

SEPA¹ Environmental Checklist

Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use “not applicable” or “does not apply” only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to **all parts of your proposal**, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for Nonproject Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in “Part B: Environmental Elements” that do not contribute meaningfully to the analysis of the proposal.

¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance>

A. Background

[Find help answering background questions²](#)

1. Name of proposed project, if applicable:

East Hill (aka Arlington 360)

2. Name of applicant:

Arlington 360, LLC
13110 NE 177th Pl, #228
Woodinville, WA 98072

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

Land Pro Group, Inc.
Ryan C. Larsen, President
10515 20th St SE, STE 202
Lake Stevens, WA 98258

4. Date checklist prepared:

December 2, 2025

5. Agency requesting checklist:

City of Arlington

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

- Apply for preliminary subdivision / Subarea Plan approval Spring / EIS 2025
- EIS / Subarea Plan Approval mid to late 2026
- Complete Land Use Approvals Winter 2026 and Early 2027.
- Complete Engineering Approvals Spring 2027.
- Begin clear and grade in spring/summer of 2027.
- Complete site work Winter 2027.
- Complete final plat recording over several years due to phasing - Starting Summer 2027.
- Begin home construction Fall 2027.

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

No

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

- SEPA Checklist
- EIS (Environmental Impact Statement) – Planned Action

² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background>

- Subarea Plan
- Geotechnical Report
- Traffic Study
- Critical Areas Report and Mitigation Plan
- Hydrological Report
- Arborist Report
- Archaeological Report
- Drainage Report
- Wetland Modeling Report
- SWPPP

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 governmental approvals pending at this time.

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

- Preliminary Plat /Conditional Uses Permit Approval.
- Final Plat Approval.
- Unit Lot Subdivisions for Townhomes
- EIS (Environmental Impact Statement) – Planned Action
- Preliminary Civil engineering plan approval for all site improvements
- Construction Plan Approval
- Water and Sewer plan approval
- Snohomish County PUD Electric Plan approval
- National Pollutant Discharge Elimination System General Permit (NPDES)
- Storm Water Pollution Prevention Plan
- HPA
- JARPA
- Grading permit
- Forest Practices Permit
- Right-of-Way Use permit
- Road closure permit (if deemed necessary)
- Haul route permit (if deemed necessary)
- Traffic control plan
- Wall permits
- Vault permit
- Building permit

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

Arlington 360, jointly with the City of Arlington, is conducting a community planning process to develop a vision, plan, and implementation strategies for the East Hill subarea. This planning process will lay the groundwork for continued, coordinated, and efficient growth of the neighborhood. The proposal will be developed consistent with Arlington Municipal Code 20.44.032 Subarea Plan and will be developed as a Master Planned Neighborhood (MPN) overlay.

The proposed project involves the development of a subarea plan for East Hill, which will be incorporated in the City's development code. The plan will address key elements related to land use, economic development, the environment, public facilities and services, and transportation. The subarea plan is being developed for consistency with the Growth Management Act, countywide planning policies, and the City of Arlington Comprehensive Plan.

The City also plans to adopt a Planned Action Ordinance for the East Hill Master Plan Subarea under RCW 43.21C.440 and associated State Environmental Policy Act (SEPA) rules in WAC 197-11. Future proposals consistent with the Planned Action Ordinance, Subarea Plan, and development regulations would have a streamlined environmental review and permitting process.

There will be approximately 1,368 units total within the entire MPN area. The project being proposed at this time will consist of 670 single family residential lots and 133 townhomes within an area of 208.63 acres or 9,088,130 sf.

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.

Project is located south of Tveit Rd and generally east of Burn Road at approximately 9110 Tveit Rd. There are 20 total parcels within the currently proposed project area;

Southeast and Southwest ¼ of Section 12 and Northeast ¼ of Section 13, Township 31 North, Range 05 East, W.M.

B. Environmental Elements

1. Earth

[Find help answering earth questions](https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth)³

a. General description of the site:

The northern parcels are currently developed near Tveit Rd with four single family residential units and several outbuildings. The remainder of the site area is undeveloped

³ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth>

and covered with moderate forest and associated understory with some cleared area covered with grass and tall vegetation.

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

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

Site topography generally consists of a moderate slope over an upland plateau which transitions to a steep slope in the northern portion of the site. Site grades descend from south to north with an overall vertical relief of approximately 350-feet. The steep slopes located in the northern and northwestern portion of the site generally descend over overall vertical relief of approximately 60 to 125-ft. The steepest slopes on-site area are greater than 33% along the ravines on-site.

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 Soil Conservation Service (now called National Resources Conservation Service (NRCS)) shows mapped soils in the developable upslope and downslope portions of the site consisting of *Norma loam, 0 to 8 percent slopes*, *Ragnar fine sandy loam, 0 to 8 percent slopes*, and *Tokul gravelly medial loam, 0 to 15 percent slopes*. The NRCS describes the erosion hazard of these materials as slightly to moderately susceptible to erosion when exposed which does not meet the above criteria defining a critical erosion hazard area. However, the soils located along the northern steep slope and drainage channels are mapped as *Patsik silt loam, 8 to 25 percent slopes*, *Tokul gravelly medial loam, 15 to 30 percent slopes*, and *Tokul-Winston gravelly loams, 25 to 65 percent slopes*. The erosion hazard of these materials is described as severely susceptible to erosion when exposed. Accordingly, the onsite steep slopes would be considered an erosion hazard area per the AMC.

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

Yes, there are some minor indications of historical sluffing in the north portion of site.

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

The East Hill subarea consists of approximately 13,649,146 sf (313.34 ac). It is anticipated the total subarea disturbed areas would be approximately 9,032,601 sf (207.36 ac).

The proposed project area consists of approximately 9,088,146 sf (208.64ac) of the total subarea.

The quantities have been calculated as follows for the project area (see grading plan) (grading quantities have not be calculated for the future development areas outside of our project area):

- Cut: 400,000 CY
- Fill: 300,000 CY

Disturbed Area: 4,479,289 SF (102.83 AC)

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

Yes - The site will be cleared of lawn, trees and brushes. The site will then be graded to create the lots and Right-of-Way. Select import fill material will be imported from permitted gravel pits. During the stages of development minor erosion could occur.

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

About 35% of the total subarea would be impervious due to pavement and rooftops.

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

Comply with all conditions of approval and erosion control conditions (SWPPP and TESC Plan) set forth in the project approval and all approved site improvement construction plans. Applicant will utilize DOE Best Management Practices and will have a CESCL employed to monitor the site.

2. Air

[Find help answering air questions](#)⁴

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

During construction activities, there would be increased exhaust and dust particle emissions to the ambient air. Objectionable odors could be caused by the roofing of homes or the paving of ROW and driveways. After construction, the principal source of pollution would be exhaust from vehicular traffic. The increase in automobiles associated with the development would contribute CO, NO and SO₂ emissions to the ambient air.

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

Vehicular emissions from traffic on nearby roadways; Tveit Rd and Burn Rd would be the primary off-site source of air pollution that could affect the proposal.

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

Should construction activities be undertaken during the dry season, periodic watering, if deemed necessary, could be used to control dust. Automobile emissions should be negligible because of the standards regulated by the Washington State Department of Licensing.

⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air>

3. Water

[Find help answering water questions](#)⁵

a. Surface:

[Find help answering surface water questions](#)⁶

- 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.**

Soundview Consultants identified 26 wetlands (Wetlands A-Z and 5) and five streams (Streams V-Z) on the subject property. In addition, five wetlands (Wetlands 1-4 and 6) were identified offsite within 300 feet of the subject property. Wetlands A, E, F, J-N, Q, R, T, V-X, and 4-6 are Category III wetlands with moderate habitat scores and subject to standard 110-foot buffers. Wetlands B, D/H, G, I, O, P, S, and Y are Category III wetlands with high habitat scores and subject to standard 225-foot buffers. Wetlands C, U, and 3 are Category II wetlands with moderate habitat scores and subject to standard 110-foot buffers. Wetlands Z, 1, and 2 are Category IV wetlands and subject to standard 40-foot buffers.

The Snohomish County critical areas map and the DNR stream typing map (Attachment B5) identify several streams throughout the subject property. Two potential Type N (non-fish habitat) streams are identified on the southwestern-most corner of the subject property, originating offsite to the south and flowing north. The streams converge near the northwest corner of the subject property and transition to a potential Type F (fish habitat) channel and continue north along the western property boundary. Near the northwest corner of the subject property, the stream converges with a second stream channel (locally referred to as “Eagle Creek”) and continues north offsite. Eagle Creek is mapped on the west/central portion of the subject property, originating as a potential Type N channel on the southeast portion of the subject property, and flowing north/west. The stream transitions to a potential Type F channel on the central portion of the subject property and continues northwest, where it eventually converges with the channel further west and continues north offsite. A third potential stream channel was identified on the northeast boundary of the subject property. The stream channel originates as two potential Type N channels offsite to the east. The channels converge and transition to a potential Type F channel on the northeast corner of the subject property and flows northwest along the northeast boundary of the subject property. The channel continues northwest beyond the northern property boundary, eventually converging with Eagle Creek offsite to the north.

⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water>

⁶ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water>

2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Yes, the proposal does include filling several wetlands on-site and impacts to buffers. In addition, a few streams crossing will occur which the applicant is proposing to span the stream corridor with an approved culvert. The applicant is proposing to apply for HPA and JARPA's to the appropriate agencies. An extremely detail Conceptual Mitigation Plans prepared by Soundview Consultants has been submitted as part of this application.

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.

A summary of the wetland impacts is listed below.

Critical Area	Existing Area Onsite	Impact Area	Impact Type
Wetland F	6,209 SF	6,209 SF	Direct
Wetland Q	16,203 SF	16,203 SF	Direct
Wetland S	26,023 SF	2,773 SF	Direct
		23,250 SF	Indirect
Wetland T	21,724 SF	734 SF	Direct
Wetland W	12,539 SF	12,539 SF	Direct
Stream Y	~3,413 LF	53 LF	Direct
Stream Z	~2,515 LF	19 LF ¹	Direct

The table below summarizes the proposed critical area buffer impacts.

Impact Area	Impact Type
179,684 SF	Temporary
52,414 SF	Permanent

The table below summarizes the proposed buffer averaging actions.

Buffer Averaging	Area
Total Buffer Decrease	197,029 SF
Total Buffer Increase	666,105 SF
Net Buffer Increase	469,076 SF

The table below summarizes the proposed mitigation actions.

Mitigation Type	Mitigation Area
<i>Wetland Mitigation</i>	
Compensatory Wetland Creation	105,682 SF
Non-Compensatory Wetland Creation	2,806 SF

Mitigation Type	Mitigation Area
<i>Buffer Mitigation</i>	
Buffer Enhancement	177,415 SF
Buffer Restoration	179,684 SF
Buffer Creation <i>Net Increase from Buffer Averaging</i>	469,076 SF

An extremely detail Conceptual Mitigation Plans prepared by Soundview Consultants has been submitted as part of this application.

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

No surface water withdrawals are anticipated with this project.

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

The proposal does not lie within a recognized 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.

Post development stormwater runoff containing some pollutants (primarily oil and debris washed from the driveways) along with water-soluble household products, would be collected by the storm drainage system for treatment.

b. Ground:

[Find help answering ground water questions⁷](#)

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.

No groundwater will be withdrawn for the purpose of drinking water.

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.

The project would be on a public sewer system; therefore, there would be no major sources of waste material.

c. Water Runoff (including stormwater):

⁷ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater>

1. **Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.**

Through the construction of the plat and along with the residences and driveways, the existing runoff pattern would be locally modified. Runoff from the proposal would be generated by building roofs, driveways, and walkways. This water would be collected by the storm drainage system and directed to the storm detention facility, which will discharge to the same vicinity as existing pattern.

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

No – the proposal does not propose or anticipate water materials discharging to either the ground or surface water as all infrastructure, including sanitary sewer and storm water system will be designed and constructed to the City of Arlington development and public works standards.

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

The stormwater runoff will be collected and conveyed to the detention vaults and discharged.

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

Temporary erosion control devices would be installed during construction. After construction, stormwater runoff will be collected and directed to the detention facility by the storm drainage system. The stormwater systems throughout the project area will be designed per City of Arlington Stormwater Manual. Civil engineered plans and drainage report have been submitted with this application for the project area.

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?

As part of this project submittal, a detailed Critical Areas Report with existing conditions and an arborist report outline the existing vegetation on-site. Trees, shrubs, and grasses will be removed from the development portion of the site. Areas within critical areas, identified on the preliminary plat are not proposed to be altered, except for those areas where they will be enhanced.

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

None Known.

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

The applicant will be proposing the planting of street, park areas, and trail systems with a variety of trees, shrubs, and grasses and utilizing native plants to the area. In addition, wetland mitigation areas will be planted as well with native plants. Upon the completion of the project, individual lots would be planted with land and plants to enhance the character of the neighborhood.

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

There are Himalayan blackberries known to be on or near the site.

5. Animals

[Find help answering animal questions](#)⁸

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.

Examples include:

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

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

Washington State Department of Fish and Wildlife does not identify any threatened or endangered species associated with this site. Bald eagles are known to use the area, but no roosting or breeding sites are mapped within close proximity to the subject property. In addition, bull trout and coho are presumed to be within Eagle Creek to the north of the project area.

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

⁸ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals>

Yes. Western Washington is in the migration path of a wide variety of non-tropical songbirds, waterfowl, including many species of geese. The site is not known to be part of any specific migration route, but is located with the Pacific Flyway.

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

Retain wetlands as NGPA, enhance wetland and buffer areas through mitigation, and provide split rail fencing to protect this area. In addition, stormwater (after treatment) will be utilized to provide hydrology to the streams and wetland areas.

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

There are known rodents on site such as rats and mice.

6. Energy and natural resources

[Find help answering energy and natural resource questions](#)⁹

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electricity would be the primary source of energy for the proposal and would be used for heating, lighting, and other miscellaneous household purposes. Wood burning and passive solar gain would be secondary sources of heat. Natural gas is not anticipated to be utilized at this time, unless the energy code changes as to make it more effect to utilize natural gas.

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

No.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

The inclusion of energy conservation measures would be per the building/energy code and the choice of individual residents.

7. Environmental health

[Health Find help with answering environmental health questions](#)¹⁰

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 to our knowledge. However, there is a small likelihood during construction, minor leaks for oil and gas could occur from construction vehicles and even a small risk for a vehicle fire.

⁹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou>

¹⁰ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health>

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

None are known.

- 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 are known.

- 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.**

It is anticipated that no toxic hazardous chemicals are to be utilized. The use of gas, diesel, and oil for vehicles will be utilized.

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

No special emergency services are required by the proposed project. In case of an accident or theft, emergency services such as fire and police would be required.

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

None required or proposed. Project would comply with any applicable OSHA standard.

b. Noise

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

Noise from traffic on surrounding roadways could have a minimal impact on the project or adjacent neighbors who utilize lawn equipment.

- 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)?**

Noise levels would be intermittent throughout construction due to the use of heavy machinery and equipment. This will be short term due to the construction of the project. Long term noise will come from future residents of the area via vehicles and typically lawn care.

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

Construction would be done in accordance with the City of Arlington Noise Control Ordinance. Typical construction hours are from 7:00am to 7:00pm during the spring and summer months and reduced during the fall and winter months.

8. Land and shoreline use

[Find help answering land and shoreline use questions](#)¹¹

- 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 site is currently roughly 40 parcels within the East Hill subarea and approximately 18 residential units with several outbuildings. The majority of the subarea is forested or open fields. On the north side of Tveit Road, one of the parcels was utilized as an old hobby farm. Properties to the north of the subarea is open field / farmland, to the east of the subarea, properties are within Snohomish County and are residential in nature, properties to the west are within the city of Arlington and consist of mutli-family, residential, and assisted living facility, and to the south of the subarea, properties are within Snohomish County and are residential in nature. A lot of the properties to the south and west are forested lots with houses.

The proposed project will not affect current land uses nearby or adjacent properties.

- 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?**

One of the parcels on the north side of Tveit Rd has been utilized as a hobby farm in the past. There are no current lots within the subareas being utilized for either agricultural or forest land of long-term commercial significance. The proposed project areas do not have any parcel designated as farmland or forestry for tax purposes.

- 1. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?**

No.

- c. Describe any structures on the site.**

There are approximately 18 residential units with several outbuildings.

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

Yes – project structures within the current project boundary will all be demolished.

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

The site is zoned Residential Ultra Low Capacity (RULC) and has a Master Planned Overlay

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

¹¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use>

The comprehensive plan identified the area as Residential Ultra Low Capacity with a Master Planned Overlay

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

No shoreline designation on-site.

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

There are critical areas identified by both the County and the City for the East Hill subarea. Severe slopes, critical areas, and streams have been identified by both jurisdictions. A critical areas report and geotechnical report have been prepared for the project specific area identifying the locations of the critical areas.

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

No employment is projected for the East Hill Subarea.

The project area will include 670 single family residential units and 133 townhomes. We assume approximately 2.71 persons per household for the SFR units for a total of 1,815.7 and 2.5 persons per household for the Townhomes for a total of 332.5. Total project area would 2,148.2 residents.

The remaining area of the subarea will include 288 single family residential units, 141 townhomes, and 136 units of apartments. We assume approximately 2.71 persons per household for the SFR units for a total of 780.48 (2023 census), 2.5 persons per household for the Townhomes for a total of 352.5, and depending on room size of each apartment we will assume 2.3 persons per unit for a total of 312.8. Total remaining subarea would 1,445.78 residents.

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

Within the project area there are four single family residential structures and approximately eight residences would be displaced.

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

None are proposed. The applicant has worked with the existing residents to purchase their property, and they will be moving prior to the start of the project construction.

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

This Subarea has been designated as a "Master Planned Community" and does require a developer sponsored Subarea Plan and EIS be approved by the City Council before development can begin. This subarea planning will ensure the future development is compatible with existing and projected land use.

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

There is no impact on agricultural and forest lands of long-term commercial as associated to this project.

9. Housing

[Find help answering housing questions](#)¹²

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

The following housing mix is proposed with the East Hill Subarea.

Single-Family (Small Lots) 958 – middle to high income

Townhomes 274 – middle income

Multi Family 136 – low income

Total Units – 1,368

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

The existing four residential structures with the proposed project area would be eliminated. These units are middle to high income units. There would be six existing structures within the remaining subarea that would likely be eliminate and are either middle to high income units.

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

Replace existing units with new units with the East Hill subarea.

10. Aesthetics

[Find help answering aesthetics questions](#)¹³

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

It is anticipated that the tallest single-family building and townhouse would be 35-ft. Apartment buildings would likely need to be taller structure up to 40 to 55-ft.

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

No views are expected to be obstructed by the proposed develop of the East Hill subarea. The view from surrounding properties would change due to the nature of development and likely would see the new housing development from the surrounding properties.

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

The observance of building setbacks, retention of as much native vegetation as practical during construction and installation of ornamental and native landscaping would reduce aesthetic impacts of the project. In addition, architecture design standards with the subarea plan itself will ensure the project is controlled aesthetically.

¹² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing>

¹³ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics>

11. Light and glare

[Find help answering light and glare questions](#)¹⁴

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

The proposal would produce light from automobile headlights, street lighting and home lighting, primarily at night.

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

Not to our knowledge. Minor changes in light glare would mainly come from new housing and the additional vehicle traffic. In addition, night lighting would promote safety throughout the development.

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

The major off-site sources of light or glare would come from traffic to the surrounding area and within the proposed development.

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

Compliance with city's regulations regarding downward directed and shielded lighting fixtures.

12. Recreation

[Find help answering recreation questions](#)

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

There are informal and formal recreational opportunities in the immediate vicinity of the subarea. Eagle Creek Elementary School and Post Middle School to the north have open fields and play equipment. Kent Prairie Elementary School to the west also has open field and play equipment. Jensen Farm Park is located approximately a mile to the west and has open fields as well as play equipment.

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

No existing recreational uses would be displaced as related to this project.

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

The city has a park impact fee that is likely to be assessed at the time of building permit for each unit. In addition, the subarea will have open space and parks developed throughout the area. The proposed project area is anticipated to provide the below:

¹⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare>

PENDING PROJECT AREA	9,088,130 SF (208.63 AC)	557,136 SF	1,369,906 SF	15.07%
NGPA			3,477,631 SF	38.27%
LANDSCAPE CORRIDORS, TRAIL SYSTEMS, OPEN SPACE			932,862 SF	10.26%
VAULT PARKS & RECREATION AREAS			437,044 SF	4.81%

Also, a summary of all open space is listed below:

RECREATIONAL FACILITIES, OPEN SPACE, AND TRAIL SYSTEMS

AREA	GROSS AREA	REQUIRED OS	PROVIDED	% OF GROSS
TOTAL SUBAREA	13,649,146 SF (313.34 AC)	911,725 SF	2,541,569 SF	18.62%
NGPA			4,531,896 SF	33.20%
LANDSCAPE CORRIDORS, TRAIL SYSTEMS, OPEN SPACE			1,908,249 SF	13.98%
VAULT PARKS & RECREATION AREAS			633,319 SF	4.64%
PENDING PROJECT AREA	9,088,130 SF (208.63 AC)	561,050 SF	1,369,906 SF	15.07%
NGPA			3,477,631 SF	38.27%
LANDSCAPE CORRIDORS, TRAIL SYSTEMS, OPEN SPACE			932,862 SF	10.26%
VAULT PARKS & RECREATION AREAS			437,044 SF	4.81%
SW FUTURE DEVELOPMENT	3,063,942 SF (70.34 AC)	215,158 SF	561,422 SF	18.32%
NGPA			912,359 SF	29.78%
LANDSCAPE CORRIDORS, TRAIL SYSTEMS, OPEN SPACE			417,569 SF	13.63%
VAULT PARKS & RECREATION AREAS			143,864 SF	4.70%
NE FUTURE DEVELOPMENT	1,497,074 SF (34.37 AC)	135,517 SF	610,237 SF	40.78%
NGPA			141,906 SF	9.48%
LANDSCAPE CORRIDORS, TRAIL SYSTEMS, OPEN SPACE			557,829 SF	37.26%
VAULT PARKS & RECREATION AREAS			52,411 SF	3.50%

13. Historic and cultural preservation

[Find help answering historic and cultural preservation questions](#)¹⁵

- 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.**

Yes there are structures on-site greater than 45 years old – Parcel 31051200400200 is 19.41 acres of developed land with a two-story residential structure built in 1890. Parcel 31051200400300 is 8.97 acres of developed land with a 1.5-story residential structure built in 1938. Parcel 31051200100500 is 24.4 acres of semi-developed land with two-story residential structure built in 1890.

- 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.**

None known.

¹⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p>

- 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.**

There are no mapped sites on the Washington State Department of Archaeology and Historic Preservation (DAHP) GIS located near this site.

- 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.**

Construction would be temporarily halted should evidence of historic, archaeological, scientific, or cultural importance be discovered. If any Native American grave sites or archaeological resources are discovered or excavated, the owner/developer/contractor shall stop work immediately and notify City of Arlington Community and Economic Development Department and the Washington State Department of Archaeology and Historic Preservation in conformance with RCW 27.53.020.

14. Transportation

[Find help with answering transportation questions](#)¹⁶

- 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.**

Tveit Road to the north and Burn Rd to the southwest would be the primary access points into the subarea. There is a third alternative located off of 95th Ave NE at the southeast corner of the project area. Site plan has been submitted with this application.

- 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?**

No – closest Community Transit (Route 220 and 230) bus stop is located at Skagit Regional Health hospital on 330 Stillaguamish Ave and at 625 Stillaguamish Ave in front of the Vintage Apartments.

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

The total additional parking spaces for the East Hill subarea is anticipated to be approximately 5,400 spaces. There would be approximately 36 residential parking spaces eliminated within the subarea.

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

¹⁶ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation>

Yes – the subarea is anticipated to rebuild a new section of Burn Rd and abandon an existing section of it. The subarea road system would be designed to meet the Complete Streets Requirement for the city. It is anticipated new pedestrian trail system through the project and bike paths within the ROW would be developed.

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

Yes – within the influence of the Arlington Municipal Airport.

- f. **How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?**

Trip generation for the proposed project and existing uses to be removed were calculated based on trip rates using the Institute of Transportation Engineers (ITE) Trip Generation Manual (11th Edition, 2021). ITEs Single Family Attached Housing (LU #215) and Single Family Detached Housing (LU #210) land uses were assumed for the proposed project.

There is no existing use on the site.

Table 5 shows the weekday vehicle trips generated by the proposed project.

Table 5. Weekday Vehicle Trip Generation

Land Use ¹	Size	Daily Trips	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Proposed								
Single Family Attached Housing (LU #215)	133 du	958	16	48	64	45	31	76
Single Family Detached Housing (LU #210)	646 du	5,616	102	305	407	362	212	574
Net New Total		6,574	118	353	471	407	243	650

Note: du = dwelling units
1. Average trip rates from ITE *Trip Generation Manual*, 11th Edition (2021).

As shown in Table 5, the proposed project is estimated to generate 6,574 weekday daily trips with 471 occurring in the AM peak hour and 650 occurring in the PM peak hour.

- g. **Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.**

Not to our knowledge.

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

Mitigation measures will be provided via payment of Traffic Impact fees to the City and County, pursuant to AMC. In addition, a final traffic report would be submitted that may identify other road system improvements.

15. Public services

[Find help answering public service questions¹⁷](#)

¹⁷ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services>

- a. **Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.**

The proposal would place additional demands on public services; however, facilities are generally in place to handle these additional demands of the new SFR's, townhomes, and apartments.

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

Mitigation measures for school impacts will be provided, including payment of fees pursuant to AMC in addition to traffic and parks mitigation fees, if applicable, as noted above. Also, residents would become part of the tax base/user group that supports these services.

16. Utilities

[Find help answering utilities questions¹⁸](#)

- 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.**

1. Sewer: City of Arlington
2. Water: City of Arlington
3. Gas: Puget Sound Energy – not anticipated at this time.
4. Electric: Snohomish County PUD
5. Cable: Comcast/Ziplay
6. Internet: Comcast/Ziplay

¹⁸ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities>

C. 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.



Type name of signee: Ryan C. Larsen

Position and agency/organization: President – Land Pro Group, Inc.

Date submitted: December 3, 2025

D. Supplemental sheet for nonproject actions

[Find help for the nonproject actions worksheet¹⁹](#)

Do not 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?

- Proposed measures to avoid or reduce such increases are:

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

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

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

¹⁹ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions>

- **Proposed measures to protect or conserve energy and natural resources are:**
4. **How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?**
 - **Proposed measures to protect such resources or to avoid or reduce impacts are:**
 5. **How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?**
 - **Proposed measures to avoid or reduce shoreline and land use impacts are:**
 6. **How would the proposal be likely to increase demands on transportation or public services and utilities?**
 - **Proposed measures to reduce or respond to such demand(s) are:**
 7. **Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.**