



Lindsay Subarea Planned Action Modified SEPA Checklist

Lindsay Subarea Planned Action Area

Exhibit A: Lindsay Subarea Map



- Streams
- Parcels
- Lindsay Planned Action Area
- Pending Project Area
- Arlington

SEPA Checklist and Mitigation Measures

Exhibit B: Example Environmental Checklist and Required Mitigation Document

INTRODUCTION

The State Environmental Policy Act (SEPA) requires environmental review for project and non-project proposals that are likely to have adverse impacts upon the environment. In order to meet SEPA requirements, the City of Arlington issued the Lindsay Subarea Planned Action Draft Environmental Impact Statement (EIS) on September 26, 2025, and the Final EIS was issued on November 25, 2025. The Draft and the Final EIS together are referenced herein as the “EIS”. The EIS has identified significant beneficial and adverse impacts that are anticipated to occur with future development, along with measures to mitigate those significant adverse impacts in the Planned Action Area.

On January 20, 2026 the City of Arlington adopted Ordinance No. 2026-004 establishing a planned action designation for the Lindsay Subarea studied as Planned Action in the EIS (see **Exhibit A**). SEPA Rules indicates review of a project proposed as a planned action is intended to be simpler and more focused than for other projects (WAC 197-11-172). In addition, SEPA allows an agency to utilize a modified checklist form that is designated within the planned action ordinance (see RCW 43.21c.440). This **Exhibit B-1** provides a modified checklist form adopted in the Lindsay Subarea Planned Action Ordinance.

MITIGATION MEASURES

The Mitigation Measures are provided in **Exhibit B-2**, and also summarized in the environmental checklist. The mitigation measures shall apply to future development proposals which are consistent with the Planned Action scenarios reviewed in the EIS, and which are located within the Lindsay Subarea Planned Action Area (see **Exhibit A**).

APPLICABLE PLANS AND REGULATIONS

The EIS identifies specific regulations that act as mitigation measures. These are summarized in **Exhibit B-3** by EIS topic, and are advisory to applicants. All applicable federal, state, and local regulations shall apply to Planned Actions, including the regulations that are adopted with the Preferred Alternative. Planned Action applicants shall comply with all adopted regulations where applicable including those listed in the EIS and those not included in the EIS.

INSTRUCTIONS TO APPLICANTS

This environmental checklist asks you to describe some basic information about your proposal. The City of Arlington will use this checklist to determine whether the project is consistent with the analysis in the Lindsay Subarea Planned Action EIS and qualifies as a planned action or would otherwise require additional environmental review under SEPA. Answer the questions briefly, with the most precise information known, or give the best description you can. You must answer each question accurately and carefully, to the best of your knowledge. The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The City may ask you to explain your answers or provide additional information. In most cases, you should be able to answer the questions from your own project plans and the Planned Action EIS without the need to hire experts.

Exhibit B-1 Modified SEPA Checklist

A. PROPOSAL DESCRIPTION

Date:	February 9, 2025	
Applicant:	MJS Investors	
Property Owner:	John James and Kelly Markezinis 8118 172 St NE, Arlington, WA 98223: PN 310526-001-023-00, 310526-001-022-00 Joe Matthias an Patricia Trust 12212 240th St NE Arlington WA 9822: PN 310526-001-001-00 Lindsay Investments LLC 242 Burke Dr, Camano Island 98282: PN 310525-002-006-00 Virl and Dianna M Basim 8014 172nd St NE, Arlington, WA 98223 PN 310526-001-002-00	
Property Address	Street: 8326 172nd St. NE	City, State, Zip Code: Arlington, WA 98223
Parcel Information	Assessor Parcel Number: 310525-002-006-00, 310526-001-001-00, 310526-001-002-00, 310526-001-022-00, 310526-001-023-00	Property Size in Acres: 32.26 ac
Give a brief, complete description of your proposal.	<p>The proposed Project 1 is located within the Lindsay Subarea and is part of the “Pending Project Area” identified in the Lindsay Subarea Plan and EIS. Project 1 is consistent with the Lindsay Subarea Plan, adopted in February 2026.</p> <p>Project 1 includes the development of 171 single-family residential homes, along with parks, open space, and trail connections (total provided: 210, 467 sf or 20% of area of development). The proposal also includes enhancement of degraded wetland areas and existing culverts to improve environmental function, water quality, and overall ecological health.</p>	
Property Zoning	District Name: Lindsay Subarea	Building Type: Single family homes
Permits Requested (list all that apply)	Land Use: Preliminary Plat, Modified SEPA, Forest Practice, Army Corps wetland fill, Final Plat	Engineering: Civil Permit, NPDES, Right of Way Permits, As-Builts
	Building: Building Permits, Structural Retaining Wall Permits, Structural Detention Vault Permit.	Other: Utility Permits
	All Applications Deemed Complete? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Explain: All application checklist documents were submitted.	
Are there pending governmental approvals of other proposals directly affecting the property covered by your proposal? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Explain: No current pending approvals.		
Existing Land Use	Describe Existing Uses on the Site: Single family homes	

Proposed Land Use (check all that apply)	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial		<input checked="" type="checkbox"/> Recreational facilities, parks, open space, trails (i.e., active green space) <input type="checkbox"/> Other:	
Non-residential Uses: Building Square Feet	Existing (sq ft): 0		Proposed (sq ft): 0	
	Net Change Employment in Ordinance: 20		Job Remainder as of Feb 6, 2026: 20 jobs	
	Total Employment in Ordinance: 20		Jobs: 0	
Dwellings	# Existing Dwelling Units: # <u>4</u> Small lot detached single family # <u>0</u> Attached residential # <u>0</u> Multifamily apartments # <u>0</u> Accessory dwelling units	# Proposed Dwelling Units: # <u>171</u> Small lot detached single family # <u>0</u> Attached residential # <u>0</u> Multifamily apartments # <u>0</u> Accessory dwelling units	Combined (Existing plus Proposed) % of Total Planned Dwelling Units: <u>39%</u> Small lot detached single family <u>0%</u> Attached residential <u>0%</u> Multifamily apartments or accessory dwelling units	Proposed Gross Density (du/ac): 5 du/acre Proposed Gross Buildable Land Area Density - area excluding critical areas, buffers, and easements (du/acre): 8 du/acre
	Dwelling Units Thresholds in Ordinance Total: 436 Small lot detached single family: 305 Attached residential: 87 Multifamily apartments or accessory dwelling units: 44		Dwelling Units Bank Remainder as of <u>Feb 6, 2026</u> Total: <u>265</u> Small lot detached single family: <u>134</u> Attached residential: <u>87</u> Multifamily apartments or accessory dwelling units: <u>44</u>	
Building Height	Existing Stories: 1-2 Existing Height in Feet: 15-40		Proposed Stories: 3 Proposed Height in Feet: 35	
Parking Spaces	Existing: Undefined		Proposed: 342	
Impervious Surfaces	Existing Square Feet: Undefined		Proposed Square Feet: 529,941 sf	
PM Peak Hour Weekday Vehicle Trips	Existing Estimated Trips Total: 4	Future Estimated Trips Total: 417 Total Subarea 171 Proposed Project	Net New Trips: 413 Total Subarea 167 Proposed Project	
	Source of Trip Rate: ITE Manual <u>11th Edition</u> Other _____		Transportation Impacts Determined Consistent with AMC 20.04.120 and Chapter 20.56. Yes <input checked="" type="checkbox"/> No _____	
Proposed timing or schedule (including phasing).	Construction start Summer 2026			

<p>Describe plans for future additions, expansion, or further activity related to this proposal.</p>	<p>None at this time.</p>
<p>List any available or pending environmental information directly related to this proposal.</p>	<ul style="list-style-type: none"> • SEPA Checklist • Geotechnical report • Drainage study and SWPPP • Critical Areas Report • Traffic Study • Archeological Investigation/Report • Arborist Tree Survey • Subarea Plan and Planned Action EIS

B. ENVIRONMENTAL CHECKLIST AND MITIGATION MEASURES

Earth Checklist and Mitigation Measures

Find help answering earth questions¹	
<p>a. General description of the site: Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:</p>	<p>Staff Comments:</p> <p>No Comments. All information has been reviewed and verified.</p>
<p>b. What is the steepest slope on the site (approximate percent slope)? Most of the site is about 1%, with the north west portion at about 8% with a very small area at 28%.</p>	
<p>c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? NRCS maps for Snohomish County indicate that the site is identified as Tokul Gravelly Loam (up to 15 percent slope). This label is consistent throughout the site but there are obvious areas of silty soils in the lower drainage basins and wetlands. There has been some “hobby farm” activity on these parcels historically but the terrain and soils are not typical of Agricultural Land of long-term significance.</p>	
<p>d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. No</p>	
<p>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 cut of structural material is expected to be approximately 6,000 bank cubic yards (BCY); fill of structural material around 32,000 compact cubic yards (CCY); and strip of organic soils around 29,000 BCY. The sitework required will come from the site; there is no intention to import fill. To manage soils when building the site, some of the organic soils from the stripping will be used as part of the 32,000 CCYs of fill. There will be some over-excavation of structural soils in the creation of the wetland and backfilled with the organic soils to make better wetlands and balance the site.</p>	
<p>f. Could erosion occur because of clearing, construction, or use? If so, generally describe. The Tokul Soils on areas with less than 25% slopes are not real sensitive to erosion if the sitework adheres to reasonable measures to protect exposed surfaces. Properly managed there is low risk for erosion. Without proper TESC measures and with heavy rains, rivulets could form and wash areas of bare surface soils off into surrounding lands.</p>	
<p>g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? About 38% of the project site will become impervious with combination pavement and roof tops.</p>	

¹ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth>

<p>h. Proposed Measures to control impacts including Exhibit B-2 and B-3 regarding Mitigation Measures and Applicable Regulations and Notes, respectively (check all that apply):</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Temporary erosion and sediment controls <input checked="" type="checkbox"/> Compliance with grading and fill standards <input checked="" type="checkbox"/> Compliance with critical area regulations <p>Explain:</p> <p>DOE Best Management Practices will be employed with Construction. TESC plan and SWPPP will be prepared for any project action. Certified Erosion and Sediment Control Lead (CESCL) will monitor the site.</p>	<p>Staff Comments:</p> <p>No Comments. All information has been reviewed and verified.</p>
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Air Checklist and Mitigation Measures

Find help answering air questions²	
<p>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.</p> <p>Minor dust is possible, if grading during dry weather. Construction Equipment Exhaust during construction and emissions from autos after the project is built.</p>	<p>Staff Comments:</p> <p>No Comments. All information has been reviewed and verified.</p>
<p>b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.</p> <p>No. There is a Commercial Chicken Facility about 400 feet south of the site that could potentially generate offensive odors but currently and typically the facility manages any odors emissions well.</p>	
<p>c. Proposed measures to reduce or control emissions or other impacts to air, if any.</p> <p>Water will be used to control fugitive dust emissions during dry weather construction. Equipment will have in good operating order all vehicle emission control devices. Licensed vehicles do have exhaust emission standards that need to be met.</p> <p>The Chicken Facility has not been a problem for odor as far as is known. They are in Snohomish County and would have to comply with Title 10 and nuisance ordinances.</p>	

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

Water Checklist and Mitigation Measures

Find help answering water questions ³	
<p>a. Surface (Find help answering surface water questions⁴):</p> <p>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.</p> <p>Soundview Consultants LLC investigated the subject property and publicly accessible areas within 300 feet of the project area for potentially-regulated wetlands, waterbodies, fish and wildlife habitat, and/or priority species in December of 2022 and April of 2024. Using current methodology, the site identified four potentially-regulated wetlands onsite (Wetlands A – D) and one stream (Stream Z) on the subject property. Additionally, one offsite wetland (Wetland 1) was identified offsite to the west of the subject property. Arlington Municipal Code (AMC) 20.93.800 establishes wetland buffers based on wetland rating, and wetland water quality and/or habitat score. Wetlands A and D are classified as Category IV wetlands and are subject to a standard 40-foot buffer regardless of habitat score per AMC 20.93.830 Table 20.93-4 with the required use of minimization measures outlined in AMC Table 20.93-5. Wetlands B, C, and 1 are Category III wetlands with moderate habitat scores of (6 or 7) and are subject to a standard 110-foot buffer per AMC 20.93.830 Table 20.93-4 with the required implementation of a relatively undisturbed, 100-foot wide protected corridor between the wetlands and other areas specified in AMC 20.93.830(1)(A) and use of minimization measures. Stream Z is a Type Ns (non-fish habitat, seasonal) water per AMC 20.93.700 and is subject to a standard 50-foot buffer per AMC 20.93.730 Table 20.93-3. Stream Z flows offsite to the northwest and eventually connects into Edgecomb Creek which connects into Quilceda Creek.</p> <p>Wetland A is a Category IV wetland that is approximately 22,644 square feet (0.52 acre) in size and is located on the southern portion of the subject property.</p> <p>Wetland B is a Category III wetland that is approximately 45,715 square feet (1.05 acres) in size and is located in the southeast portion of the property within the forested area.</p> <p>Wetland C is a Category III wetland that is approximately 29,723 square feet (0.68 acre) in size and is located on the southwest edge of the site.</p> <p>Wetland D is a Category IV wetland that is approximately 117 square feet in size and is located in the central eastern area of the property.</p> <p>Wetland 1 is a Category III wetland that is located approximately 80 feet offsite to the west of the subject property and is associated with Stream Z.</p> <p>See Lindsay’s Planned Action FEIS, Appendix B Wetland and Fish and Wildlife Habitat Assessment Report June 2024, for more details.</p>	<p>Staff Comments:</p> <p>No Comments. All information has been reviewed and verified.</p>

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

⁴ <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.

The project was carefully designed to minimize impacts to critical areas to the greatest extent feasible by fully utilizing all developable upland areas onsite. However, due to the odd shape of the subject property which constrains the orientation of development, the spatial requirements needed to provide a high-density residential development and associated infrastructure consistent with City development standards and the high capacity residential zoning designation of the site, the extent of encumbrance by the identified critical areas and associated buffers throughout the site, complete avoidance is not feasible. In order to meet density requirements and standards for open space, site access, utilities, and stormwater facilities associated with the proposed residential development, the proposed project requires the necessary, unavoidable complete fill of Wetland D, as well as the partial fill of Wetlands A and C. Additionally, permanent and temporary impacts to the buffers of Wetlands A, B, and C, offsite Wetland 1, and Stream Z are necessary and unavoidable in order to provide pedestrian walking trails and stormwater dispersion outfalls/trenches necessary to maintain existing site drainage patterns and hydrology. All temporary impacts will be fully restored immediately after construction is complete.

See Lindsay's Planned Action FEIS, Appendix C Conceptual Mitigation Plan June 2025, for more details.

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.

All fill material for site preparation and road surfacing will be sourced from upland areas onsite or from approved suppliers and will need to be free of pollutants and hazardous materials. Approximately 212 to 423 cubic yards will be used to fill Wetlands A, C, and D.

It is a complex plan that will be more clearly presented in the Mitigation Plans and Reports. This effort will require approvals from the City of Arlington, Tulalip Tribes, Department of Ecology, and the Army Corp.

See Wetland Mitigation Report and Plans for detailed information.

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

No

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

No

Staff Comments:

No Comments. All information has been reviewed and verified.

<p>b. Ground (Find help answering ground water questions⁵):</p> <ol style="list-style-type: none"> 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. No groundwater will be withdrawn from the ground for any purpose. 2. Will water be discharged to groundwater? Give a general description, purpose, and approximate quantities if known. Wastewater will be discharged to the Public Sanitary Sewer System. No wastes to ground 	<p>Staff Comments:</p> <p>No Comments. All information has been reviewed and verified.</p>
<p>c. Water Runoff (including stormwater):</p> <ol style="list-style-type: none"> 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. Most, if not all, stormwater runoff will come from roads, access aisles, driveways, parking areas and rooftops. Some may come from yards and landscape areas primarily as interflow. All runoff from pollutant generating surfaces will be directed or conveyed to Bio-cells for enhanced treatment before entering detention facilities. The bio-cells will provide treatment primarily by filtration through compost amended soils and secondarily by Phytoremediation. Rooftops will go directly to rock chambers or other detention facilities. <p>From detention facilities, discharges will be flow-controlled before discharging to Dispersion Trenches, Level Spreaders, or existing offsite stormwater conveyances.</p> <p>The Project 1 does have 3 Threshold Discharge Areas (TDAs). Two of the TDAs do drain to the Edgecomb Creek Basin. All discharge from these basins will be Flow controlled and dispersed to the existing wetlands that feed the drainage corridor. Some of the features for homes on lots are individual rock chambers on each lot backing up to the critical areas (see detailed plans and reports).</p> <p>Outflow from these chambers, will be to a level spreader designed to distribute runoff through the buffers and to the wetlands or the drainage channel itself.</p> <p>The third TDA in the Pending Project is a small basin along the east side that currently discharges to the NE into the 172nd St Conveyance. There will be a small detention facility in the NE corner of the property that will discharge metered flows to that same conveyance on 172nd St NE.</p> <p>See Stormwater Management Reports and Plans for details on the SWM plans for the Pending Project Area.</p> 	

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/Environmental-elements-Groundwater>

<p>2. Could waste materials enter ground or surface waters? If so, generally describe.</p> <p>Hydrocarbons from automobiles, herbicides, pesticides, and fertilizer excess from landscape areas.</p> <p>3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.</p> <p>Very specific onsite drainage will be altered due to the development but the discharges from the site will be designed to mimic the existing natural flows from the site. The developed site has stormwater management features that will distribute outflows that mimic the forested condition.</p>	<p>Staff Comments:</p> <p>No Comments. All information has been reviewed and verified.</p>
<p>d. Proposed Measures to control impacts including Exhibit B-2 and B-3 regarding Mitigation Measures and Applicable Regulations and Notes, respectively (check all that apply):</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Compliance with critical areas regulations <input checked="" type="checkbox"/> Compliance with construction-related stormwater requirements, including temporary erosion and sediment control, and development and implementation of a stormwater pollution and spill prevention plan <input checked="" type="checkbox"/> Determination of necessary permanent, long-term water quality treatment requirements <input checked="" type="checkbox"/> Implementation of on-site or street frontage green infrastructure <input checked="" type="checkbox"/> Low Impact Development (LID) techniques employed, consistent with AMC 13.28 <input checked="" type="checkbox"/> Impact fee and fair share of capital improvements <input type="checkbox"/> Other: <p>Explain:</p> <p>Stormwater Management will be designed per the requirements in DOE Stormwater Management Manual for Western Washington.</p> <p>Detailed reports and plans specific to Project 1 are available.</p> <p>Lindsay Subarea Plan notable policies, NE-2, NE-3, NE-5-NE-10, and NE-14</p>	

Plants Checklist and Mitigation Measures

[Find help answering plants questions](#)⁶

See the Lindsay Subarea Planned Action FEIS Section 3.2.1 Affected Environment for information about species and vegetation found in the Lindsay Subarea.

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: **Himalayan blackberries, Scotch Broom, colonial bentgrass, Canada thistle.**

Staff Comments:

No Comments. All information has been reviewed and verified.

b. What kind and amount of vegetation will be removed or altered?

Project 1 has been investigated by on the ground Critical Area Studies an Arborist Report, and Significant Tree Survey. Of the 32 acres, about 3 acres has significant tree coverage. The remaining prominent vegetation is landscape areas around the existing homes, scrub/shrub areas, or open fields with various types of grasses. Most all vegetation will be removed or altered from 29 acres. About 4 acres will be altering mostly grass fields for the reconstruction of a more functional wetland system. The 25 acres remaining will have all vegetation temporarily removed for roads, homes, and parks.

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

According to the USFWS IPaC mapping database, marbled murrelet (*Brachyramphus marmoratus*), yellow-billed cuckoo (*Coccyzus americanus*), and bull trout (*Salvelinus confluentus*), have the potential to occur within the vicinity of the proposed project. Additionally, Stream Z is a tributary to Edgecomb Creek, and is identified as gradient accessible for Chinook salmon (*Oncorhynchus tshawytscha*), and Steelhead trout (*Oncorhynchus mykiss*). However, no suitable habitat for these species is present on or within 300 feet of the subject property, and the proposed project will detain and treat stormwater prior to discharging to vegetated wetland and stream buffers to avoid adverse impacts to water quality downstream of the site. As such, the proposed project will have No Effect on ESA-listed species. See the *Biological Evaluation* (SVC, 2025) under separate cover for further details.

The WDFW PHS map identifies Stream Z as having potential occurrences of Dolly varden/bull trout and coho salmon. However, portions of Stream Z on and within 300 feet of the subject property are classified as a Type Ns (non-fish habitat, seasonal) water and do not support the presence of these species.

<p>d. Proposed Measures to control impacts including Exhibit B-2 and B-3 regarding Mitigation Measures and Applicable Regulations and Notes, respectively (check all that apply):</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Compliance with Critical Areas Ordinance <input checked="" type="checkbox"/> Compliance with Shoreline Master Program <input checked="" type="checkbox"/> Implementation of on-site or street frontage green infrastructure <input type="checkbox"/> Other: <p>Explain:</p> <p>Refer to Surface a.2 for potential impacts to nearby wetlands, streams, and buffers.</p> <p>The proposed project was carefully designed to limit critical area impacts to the minimum necessary while providing the space necessary to support a high-density residential development and associated infrastructure and maintain existing site drainage patterns and hydrology. Direct wetland impacts are limited to the fill of one small (<200 square feet), isolated Category IV wetland (Wetland D), a portion of the lower functioning, Category IV wetland (Wetland A), and a portion of Wetland C that is degraded due mowing and the encroachment of non-native invasive species. Permanent impacts to the critical area buffers onsite are situated within the outer 25 percent of the buffers and are limited to the footprint of the proposed pedestrian trail. Remaining buffer impacts are limited to temporary impacts necessary for grading during trail construction and the installation of stormwater outfalls/dispersion trenches necessary to retain existing site drainage patterns and hydrology. All buffer impacts are located in portions of the critical areas buffers degraded by prior land clearing, mowing, and the encroachment of non-native invasive species. In addition to limiting all permanent and temporary impacts to low-functioning, degraded areas onsite, minimization measures outlined in AMC 20.93.830(a) Table 20.93-5 will be implemented. Furthermore, all appropriate best management practices (BMPs) and temporary erosion and sediment control (TESC) measures consisting of silt fencing, seeding of disturbed soils, and items outlined in the project’s erosion and stormwater control plans, to be prepared by a Project Engineer prior to clearing and grading activities, will be implemented throughout the duration of project construction.</p>	<p>Staff Comments:</p> <p>No Comments. All information has been reviewed and verified.</p>
<p>e. List all noxious weeds and invasive species known to be on or near the site.</p> <p>Himalayan blackberries, Scotch broom, Canada thistle, reed canarygrass</p>	

⁶ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-4-plants>

Animals Checklist and Mitigation Measures

Find help answering animal questions⁷ See the Lindsay Subarea Planned Action FEIS Section 3.2.1 Affected Environment for information about species and vegetation found in Lindsay.	
<p>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.</p> <p>Examples include:</p> <ul style="list-style-type: none"> • Birds: hawk, heron, eagle, songbirds, other: Red tailed hawk • Mammals: deer, bear, elk, beaver, other: Coyotes • Fish: bass, salmon, trout, herring, shellfish, other: No fish habitat is located on the subject property thus no fish as present onsite. 	<p>Staff Comments:</p> <p>No Comments. All information has been reviewed and verified.</p>
<p>b. List any threatened and endangered species known to be on or near the site.</p> <p>The WDFW PHS map identifies Stream Z as having potential occurrences of Dolly varden/bull trout and coho salmon. However, portions of Stream Z on and within 300 feet of the subject property are classified as a Type Ns (non-fish habitat, seasonal) water and do not support the presence of these species.</p>	
<p>c. Is the site part of a migration route? If so, explain.</p> <p>The Puget Sound basin is part of the Pacific Flyway.</p>	

⁷ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals>

<p>d. Proposed Measures to control impacts including Exhibit B-2 and B-3 regarding Mitigation Measures and Applicable Regulations and Notes, respectively (check all that apply):</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Compliance with Critical Areas Ordinance <input checked="" type="checkbox"/> Compliance with Shoreline Master Program <input type="checkbox"/> Other: <p>Explain:</p> <p>All temporary buffer impacts will be fully restored immediately following the completion of site grading to prevent erosion and sedimentation. Permanent direct impacts to Wetlands A, C, and D and permanent impacts to wetland and stream buffers cannot be rectified. Indirect impacts to Wetlands A and C will ultimately transition to function as wetland buffer. Areas indirectly impacted by the proposed development consist of degraded areas impacted by prior land clearing, mowing, and the encroachment of non-native invasive species. These wetland areas will be enhanced with native vegetation to improve habitat and screening between the remainder of the wetlands and the proposed development, improving existing onsite wetland functions.</p> <p>The proposed direct and indirect wetland impacts are the result of permanent actions that cannot be reduced or eliminated over time. However, additional potential impacts to critical areas will be reduced over time through a combination of buffer and wetland enhancement activities which will include densely planting targeted, degraded areas with appropriate native vegetation. Furthermore, appropriate fencing and critical areas signs will be posted to discourage intrusion into the critical areas and associated buffers consistent with the requirements of AMC 20.93.290.</p> <p>Direct impacts to Wetlands A, C, and D, indirect impacts to Wetlands A and C, and permanent impacts to the onsite wetland and stream buffer areas will be compensated through a combination of onsite, in-kind wetland creation and enhancement and buffer creation and enhancement actions. The proposed onsite mitigation actions aim to establish higher functioning wetland habitat, improve screening and habitat between the identified critical areas and the proposed development, and, where feasible, establish protected corridors maintaining connectivity accessibility between onsite critical areas. It is anticipated that these measures will achieve a net positive ecological benefit onsite and in the greater Snohomish River watershed, and exceed the mitigation ratios establish in AMC 20.93.840(d) Table 20.93-7 to ensure no net loss of wetland or critical area buffer functions onsite.</p> <p>The wetland creation and enhancement areas and buffer creation and restoration areas will be maintained and monitored for a period of 10 years to ensure the success of mitigation actions, consistent with the requirements of AMC 20.93.850 and interagency guidance (WSDOE et al., 2021). Appropriate contingency measures will be implemented if monitoring indicates that the goals and performance standard of the mitigation plan are not being met.</p>	<p>Staff Comments:</p> <p>No Comments. All information has been reviewed and verified.</p>
<p>e. List any invasive animal species known to be on or near the site.</p> <p>None known</p>	

Energy and Natural Resources Checklist and Mitigation Measures

Find help answering energy and natural resource questions ⁸	
<p>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.</p> <p>Electricity will be the primary energy source for single-family residences.</p>	<p>Staff Comments:</p> <p>No Comments. All information has been reviewed and verified.</p>
<p>b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.</p> <p>No</p>	
<p>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.</p> <p>Homes will be energy efficient and highly insulated.</p>	

⁸ <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>

Environmental Health Checklist and Mitigation Measures

Health Find help with answering environmental health questions⁹	
<p>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.</p> <p>An accidental fuel or oil spill from construction equipment is possible, though highly unlikely.</p> <ol style="list-style-type: none"> 1. Describe any known or possible contamination at the site from present or past uses. None 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 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. No Toxic or Hazardous chemicals other than Hydrocarbons used by construction equipment 4. Describe special emergency services that might be required. Only that associated with any single-family home construction and construction of the proposed infrastructure. 5. Proposed measures to reduce or control environmental health hazards, if any. NA Think safety and operate per OSHA 	<p>Staff Comments:</p> <p>No Comments. All information has been reviewed and verified.</p>

⁹ <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>

<p>b. Noise</p> <p>1. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?</p> <p>None that will really impact the project. There would be some road noise from 172 St NE.</p> <p>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)?</p> <p>During permitted hours of work only, noise will be created by grading and excavation equipment during development and saws and hammers from carpenters when building homes.</p> <p>There will be increased noise from the residential community by the increase in density, at a level that is common within residential zones.</p> <p>3. Proposed measures to reduce or control noise impacts, if any:</p> <p>Construction work will be performed during allowed hours of operation and equipment will have noise suppression equipment in good working order.</p> <p>Background noise from the increased density of the residential community is regulated by AMC Chapter 9 Peace, Morals, and Safety and AMC Chapter 7 Nuisances</p>	<p>Staff Comments:</p> <p>No Comments. All information has been reviewed and verified.</p>
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Land and shoreline use Checklist and Mitigation Measures

Find help answering land and shoreline use questions ¹⁰	
<p>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.</p> <p>There are 5 parcels included in Project 1 with most parcels being plus or minus 5-acres. There are homes on 4 parcels.</p> <p>To the south is rural development regulated by Snohomish County, to the west is rural development within the Lindsay Subarea, and to the east is open Trust Land with a commercial shooting range on one of the parcels.</p> <p>Along the north boundary is 172nd St NE and north of that are residential subdivisions.</p> <p>The site is being developed to accommodate anticipated growth identified by the City of Arlington and Snohomish County, consistent with the Growth Management Act. Its location near the Cascade Industrial Center and proximity to state routes makes it well suited to accommodate planned growth and development.</p> <p>Development activities may result in temporary construction-related impacts to adjacent property owners, such as noise and traffic. Upon full buildout, the project is expected to contribute to long-term neighborhood functionality and access through enhanced transportations connectivity, recreational opportunities, and improvements to environmental health.</p>	<p>Staff Comments:</p> <p>No Comments. All information has been reviewed and verified.</p>
<p>b. Will the proposal affect or be affected by surrounding working farm land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?</p> <p>No. The site has not been used for commercial agriculture, and the soils and terrain do not support productive working farms. There has been some hobby type farming but even that seems to have disappeared.</p>	
<p>c. Describe any structures on the site.</p> <p>There are 4 homes and some out buildings on the site.</p>	
<p>d. Will any structures be demolished? If so, what?</p> <p>Eventually, all the structures will be demolished.</p>	
<p>e. What is the current comprehensive plan designation of the site?</p> <p>Lindsay Subarea</p>	
<p>f. Has any part of the site been classified as a critical area by the city or county? If so, specify.</p> <p>See wetlands discussion under the Water section. No other part of the site has been specifically classified as a critical area by the City or County.</p>	
<p>g. Proposed measures to avoid or reduce displacement impacts, if any.</p> <p>The homeowners will be well compensated for their existing homes and land. They will be moving out on their own terms</p>	

<p>h. Proposed Measures to control impacts including Exhibit B-2 and B-3 regarding Mitigation Measures and Applicable Regulations and Notes, respectively (check all that apply):</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Compliance with Lindsay Subarea Plan. <input checked="" type="checkbox"/> Compliance with other Lindsay Subarea Plan applicable land use and shoreline policies and development regulations. <input type="checkbox"/> Other <p>Explain:</p>	<p>Staff Comments:</p> <p>No Comments. All information has been reviewed and verified.</p>
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Aesthetics Checklist and Mitigation Measures

<p>Find help answering aesthetics questions¹¹</p> <p>See the <i>Lindsay Subarea Plan Chapter 3 Development and Design Standard</i>.</p>	
<p>a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?</p> <p>35 feet high with wood like exteriors</p>	<p>Staff Comments:</p> <p>No Comments. All information has been reviewed and verified.</p>
<p>b. Proposed Measures to control impacts including Exhibit B-2 and B-3 regarding Mitigation Measures and Applicable Regulations and Notes, respectively (check all that apply):</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Compliance with Lindsay Subarea Plan <input type="checkbox"/> Other <p>Explain:</p> <p>Architectural Design and façades will be per Lindsay Subarea Plan Ch. 3 Development and Design Standards and landscaping to be provided that will provide more aesthetic views of the area.</p>	

¹⁰ <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>

¹¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics>

Light and Glare Checklist and Mitigation Measures

Find help answering light and glare questions ¹²	
<p>a. What type of light or glare will the proposal produce? What time of day would it mainly occur?</p> <p>There could be some glare from car mirrors and windows. Glare could come from windows on homes.</p> <p>Night lights on homes and from windows in homes at night would be increased.</p>	<p>Staff Comments:</p> <p>No Comments. All information has been reviewed and verified.</p>
<p>b. Could light or glare from the finished project be a safety hazard or interfere with views?</p> <p>There could be some inconveniences from light and glare coming from cars on 172nd but not likely to the point of being hazardous. These are issues and possible annoyances associated with the Urban environment.</p>	
<p>c. What existing off-site sources of light or glare may affect your proposal?</p> <p>The biggest source of annoyances from light and glare would be auto traffic on 172nd St NE. More so at the intersection of 80th Dr NE to 172nd where headlights will be pointed directly into the Subarea</p>	
<p>d. Proposed measures to reduce or control light and glare impacts, if any:</p> <p>The types glare and lights produced are typical to the Urban Environment. Impacts are anticipated and accounted for by GMA or are very marginal.</p>	

¹² <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>

Recreation Checklist and Mitigation Measures

Find help answering recreation questions ¹³	
<p>a. What designated and informal recreational opportunities are in the immediate vicinity?</p> <p>Walking or cycling on the area roads provide informal recreational opportunities in the immediate area. The Centennial Trail Park is located about ½ mile to the west and ½ mile south of the site. There is a Private Indoor Gun Range open to the public just east of the subarea. There is Gleneagle Golf Course about 1/3 mile to the north.</p>	<p>Staff Comments:</p> <p>No Comments. All information has been reviewed and verified.</p>
<p>b. Would the proposed project displace any existing recreational uses? If so, describe.</p> <p>No, there will be no displacement of recreational opportunities.</p>	
<p>c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:</p> <p>No impacts. 190,353 sf (4.37 ac) of the site is designated as Open Space (outside of wetland buffers) with three community parks included:</p> <ul style="list-style-type: none"> • Between Road C and Road A: 63,155 sf park • Between 171st St NE and Road C: 19,081 linear park • At 79th Ave NE/171st St NE intersection: 12,567 SF park <p>Additional small open spaces are along the eastern boundary and interspersed throughout the development.</p>	

¹³ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-12-Recreation>

Historic and Cultural Preservation Checklist and Mitigation Measures

Find help answering historic and cultural preservation questions ¹⁴	
<p>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.</p> <p>None seen, and none shown on the Washington Information System for Architectural & Archaeological Records Data (WISAARD) website.</p>	<p>Staff Comments:</p> <p>No Comments. All information has been reviewed and verified.</p>
<p>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.</p> <p>No landmarks or features that would indicate anything in the way of historic use. A 2024 Archaeological Report is provided that found no evidence of use or occupation.</p>	
<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.</p> <p>Consulted DAHP WISAARD website. Archaeological investigation has been done on the site. No protected cultural resources or historic properties were identified during the archaeological investigation</p>	
<p>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.</p> <p>If during excavation or any onsite work, some artifact is found, work will be halted and tribes contacted to make full assessment of finds. Any finds will be categorized and saved per ordinances and rules.</p> <p>Tribes will be allowed to have a monitor onsite to observe site disturbances if they so choose.</p>	

¹⁴ <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>

Transportation Checklist and Mitigation Measures

Find help with answering transportation questions ¹⁵	
<p>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.</p> <p>The primary access will be from 172nd St NE that runs along the north boundary of the Subarea. Three access points are proposed from 172nd St NE, one at 79th Ave NE, a main entrance at 80th Dr NE, and a third access point at about 80th Dr NE.</p> <p>A two-lane roundabout will be installed at 80th Dr NE.</p> <p>There will be a connection at 79th Ave NE for later phases of development within the Subarea.</p> <p>Connections are shown on Site Plans and refer to the Lindsay Subarea Plan Ch.4 Transportation for more details.</p>	<p>Staff Comments:</p> <p>No Comments for a-c.</p> <p>Comments for d: Single Family Residential homes are applied a 1 PM Peak Hour Trip rate per home. The total PM Peak Hour Trips that are evaluated with this project is 171. There are four existing homes on the properties, which results in a credit for a total of 167 new PM Peak Hour Trips with the proposed project. Traffic Impact Fee credit may be applied to the project improvements along public streets and rights-of-way. The credit will be evaluated during the Civil Construction phase of the project.</p>
<p>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?</p> <p>The nearest Public Transit appears to be about 2.5 miles to the west at Smokey Point Blvd.</p>	
<p>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).</p> <p>There will be frontage improvement on 172nd St NE, and the development accommodates planned improvements to 172nd St NE, including widening and a roundabout at 80th Dr SE and 172nd St NE. Project 1 will construct the 172nd St NE/80th Dr SE roundabout frontage to the final build-out condition of the future RAB. Project 1 will construct the remainder of the RAB using an interim design. The full final build-out of the RAB will occur once the city secures the necessary right-of-way north of SR 531. The full final build-out will be constructed by the City and WSDOT.</p> <p>Proposed new streets are aligned with the street types described in Subarea Plan Ch 4 Transportation. Primary throughfares will be public, subject to City approval, and localized streets like drive aisles will be privately owned.</p>	
<p>d. 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?</p> <p>Trip generation calculations are based on data published by the Institute of Transportation Engineers (ITE) in Trip Generation Manual, 11th Edition (2021).</p> <p>As an estimate, there will be about 101 inbound and 59 outbound for a total of 160 proposed trips.</p>	

<p>e. 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.</p> <p>No</p>	<p>Staff Comments:</p> <p>No Comments. All information has been reviewed and verified.</p>
<p>f. Proposed Measures to control impacts including Exhibit B-2 and B-3 regarding Mitigation Measures and Applicable Regulations and Notes, respectively (check all that apply):</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Evaluate and mitigate roadways consistent with Planned Action Ordinance Section 3.D(3). <input checked="" type="checkbox"/> Street frontage standards <input checked="" type="checkbox"/> Impact fee for fair share of capital improvements <input checked="" type="checkbox"/> Other: <p>Explain: See responses to a-d above.</p>	

Public Services Checklist and Mitigation Measures

<p>Find help answering public service questions¹⁶</p>	
<p>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.</p> <p>Yes, the needs for these basic public services would increase over what is on the property now. It would be commensurate with like urban communities in the City of Arlington or Snohomish County.</p>	<p>Staff Comments:</p> <p>No Comments. All information has been reviewed and verified.</p>
<p>b. Proposed measures to reduce or control direct impacts on public services, if any.</p> <p>Increase in Public Services is anticipated per the density allotments per GMA.</p>	

¹⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation>

¹⁶ <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>

Utilities Checklist and Mitigation Measures

Find help answering utilities questions¹⁷	
<p>a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other: Natural Gas may be available to the site but not sure of the legal status on it being useable for new construction</p>	<p>Staff Comments:</p> <p>No Comments. All information has been reviewed and verified.</p>
<p>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. See the Lindsay Subarea Plan Chapter 7 Utilities.</p> <p>Electricity – Snohomish County PUD; Telephone – Ziplify Fiber; Sanitary Sewer & Water – City of Arlington</p>	
<p>c. Proposed Measures to control impacts including Exhibit B-2 and B-3 regarding Mitigation Measures and Applicable Regulations and Notes, respectively (check all that apply):</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Capital Facility Plan has been considered, and development provides its fair share of the cost of improvements consistent with applicable local government plans and codes. <input checked="" type="checkbox"/> Developer has coordinated with City to ensure that sewer lines, water lines, or stormwater facilities will be extended to provide service to proposed development site where required. <input checked="" type="checkbox"/> General facility charges have been determined to ensure cumulative impacts to utilities are addressed. <input type="checkbox"/> Other Measures to reduce or control public services and utilities impacts: Explain: 	

C. APPLICANT SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:	<i>Rob Risinger</i>
Date:	February 9, 2026

¹⁷ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities>

D. REVIEW CRITERIA

Review Criteria

The City's SEPA Responsible Official may designate "planned actions" consistent with criteria in Ordinance No. 2026-004 Subsection 3.E.

<i>Criteria</i>	<i>Discussion</i>
(a) the proposal is located within the Planned Action area identified in Exhibit A of this Ordinance;	The subject property is located within the Planned Action Area and located at 8014, 8118, 8210 and 8326 172 nd Street NE.
(b) the proposed uses and densities are consistent with those described in the Planned Action EIS and Section 3.D of this Ordinance;	The proposed use of Single Family Detached Residences is consistent and in compliance with the Planned Action EIS and Section 3.D of the Ordinance.
(c) the proposal is within the Planned Action thresholds and other criteria of Section 3.D of this Ordinance;	The proposed project provides 171 of the total allowed 305 Single Family Detached Residential homes within the total subarea.
(d) the proposal is consistent with the City of Arlington Comprehensive Plan and the Lindsay Subarea Plan;	The proposed subdivision is consistent and compliant with the City of Arlington Comprehensive Plan and Lindsay Subarea Plan. The proposed development has met the requirements for the future growth in the area.
(e) the proposal's significant adverse environmental impacts have been identified in the Planned Action EIS;	The proposed project does not cause any significant or adverse environmental impacts that have not already been listed and addressed in the Lindsay Subarea Planned Action Final EIS.
(f) the proposal's significant impacts have been mitigated by application of the measures identified in Exhibit B , and other applicable City regulations, together with any modifications or variances or special permits that may be required;	The proposed project impacts were addressed in the Lindsay Subarea Planned Action Final EIS. The applicant submitted a mitigation plan to address all impacts to Wetlands, Streams, and Wildlife & Habitat on the site. The city and the project applicant entered into a Developers Agreement recorded under AFN 202512110493 that vested Critical Areas.
(g) the proposal complies with all applicable local, state and/or federal laws and regulations, and the SEPA Responsible Official determines that these constitute adequate mitigation;	The proposed project complies with all applicable local, state, and/or Federal laws and regulations. All applicable permit are required to be obtained. All required mitigation measures are listed in Section (f) above. All conditions of the Preliminary Major Subdivision shall be met.
(h) the proposal is not an essential public facility as defined by RCW 36.70A.200(1), unless the essential public facility is accessory to or part of a development that is designated as a planned action under this ordinance.	The proposed project is not an essential facility.

Determination Criteria

Applications for planned actions shall be reviewed pursuant to the process in Ordinance No. 2026-004 Section 3.G.

<i>Requirement</i>	<i>Discussion</i>
Applications for planned actions were made on forms provided by the City including this Lindsay Subarea Checklist and Mitigation Document.	The project owners and applicant filed the Lindsay Planned Action Modified SEPA Checklist with the Community and Economic Development Department on February 10, 2026.
The application has been deemed complete in accordance with AMC Chapter 20.16.	The project application was deemed complete on February 11, 2026.
The proposal is located within Planned Action Area pursuant to Exhibit A of this Ordinance	The subject property is located within the Planned Action Area and located at 8014, 8118, 8210 and 8326 172 nd Street NE.
The proposed use(s) are listed in Section 3.D of the Ordinance and qualify as a Planned Action.	The proposed use of Single-Family Detached Residences qualify within the Planned Action Ordinance.

E. SEPA RESPONSIBLE OFFICIAL DETERMINATION

A. Qualifies as a Planned Action: The application is consistent with the criteria of Ordinance No. 2026-004 and thereby qualifies as a Planned Action project.

It shall proceed in accordance with the applicable permit review procedures specified in AMC 20.16, except that no SEPA threshold determination, EIS or additional SEPA review shall be required.

Notice shall be made pursuant to AMC Chapter 20.98. as part of notice of the underlying permits and shall include the results of the Planned Action determination. If notice is not otherwise required for the underlying permit, no special notice is required. See Section 3.G(3)(a) regarding notice of the zoning permit decision.

The review process for the underlying permit shall be as provided in AMC Chapter 20.16.

NOTE: If it is determined during subsequent detailed permit review that a project does not qualify as a planned action, this determination shall be amended.

Signature:	
Date:	February 17, 2026

B. Does not Qualify as Planned Action: The application is not consistent with the criteria of Ordinance No. 2026-004, and does not qualify as a Planned Action project for the following reasons:

Not Applicable.

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

SEPA Process Prescribed:

Not Applicable.

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C. Responsible Official Signature

Signature:	
Date:	February 17, 2026