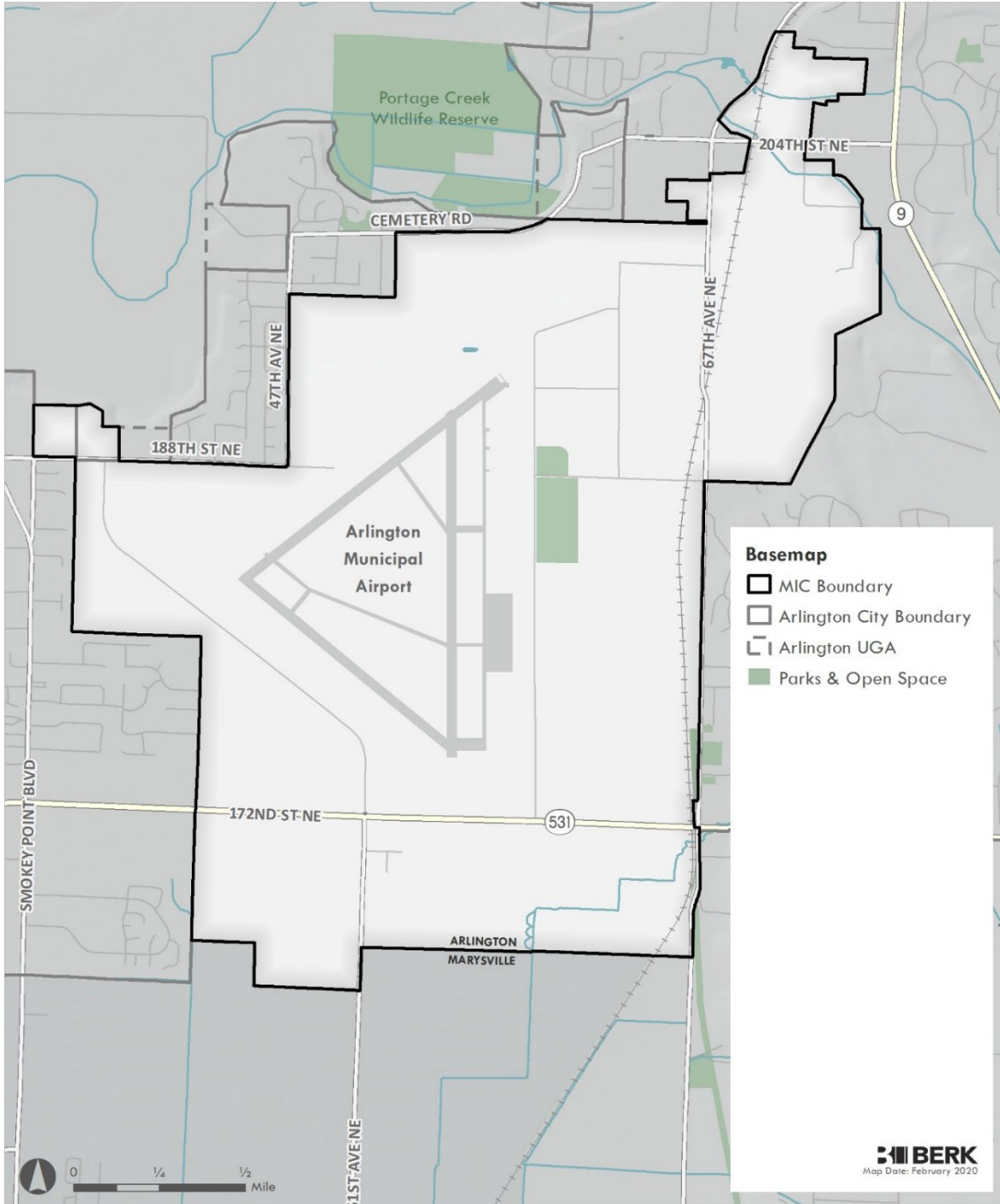


Cascade Industrial Center Planned Action Area

Exhibit A: Cascade Industrial Center Map



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

SEPA Checklist and Mitigation Measures

Exhibit B: Example Environmental Checklist and Required Mitigation Document

INTRODUCTION

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

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

MITIGATION DOCUMENT

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

APPLICABLE PLANS AND REGULATIONS

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

INSTRUCTIONS TO APPLICANTS

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

MODIFIED SEPA CHECKLIST

Exhibit B-1

A. Proposal Description

Date:	July 29, 2022	
Applicant:	Mura Cascade ELP LLC	
Property Owner:	Gayteway Ventures (current)	
Property Address	Street: 6822, 7010, 7020 197 th PL NE	City, State, Zip Code: Arlington, WA 98223
Parcel Information	Assessor Parcel Number: 31051400205100, 31051400204900, 31051400205000	Property Size in Acres: 15.58
Give a brief, complete description of your proposal.	<p>Construction of an advanced plastics recycling facility to convert end-of-life plastics into new plastic using a patented HydroPRS™ process. HydroPRS™ utilizes supercritical water to convert plastics that can't be recycled mechanically into stable hydrocarbon products for use in the manufacture of new plastics. These hydrocarbon products will be sold as sustainable feedstocks for plastic production as a replacement for fossil-derived petrochemical feedstocks. This recycling process creates a circular plastic economy reducing the reliance on fossil resources.</p> <p>The facility will include a warehouse building for end-of-life plastics receiving, storage and handling, boilers, processing lines, flash distillation columns, emergency enclosed ground flare, product storage tanks (containing naphtha, distillate gas oil, heavy gas oil and heavy wax residue), a water storage tank for emergency response, water purification/demineralization facility, closed-loop cooling water system and associated cooling water tower, a wastewater treatment system, and product loading areas. The facility will also include offgas processing (cleaning, condensing, and storing) for any remaining offgas not used for onsite operation.</p>	
Property Zoning	District Name: General Industrial	Building Type: Advanced Recycling Manufacturing (industrial warehouse, tanks, process equipment)
Permits Requested (list all that apply)	Land Use: Yes Building: Yes	Engineering: Yes Other:
	All Applications Deemed Complete? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
	Explain: Permit applications not yet submitted.	
	<p>Are there governmental pending approvals of other proposals directly affecting the property covered by your proposal? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>Explain: The permits Mura will request include planned action determination, building/engineering permits, stormwater permits, and wastewater pretreatment permits from WA Ecology, Air permit from PSCAA (Order of Approval). Mura will also have a Development Agreement and an operating permit as applicable for compliance with fire codes with the City of Arlington and is applying for an exemption from solid waste permitting from Snohomish Health District.</p>	

Existing Land Use	Describe Existing Uses on the Site: Vacant land.		
Proposed Land Use – Check and Circle All That Apply	Industrial/Manufacturing <input checked="" type="checkbox"/>	Commercial	Aviation Flightline Open Space, Recreation Other
Non-residential Uses: Building Square Feet	Existing: N/A	Proposed: 107,845Sq. Ft. (roofed building space, does not include processing facilities)	
	Employment in Ordinance: 13,813	Job Remainder as of <u>3/15/2022</u> <u>13,673</u>	
Dwellings	# Existing Dwellings: None #___ Dwelling Type _____ #___ Dwelling Type _____	# Proposed Dwellings Units: None #___ Type _____ #___ Type _____	Proposed Density (du/ac): N/A
	Dwelling Threshold Total in Ordinance: 848	Dwelling Bank Remainder as of _____20__ _____dwellings N/A	
Building Height	Existing Stories: Existing Height in feet: N/A	Proposed Stories: Office block will have two stories. Processing facilities single story. Proposed Height in feet: Max 87' (flash distillation column).	
Parking Spaces	Existing: None	Proposed: Approx. 50	
Impervious Surfaces	Existing Square Feet: N/A	Proposed Square Feet: approximately 482,551sq ft impervious, 69% of total lot (699,873 sq ft total)	
PM Peak Hour Weekday Vehicle Trips	Existing Estimated Trips Total:0	Future Estimated Trips Total: 2	Net New Trips: 2 (See attached Traffic impact study)
	Source of Trip Rate: ITE Manual ___ Other: Traffic impact study conducted by Transportation Engineering Northwest		Transportation Impacts Determined Consistent with AMC 20.04.120 and Chapter 20.56. Yes <u>X</u> No ___
Proposed timing or schedule (including phasing).	The plan is to break ground on construction as soon as permit issuance. Total construction time will take 18-24 months after ground break. Commissioning of the site will take roughly 12 months. There will be a scheduled ramp up as the site will have 5 processing lines and each one can operate independently. The first completed processing line will be commissioned and operated for a period of a few months. Once proven successful, additional processing lines will be commissioned until all 5 are fully operational.		

<p>Describe plans for future additions, expansion, or further activity related to this proposal.</p>	<p>Possible Phase 2: Assuming available space exists on the property, once Phase 1 is operational, additional processing lines may be added. If Phase 2 proceeds, an electricity substation may be required, which has been scoped on a preliminary basis by the Snohomish County Public Utility District.</p> <p>Estimates in the remainder of checklist are based on Phase 1 only. Phase 2 is not designed sufficiently to provide answers to other questions at this time, i.e., the environmental impacts cannot be reasonably identified or meaningfully evaluated. WAC 197 – 11 – 055.</p>
<p>List any available or pending environmental information directly related to this proposal.</p>	<p>Geotech reports:</p> <ul style="list-style-type: none"> - Geotechnical Engineering Study for Gayteway Business Park Buildings D, F, G and H (Sondergaard Geosciences, PLLC, April 2020 Gayteway commissioned) - Preliminary Feasibility Design Study, Mura Technology Proposed Industrial Facilities at Gayteway Business Park, 20015 67th Avenue, Arlington, Washington (four cone penetrometer tests (CPT)) (Shannon & Wilson, Mura commissioned) - Geotech Report (GeoTest, Mura commissioned) - Site Specific Seismic Study (GeoTest, Mura commissioned) <p>Wet season monitoring study (GeoTest, Mura commissioned)</p> <p>Grading Permit – TESC and Rough Grading Plan, Gayteway Business Park, Gayteway grading plan, Sheets C2.1 and C2.2</p> <p>Traffic impact study conducted by Transportation Engineering Northwest (TENW)</p> <p>Air Notice of Construction (NOC) application to PSCAA (pending)</p> <p>Wastewater pretreatment application to WA Ecology (pending)</p> <p>Stormwater permit application/ notice and associated SWPPP (pending)</p> <p>Risk Management Plan (RMP)/Process Safety Management (PSM)/Chemical Facility Anti-Terrorism Standards (CFATS) Applicability and Pending RMP/PSM plan (pending)</p> <p>Federal Aviation Administration Form 7460 (pending)</p> <p>Solid Waste Permit exemption request (pending)</p>

B. Environmental Checklist and Mitigation Measures

NATURAL ENVIRONMENT CHECKLIST AND MITIGATION MEASURES

Geology/Soils Checklist and Mitigation Measures

	Staff Comments:
<p>0. Description of Conditions</p> <p>General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____</p> <p>What is the steepest slope on the site (approximate percent slope)? The property is being delivered by the current owner (Gayteway) graded and "pad-ready." There are no slopes greater than 15% in or near areas with proposed structures. The steepest slope will be approximately 50% grade along the western property line. This grade on the western boundary will continue to be foundationally supported by existing trees and brush vegetation. Mura development will take place on the graded portion of the property and will observe all setback requirements.</p> <p>What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? The subsurface soils generally consist of sand with varying amounts of silt and gravel. [GeoTest <i>Geotechnical Engineering Evaluation</i>, April 20, 2022]</p> <p>Surrounding property determined to be Native Recessional Outwash soils generally consisting of medium dense, moist, oxidized brown to gray, gravelly sand to sandy gravel with scattered cobbles and medium dense, moist, gray sand. This unit is suitable for support of structural fills, foundations, slabs and pavements when properly compacted. [Sondergaard Geotech study April 2020]</p>	
<p>1. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.</p> <p>The site will be fully graded prior to Mura's purchase from Gayteway (Gayteway grading plan). Environmental requirements for grade and fill activity were reviewed under Gayteway's SEPA. Mura will conduct some excavation and will use some structural clean fill, where needed for construction. A grading permit will be obtained as appropriate. Quantities will be estimated during detailed design. There will be no significant change to the current grade level.</p>	
<p>2. Has any part of the site been classified as a "geologically hazardous" area? (Check all that apply)</p> <p>Landslide Hazards Erosion Hazards Seismic Hazards Liquefaction Hazards Other: _____</p> <p>Describe: The initial geotechnical assessment undertaken by Shannon & Wilson in December 2021 identified no geologically hazardous areas based on existing classifications. The subsequent GeoTest report also determined no landside or erosion hazards are present on the site and included a more detailed assessment of seismic and liquefaction risk. [GeoTest <i>Geotechnical Engineering Evaluation</i>, April 20, 2022]</p> <p>Seismic analysis: The seismic study undertaken for Mura determined that the site is seismic Site Class D. While the seismic site class falls into the Site Class D</p>	

Geology/Soils Checklist and Mitigation Measures

bin, the Vs30 value is close to the C/D boundary. [GeoTest *Site-Specific Ground Motion Hazard Analysis*, dated May 3, 2022]

Liquefaction: Initial Geotech report by Sondergaard determined liquefaction risk is low, and Shannon & Wilson analysis confirmed low liquefaction risk below surface layer. This finding was further corroborated by Mura-commissioned liquefaction assessment by GeoTest, which found the liquefaction potential is low based on groundwater depth and density of soils in the 65 feet below existing site grades. [GeoTest *Geotechnical Engineering Evaluation*, April 20, 2022]

3. Proposed Measures to control impacts including **Exhibit B-2 and B-4** regarding Mitigation Document and Applicable Regulations and Advisory Notes, respectively:

Temporary erosion and sediment controls
Compliance with grading and fill standards
Compliance with Critical Area Regulations

Explain: **Will comply with Temporary Erosion and Sedimentation Control (TESC) measures per AMC 13.24 as applicable. Minimal erosion is anticipated, as the existing site is flat and grading has been conducted by current owner (Gayteaway). Steeper grade on western boundary will continue to be foundationally supported by existing tree and brush vegetation. The project will comply with grading, fill, and setback requirements as applicable. As the project commences, the site will be monitored and, if necessary, any erosion issues will be addressed as needed.**

There are no known surface waters, wetlands, or areas where the ground is consistently saturated with water. Also, no known endangered or threatened species (not within a designated priority habitat species area according to the Washington Fish and Wildlife map (<https://wdfw.wa.gov/species-habitats/at-risk/phs/maps>)). There are also no slopes greater than 15% in or near areas with proposed structures. Therefore, a Critical Area review does not apply.

For mitigating seismic impacts on the processing facility, we estimate for planning purposes that 18 or 24 inch diameter augercast or open-ended steel pipe piles by a length of 70-foot-long could develop an allowable static axial capacity for seismic loads. Details will be refined by further geotechnical investigation work. Piled foundations will also be required in the area of the storage tanks.

Water Resources/Stormwater Checklist and Mitigation Measures

4. Will the proposal require or result in (check all that apply and describe below):
any work over, in, or adjacent to (within 200 feet) of Edgecomb Creek or Portage Creek?
fill and dredge material that would be placed in or removed from surface water or wetlands?
surface water withdrawals or diversions?
discharges of waste materials to surface waters?

Staff Comments:

Water Resources/Stormwater Checklist and Mitigation Measures

<p>groundwater withdrawal or discharge? waste materials entering ground or surface waters? None other than routine construction dewatering</p>	
<p>5. Describe the source of runoff (including stormwater) and method of collection, treatment, and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.</p> <p>The source will be stormwater and potable wash water from streets, sidewalks, and structural exteriors. All runoff will be treated and then managed using an onsite infiltration system (engineered galleys and ditches).</p>	
<p>6. Is the area designated a critical aquifer recharge area? If so, please describe: No</p>	
<p>7. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? Based on the conceptual design layout approximately 69% of the site will be covered with impervious surfaces (approximately 482,551 ft²).</p>	
<p>8. What measures are proposed to reduce or control water resources/stormwater impacts?</p> <p>Proposed Measures to control impacts including Exhibit B-2 and B-4 regarding Mitigation Document and Applicable Regulations and Advisory Notes, respectively (check all that apply): Compliance with construction-related stormwater requirements, including temporary erosion and sediment control, and development and implementation of a stormwater pollution and spill prevention plan.</p> <ul style="list-style-type: none"> ✓ Determination of necessary permanent, long-term water quality treatment requirements. <p>Low Impact Development (LID) techniques employed, consistent with AMC 13.28? Adequate erosion protection at outfalls. Other:</p> <p>Explain: Will comply with applicable stormwater requirements including the items checked above. Also conducted wet season monitoring in March – April 2022. LID techniques not necessary because there will be no stormwater surface discharges. Processes of infiltration, filtration, storage, evaporation and transpiration mimicking natural processes will be integrated into the project and treatment/management design as much as practical. Erosion protection at outfalls is not expected to apply because stormwater control plan includes 100% infiltration (no outfalls planned). If outfalls are present, adequate erosion protection at outfalls will be included in site design. See attached preliminary drainage report. Secondary containment will also be included as required by Spill Prevention, Control, and Countermeasure (SPCC) regulations.</p>	

Plants and Animals Checklist and Mitigation Measures

<p>9. Check or circle types of vegetation found on the site:</p> <p>Deciduous tree: Alder, maple, aspen, other _____</p> <p>Evergreen tree: Fir, cedar, pine, other _____</p> <p>Shrubs _____</p> <p>Grass _____</p> <p>Pasture _____</p> <p>Crop or grain _____</p> <p>Wet soil plants: Cattail, buttercup, bullrush, skunk cabbage, other _____</p> <p>Water plants: Water lily, eelgrass, milfoil, other _____</p> <p>Other types of vegetation: _____</p>	<p>Staff Comments:</p>
<p>10. Are there wetlands on the property? Please describe their acreage and classification. None</p>	
<p>11. Is there riparian habitat on the property? No (not near or adjacent to a river)</p>	
<p>12. What kind and amount of vegetation will be removed or altered? Majority of the tree cover removed prior to historic sawmill operation.</p> <p>Remaining tree cover near property boundaries will be kept in place. Native trees and vegetation will be planted wherever possible throughout the site for erosion management, to enhance stormwater management, and for aesthetics.</p>	
<p>13. List threatened or endangered species known to be on or near the site None. Also, not within a designated priority habitat species area according to the Washington Fish and Wildlife map (https://wdfw.wa.gov/species-habitats/at-risk/phs/maps)</p>	
<p>14. Are there plants or habitats subject to Critical Areas and/or Shoreline Master Program? No</p>	
<p>15. Is the proposal consistent with critical area regulations, shoreline regulations, and requirements of the AMMIC Subarea Plan (now retitled Cascade Industrial Center)? Please describe. Yes, the project is not located within shoreline jurisdiction and will comply with the critical area regulations for seismic hazards. The project is also consistent with the AMMIC Subarea Plan (i.e., advanced manufacturing in the general industrial land use area).</p>	
<p>16. Proposed landscaping, use of native plants, buffers, or other measures to preserve or enhance vegetation on the site, if any: Permeable areas will be landscaped to preserve and enhance existing trees and vegetation on site, and to capture rainwater to maximize water conservation.</p>	

Plants and Animals Checklist and Mitigation Measures

17. Proposed Measures to control impacts including **Exhibit B-2 and B-4** regarding Mitigation Document and Applicable Regulations and Notes, respectively (check all that apply):
- Compliance with Critical Areas Ordinance
 - Compliance with Shoreline Master Program
 - Implementation of on-site or street frontage green infrastructure
 - Implementation of Chapter 20.76 - Screening and Trees
 - Other:
- Explain: **Will meet requirements of Chapter 20.76 (screening and trees) by maintaining existing tree coverage on property boundaries to west, south, and east. Vegetation will also be added to property boundary to north adjacent to planned Gayteway Business Park.**
- The site is not within critical areas or shoreline jurisdiction, nor does it have significant frontage areas with threatened wildlife.**

CULTURAL RESOURCES CHECKLIST AND MITIGATION MEASURES

Cultural Resources Checklist and Mitigation Measures

- | | |
|---|-------------------------------|
| <p>18. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national or state preservation registers? If so, specifically describe.</p> <p>No</p> | <p>Staff Comments:</p> |
| <p>19. 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>None known</p> | |
| <p>20. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national or state preservation registers? If so, specifically describe.</p> <p>No</p> | |
| <p>21. 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>None Known</p> | |

Cultural Resources Checklist and Mitigation Measures

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

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

Explain:
Mura will comply with all applicable requirements, including notification to the DAHP and tribes, both the Tulalip and the Stillaguamish tribes have been notified.

**No known cultural resources are located on the site. In addition, Gayteway did not discover any cultural resources during grading operations or other preparation of the site (e.g., building demolition and soil removal). Mura does not plan to conduct additional grading (only piled foundations for process facility and storage tank area).
 Mura has prepared the required Inadvertent Discovery Plan.**

TRANSPORTATION CHECKLIST AND GREENHOUSE GAS MITIGATION MEASURES

Transportation Checklist and Mitigation Measures

<p>22. Identify public streets and highways serving the site and describe proposed access to the existing street system. Show on site plans, if any.</p> <p>Site is adjacent to the Gayteway Plaza which has frontage along 67th Avenue NE and 74th Avenue NE.</p>	<p>Staff Comments:</p>
<p>23. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?</p> <p>No bus transit along site frontage. Bus Route 220/230 approximately 1900 feet north along 204th Street NE.</p>	
<p>24. How many parking spaces would the completed project have? How many would the project eliminate?</p> <p>The complete project will include 50 parking spaces. The project will not eliminate any parking spaces.</p>	
<p>25. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).</p> <p>No public new roads. Will add a private driveway.</p>	

Transportation Checklist and Mitigation Measures

26. How many PM peak hour vehicular trips per day would be generated by the completed project?

The traffic impact study conducted by Transportation Engineering Northwest (TENW) concluded that 2 additional PM peak hour trips would be generated as a result of this project. It also predicted 8 additional AM trips.

27. Is the land use addressed by the EIS Greenhouse Gas Analysis?

Mura is working with partners on an overall greenhouse gas emissions/ life cycle assessment. Initial results indicate a reduction in Global Warming Potential (GWP) due to three key things:

- **No new fossil fuel is extracted or used in Mura's chemical recycling process.**
- **Recycling end-of-life plastic using Mura's technology has a lower impact on GWP than extracting fossil fuel and processing it into a compound that can be used to make new plastic.**
- **Reusing end-of-life plastic through chemical recycling such as Mura's means no more incineration, landfill, or environmental pollution associated with the plastic waste.**

GWP is further reduced when renewable energy is used to supply electrical power. The Mura Cascade plant will be powered by Snohomish Public Utility District. Hydroelectric power accounts for more than 85% of the PUD's portfolio of generating resources (<https://www.snopud.com/community-environment/clean-energy/renewable-power/hydropower/>).

And finally, rather than venting or flaring the offgas produced during Mura's HydroPRS™ process, the offgas produced is cleaned and scrubbed to produce a natural gas liquid (NGL) product. The offgas not converted to NGL is recycled into process gas for the boilers on site.

28. Proposed Measures to control impacts including **Exhibit B-2, Exhibit B-3, and B-4 regarding** Mitigation Document, Additional Mitigation Requirements and Procedures, and Applicable Regulations and Notes, respectively **(check all that apply):**

- ✓ Evaluate and mitigate roadways consistent with Planned Action Ordinance Section 4.D(3).

Commuter Trip Reduction (AMC Chapter 10.80)
Transportation Demand Management (TDM) Programs
Street frontage standards

- ✓ Impact fee and SEPA mitigation fee for fair share of capital improvements

Other:

Explain: Traffic impact study conducted by Transportation Engineering Northwest (TENW) has been completed. Commuter Trip Reduction/TDM does not apply because the worksite has less than 100 employees. The facility does not have street frontage on any major road.

LAND USE AND AESTHETICS CHECKLIST AND MITIGATION MEASURES

Land Use and Aesthetics Checklist and Mitigation Measures

<p>29. What is the current use of the site and adjacent properties?</p> <p>Vacant land.</p>	<p>Staff Comments:</p>
<p>30. Describe any structures on the site. Will any structures be demolished? If so, what type, dwelling units, square feet?</p> <p>N/A.</p>	
<p>31. What is the current zoning classification of the site?</p> <p>GI-General Industrial</p>	
<p>32. What is the current Comprehensive Plan designation and zoning classification of adjacent sites?</p> <p>Industrial</p>	
<p>33. If applicable, what is the current shoreline master program designation of the site?</p> <p>Not Applicable</p>	
<p>34. What is the planned use of the site? List type of use, number of dwelling units and building square feet.</p> <p>Advanced Plastics Recycling Facility. Zero dwelling units. Approximately 107,845 square feet buildings space.</p> <p>Plastics receipt and handling (Materials Preparation Plant (MPP)) = 63,325ft² Admin building = 7,440 ft² Plastic Storage Building = 37,080 ft² Estimate does not include non-roofed process facility structures (not occupied).</p>	
<p>35. Approximately how many people would reside or work in the completed project?</p> <p>Approximately 20-25 people per shift will work at the project site after completion. Approximately 70 people will be employed total to support 24/7 operation.</p>	
<p>36. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.</p> <p>None</p>	
<p>37. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.</p> <p>None</p>	
<p>38. Approximately how many people would the completed project displace?</p> <p>None</p>	
<p>39. What is the tallest height of any proposed structure(s)?</p> <p>Flash distillation column height is 87 feet.</p>	

Land Use and Aesthetics Checklist and Mitigation Measures

<p>40. Would any views in the immediate vicinity be altered or obstructed?</p> <p>No</p>	
<p>41. Would the proposal produce light or glare? What time of day would it mainly occur?</p> <p>Lighting will be in place for 24-hour operation. Lighting will be shielded and downlit. For safety purposes red blinking lights will be installed on the tallest structure onsite.</p>	
<p>42. Could light or glare from the finished project be a safety hazard or interfere with views?</p> <p>No</p>	
<p>43. What existing offsite sources of light or glare may affect your proposal?</p> <p>None</p>	
<p>44. Would shade or shadow affect public parks, recreation, open space, or gathering spaces?</p> <p>No</p>	
<p>Proposed Measures to control impacts including Exhibit B-2 and B-4 regarding Mitigation Document and Applicable Regulations and Notes, respectively (check all that apply):</p> <p>Compliance with AMMIC Subarea Plan.</p> <p>Compliance with other applicable land use and shoreline policies and development regulations.</p> <p>Other</p> <p>Explain: The project will be consistent with the AMC development standards and guidelines for the CIC. Project will also implement design standards specific to industrial areas and development types.</p>	

UTILITIES AND PUBLIC SERVICES CHECKLIST AND MITIGATION MEASURES

Public Services and Utilities Checklist

<p>45. Water Supply: Would the project result in an increased need for water supply or fire flow pressure? Can City levels of service be met?</p> <p>Yes, the project will include increased demand from city water supply. Water for emergency purposes will be stored onsite.</p>	<p>Staff Comments:</p>
<p>46. Wastewater: Would the project result in an increased need for wastewater services? Can City levels of service be met?</p> <p>Yes. Yes, city has confirmed wastewater needs can be met. Onsite wastewater pretreatment will be installed as required.</p>	
<p>47. Police Protection: Would the project increase demand for police services? Can City levels of service be met?</p> <p>No. N/A, the site will have 24X7 security surveillance contracted by Mura.</p>	

Public Services and Utilities Checklist

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

Yes. Yes, Mura has coordinated with the North County Fire Department to confirm local regulations and will install an onsite water storage tank with enough available water for fire suppression at the facility.

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

No. N/A. No new dwelling units.

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

No. N/A.

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

Yes. Yes, all utility needs will be met based on pending development agreement with City of Arlington. Electricity demands can be met upon completion of Snohomish PUD's planned upgrade of the Portage substation.

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

Capital Facility Plan has been considered, and development provides its fair share of the cost of improvements consistent with applicable local government plans and codes.

Law enforcement agency has been consulted, and development reflects applicable code requirements.

Fire protection agency has been consulted, and development complies with Uniform Fire Code.

School impact fee, if applicable.

Parks impact fee, if applicable.

Developer has coordinated with City to ensure that sewer lines, water lines, or stormwater facilities will be extended to provide service to proposed development site where required.

General facility charges have been determined to ensure cumulative impacts to utilities are addressed.

Other Measures to reduce or control public services and utilities impacts:

Explain: Applicable consultation has been completed with fire department and law enforcement. Schools and parks fees do not apply because not a residential development project. Pending RMP/PSM/CFATS plan will be communicated to emergency response personnel.

C. Applicant Signature

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

Signature:	
Date:	

D. Review Criteria

REVIEW CRITERIA

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

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

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

DETERMINATION CRITERIA

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

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

E. SEPA Responsible Official Determination

The proposed use(s) are listed in Section 4D of the Ordinance and qualify as a Planned Action.	
--	--

A. Qualifies as a Planned Action: The application is consistent with the criteria of Ordinance 2021-002 and thereby qualifies as a Planned Action project.

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

Notice shall be made pursuant to AMC Chapter 20.98. as part of notice of the underlying permits and shall include the results of the Planned Action determination. If notice is not otherwise required for the underlying permit, no special notice is required. See Section 4.G(3)(a) regarding notice of the zoning permit decision.

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

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

Signature	
Date:	

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

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

SEPA Process Prescribed:

C. Responsible Official Signature

Signature:	
Date:	

EXHIBIT B-2 MITIGATION DOCUMENT

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

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

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

Natural Environment

Planned Actions shall be consistent with subarea plan dimensional and development standards including maximum impervious coverages.

Planned Actions shall be consistent with the relocation of Edgecomb Creek and associated habitat improvements.

Planned Actions shall implement required street frontages identified in the Arlington Complete Streets Program, including landscaping and green infrastructure.

Planned Actions may incorporate green stormwater retrofits that provide water quality benefits beyond standard requirements by code.

Cultural Resources

Within shoreline jurisdiction, Planned Actions must be consistent with cultural resources policies and regulations.

Planned Action notices shall be sent to DAHP and tribes (Snohomish Tribe, Stillaguamish Indian Tribe, and Tulalip Tribes) for each application consistent with Section G of the ordinance.

If DAHP predictive model maps location as high to very high probability (Map B-1.1):

If cultural resources survey not previously completed, conduct cultural resources survey including subsurface testing where feasible and documentation of historic (i.e. 50 years old or older) built environment in advance of construction. Survey report will include inadvertent discovery plan (IDP).

If cultural resources survey of the location completed more than 10 years ago, an updated report including IDP may be needed.

If cultural resources survey of the location completed within past 10 years, prepare an IDP.

If DAHP predictive model maps location as low to moderate probability (Map B-1.1):

If cultural resources survey not previously completed, conduct cultural resources desktop review and field reconnaissance including documentation of historic (i.e. 50 years old or older) built environment in advance of construction. Report will include inadvertent discovery plan (IDP).

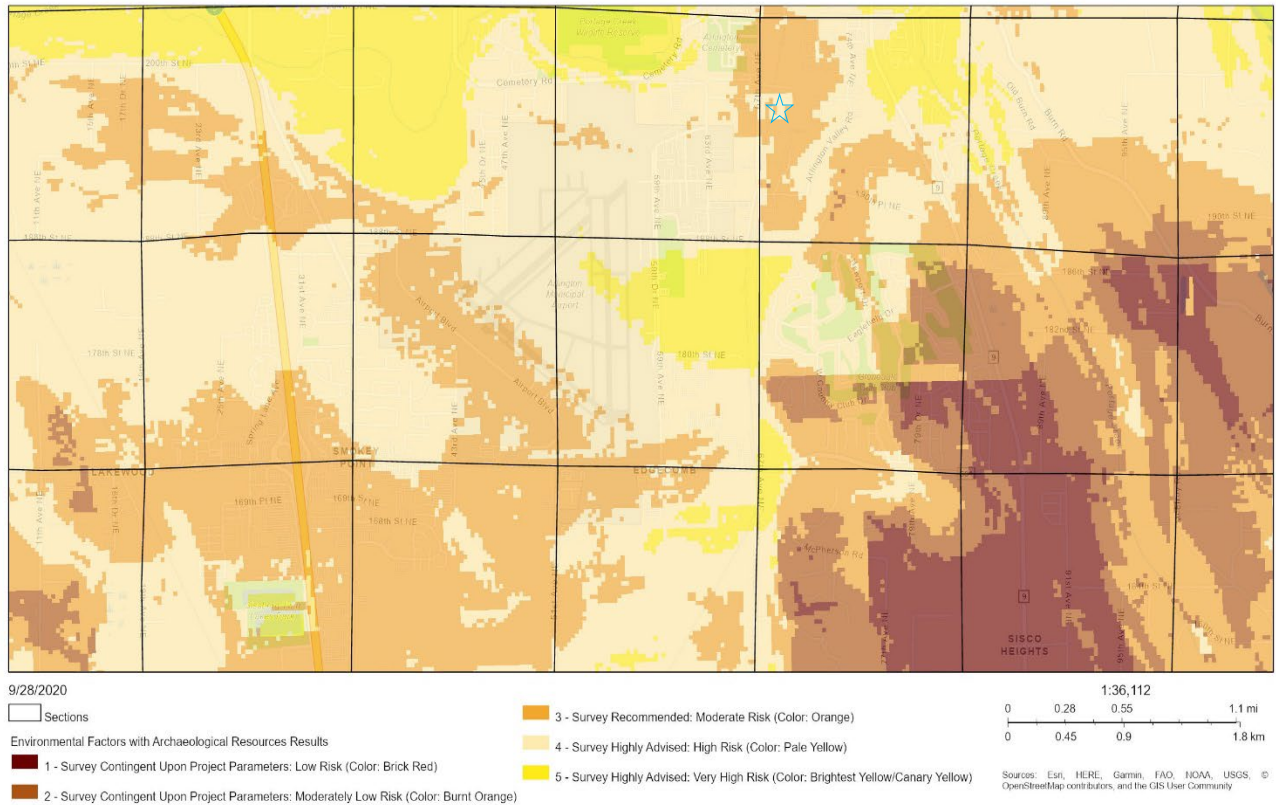
If cultural resources review completed for the location more than 10 years ago, an updated desktop review including IDP may be needed.

If cultural resources survey of the location completed within past 10 years, prepare an IDP.

Where required under Mitigation Measures 7 and 8, Planned Actions shall prepare Inadvertent Discovery Plans as a condition of project approval.

The City may condition Planned Actions according to the results of required reviews under Mitigation Measures 7 and 8.

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



Land Use and Aesthetics

Planned Actions shall be consistent with the AMC development standards and guidelines for the CIC.

Planned Actions shall implement design standards specific to industrial areas and development types.

Transportation

See Exhibit B-3.

Public Services

Planned Actions shall demonstrate consistency with crime prevention through environmental design principles through compliance with CIC development standards and guidelines.

Planned Actions shall pay applicable impact fees per Chapter 20.90 for parks and schools.

A Planned Action shall provide the common and private open space required per dwelling in the Arlington Municipal Code.

Utilities

Planned Actions shall meet City standards for adequate water and sewer service, pay applicable general facility charges, and incorporate water and sewer infrastructure improvements in street frontage improvements as appropriate.

Planned Action shall implement the required stormwater manual and implement necessary stormwater improvements. If a regional stormwater facility is approved by the City, an applicant may request or the City may condition development to pay a fee based on the area of new and replaced impervious surface subject to the applicable stormwater management manual in place at the time of application.

EXHIBIT B-3 ADDITIONAL MITIGATION REQUIREMENTS & PROCEDURES

Transportation

Frontage Improvements

When a property redevelops and applies for permits, frontage improvements (or in-lieu contributions) and right-of-way dedications if needed are required by the Arlington Municipal Code (AMC 20.56.170).

If right-of-way (or an easement) is needed, it also must be dedicated to the City by the Planned Action Application property owner.

Planned Action applicants may request and the City may consider a fee-in-lieu for some or all of the frontage improvements that are the responsibility of the property owner consistent with criteria in AMC 20.56.170 and agreements pursuant to RCW 82.02.020 or other instrument deemed acceptable to the City and applicant.

Mitigation Fees

Areawide Improvements: Implementation of improvements identified in Table B.3-1 shall occur through a SEPA fair share fee program such that new development contributes its share of the cost for these projects.

Cost Basis: Unless amended, or replaced with a transportation impact fee, mitigation fees consistent with the proportionate share of costs shall be applied to planned action applications. This fee shall be payable in addition to the impact fee in AMC Chapter 20.90 until such time as the improvements in Table B.3-1 are incorporated into the City's impact fee basis.

A Planned Action's trips calculated per Section 4.D(3)(d) will be used to determine a development's demand and mitigation payment.

Mitigation Fee Payable at Permit Issuance: The mitigation fee shall be payable at the time of building permit issuance.

The Planned Action Share Transportation Fees will be incorporated into the City master fee schedule. Fees shall be subject to biennial review to affirm the cost basis including a construction cost index or an equivalent as determined by the City.

Should the State of Washington develop capital improvements that are scheduled in addition to the listed mitigation in Table B.3-1, the City may collect a fair share cost of such improvements to the extent the improvements add capacity to address growth.

Transportation Demand Management

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

Each Planned Action shall provide for electric vehicle infrastructure (AMC Chapter 20.44.098).

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

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

Source: Transpo Group, 2020

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

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

EXHIBIT B-4 APPLICABLE REGULATIONS AND ADVISORY NOTES

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

Natural Environment

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

Table B.4-1. Environmental Regulations

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

Sources: City of Arlington Municipal Code; Herrera 2020.

Land Use and Aesthetics

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

Title 20 Land Use Code.

Arlington Design Standards (Chapter 20.46 AMC).

Arlington Shoreline Master Program (SMP).

Airport Master Plan: contains regulations applicable to Flightline zone areas.

Cultural Resources

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

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

State funded capital projects require Governor's Executive Order 0505 review. Implementation of the Executive Order requires all state agencies implementing or assisting capital projects using funds appropriated in the State's biennial Capital Budget to consider how future proposed projects may impact significant cultural and historic places.

Section 106 of the National Historic Preservation Act requires that each federal agency identify and assess the effects its actions may have on historic buildings.

Transportation

The following regulations address transportation:

Travel Demand Management (TDM): Washington State Commute Trip Reduction (CTR) law requires employers with 100 or more employees and located in high-population counties to implement TDM programs.

Arlington Complete Streets Program

Arlington Transportation Improvement Program and Capital Improvement Program

The following regulations and standards:

AMC Chapter 10.80 - Commute Trip Reduction

AMC Chapter 20.56 - Streets and Sidewalks

Chapter 20.90 - Concurrency and Impact Fees

Arlington Engineering Standards

AMC Chapter 20.44.098 – Electric Vehicle Infrastructure

Public Services

The following regulations address public services:

Comprehensive Plan – Addresses levels of service and capital improvements for fire, police, and parks. This is updated every eight years with the Comprehensive Plan.

Title 15 Fire – Includes requirements for fire suppression.

Parks and Recreation Master Plan– Establishes a plan for 2016-2023 including capital projects.

Arlington School District Levy 2020 – Addresses Capital Replacement projects to ensure proper function of current schools.

Utilities

Water

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

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

Wastewater

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

Stormwater

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