels.

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

N/A this is a non-project action proposal. The proposed code amendment does not reduce or control residential housing. Future development of the site is required to meet all Arlington Municipal Code requirements, along with state and federal regulations.

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?

N/A this is a non-project action proposal. This proposal is not site specific. There are no known future development plans for the parcels.

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

N/A this is a non-project action proposal. There are no known views that would be altered or obstructed for future project development.

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

N/A this is a non-project action proposal. All future structures built due to this rezone is required to meet development design standards and aesthetics prior to construction.

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?

N/A this is a non-project action proposal. Future development would be required to meet all current code requirements regarding light and glare.

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

N/A this is a non-project action proposal. Future development would be required to meet all current code requirements regarding glare.

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

N/A this is a non-project action proposal. There are no known off-site sources of light or glare that would affect future development projects. The city has current regulations that requires all lighting to be down shielded and prohibits glare and off-site lighting for all projects within the city.

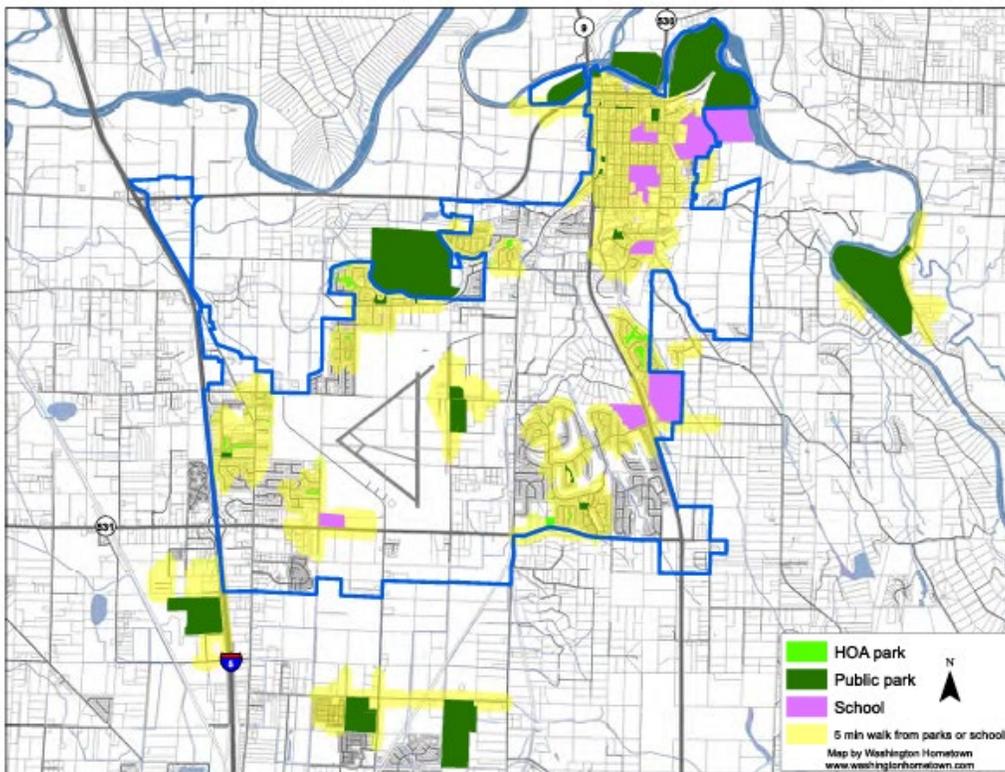
d. Proposed measures to reduce or control light and glare impacts, if any.

N/A this is a non-project action proposal. All development within the City of Arlington is required to meet all current code regulations regarding glare and off-site lighting and to keep all lighting down shielded and on a specific site.

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

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

N/A this is a non-project action proposal. Future development on the site would provide recreational facilities and/or open space. See nearby recreational opportunities throughout the city on the below map:



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

N/A this is a non-project action proposal. No existing parks or recreational areas would be displaced.

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

N/A this is a non-project action proposal. Future development would be required to meet all code requirements and provide recreational and open space.

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.

N/A this is a non-project action proposal. There are no known historical structures on the subject parcels.

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.

N/A this is a non-project action proposal. There are cultural and historical sites throughout the city limits of Arlington. Most of these sites are managed by one of the Tribes or the Department of Archaeological and Historic Preservation. The city works with these agencies to provide in-depth information on specific sites.

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

N/A this is a non-project action proposal. Future projects are required to submit an Unanticipated Discovery Plan and provide an Archaeological Survey and Report when required. The Stillaguamish Tribe of Indians, the Tulalip Tribes, and the Department of Archaeological and Historic Preservation are included in project reviews through SEPA checklists, project plans, and any notifications required for a project.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

N/A this is a non-project action proposal. Future projects are to follow the requirements of (c) above and allow for observation and monitoring of the site during construction.

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.

N/A this is a non-project action proposal. Future development on the subject parcels are required to provide access and improvements to the existing street system, including improvements to Fir Lane, Hazel Street, and the State Route 9 intersection.

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?

N/A this is a non-project action proposal. The subject site does not currently have public transit. Future development on the parcels may require transit stops as needed depending on the specific site through coordination with Community Transit.

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).

N/A this is a non-project action proposal. Future development on the parcels requires an analysis showing impacts to the current system and will need to provide new or improved streets, intersections, pedestrian and bicycle access, and improvements to state transportation facilities.

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

N/A this is a non-project action proposal. The rezone does not affect water, rail or air transportation. Future residential developments may be located near rail or air transportation but would not utilize them.

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 non-passenger vehicles). What data or transportation models were used to make these estimates?

N/A this is a non-project action proposal. Future residential development is required to submit a Traffic Impact Analysis for vehicular trips per day and the overall effect to city intersections and routes, along with mitigation for improvements to Fir Lane, Hazel Street, and the State Route 9 intersection.

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.

N/A this is a non-project action proposal. Future development would likely not have an effect or interfere with the movement of agricultural and forest products on roads or streets in the area, as there are no current commercial agricultural or forest lands within the city limits.

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

N/A this is a non-project action proposal. Future development is required to make improvements to existing roadways, streets, and intersections, complete dedications for right-of-way, and/or pay traffic impact fees.

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.

N/A this is a non-project action proposal. Future development would impact public services and would be required to provide improvements and/or impact fees.

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

N/A this is a non-project action proposal. Future development projects are required to notify North County Fire & EMS, City of Arlington Police Department, Community Transit, Some mitigation measures include impact fees, fire sprinklers in buildings, fire hydrants, and installation of public transit stops. These mitigation measures are determined by the agency in which it involves.

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:

N/A this is a non-project action proposal. Most city parcels have these public services, but there are some areas of the city that require developers to extend these services to their site. Future development on the parcels would require these services to be extended into the properties.

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.

N/A this is a non-project action proposal. There are no utilities proposed with this rezone. Future development is required to provide these services to their specific project site.

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: Deputy Director, City of Arlington CED Department

Date submitted: April 7, 2025

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 proposal has the potential to increase stormwater runoff on development sites, however stormwater standards are in place that will limit or prevent such increases. The proposed rezone will not likely contribute to the production, storage, or release of toxic or hazardous substances, or the production of noise. Future site-specific development is subject to provide treatment and containment of stormwater for all impervious surfaces on site.

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

No such measures are needed at this time. Future site-specific land activity will be required to meet all development regulations.

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

The proposed rezone is not anticipated to impact animals, fish, or marine life. Future development on the property is subject to the City's Critical Area Ordinance and Regulations under Title 20, which includes provisions to protect plants and wildlife.

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

No such measures are needed at this time. Future site-specific land activity will be required to meet all development regulations, including open space, landscaping, and tree regulations, which help to protect and conserve plants and habitat.

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

The proposed rezone is not anticipated to significantly affect the depletion of energy or natural resources.

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

No such measures are needed at this time. Future site-specific land activity will be required to meet all development regulations.

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 is not anticipated to affect environmentally sensitive areas.

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

No such measures are needed at this time. Future site-specific land activity will be required to meet all development regulations.

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 proposed rezone is not anticipated to affect land and shoreline use. The property is not located within the Shoreline Master Program influence area.

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

No such measures are needed at this time.

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

The proposed rezone is not anticipated to affect demands on transportation or public services and utilities. Future development of the property is subject to mitigate for transportation, public services, and utilities with project permits. This includes but is not limited to transportation improvements to Fir Lane, Hazel Street, and the State Route 9 intersection, extension of services, such as water, sewer, electricity, natural gas, garbage service, telephone, internet, and other required utilities, along with meeting public service requirements and impact fees.

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

No such measures are needed at this time. Future site-specific land activity will be required to meet all development regulations, along with those specific items called out above.

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

The proposed rezone is not anticipated to conflict with local, state, or federal laws or requirement for the protection of the environment. Any future development of the property is required to comply with all local, state, and federal laws and requirements for the protection of the environment.