



NON-PROJECT ACTION

COMMUNITY & ECONOMIC DEVELOPMENT

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

Purpose of checklist

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

Instructions for applicants

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

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

Instructions for lead agencies

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

Use of checklist for nonproject proposals

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

A. Background [Find help answering background questions](#)

1. Name of proposed project, if applicable:

Hernandez 204th Street Rezone

2. Name of applicant:

City of Arlington

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

Community & Economic Development Department
18204 59th Avenue NE
Arlington, WA 98223

360-403-3550

Contact Person: Amy Rusko, Planning Manager

4. Date checklist prepared:

April 21, 2023

5. Agency requesting checklist:

City of Arlington, Community & Economic Development Department

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

The proposed rezone will be reviewed by the City of Arlington Planning Commission in May of 2023 and by City Council in June of 2023.

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

The proposed rezone changes the property zoning from residential low capacity to neighborhood commercial with mixed-use overlay. After the rezone the property would be able to be developed at a higher residential and commercial component through a with mixed-use development proposal. Future development on the site will go through project review independently at a future date.

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

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

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

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

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

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

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

This is a non-project action. The subject properties are owned by two private land owners. The proposed rezone is for the parcel listed under tax parcel 31051000405100, 31051000403300, and 31051000404500. The total lot size for the three parcels is approximately 1.18 acres. The properties are currently occupied by one single family residence on each parcel of land. The proposed rezone would take the property out of the Residential Low Capacity zoning designation and change the property to the Neighborhood Commercial zone with Mixed-Use Overlay designation. The Neighborhood Commercial with Mixed-Use Overlay zone was established for commercial properties within the city to be able to provide mixed-use either vertically or horizontally on the site to provide walkable neighborhoods that provide both residential and commercial services. Approval by the City Council is required for all rezone applications. If the request is granted, the City's Future Land Use Map, City's Official Zoning Map, and the Regulating Plan Place Type Map, and Village Center Transect Map would need to be amended.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The property is located at the northwest corner of the 67th Avenue and 204th Street (Cemetery Road) intersection at the following addresses: 6515 204th Street NE, 6509 204th Street NE, and 6507 Cemetery Road.



B. Environmental Elements

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

a. General description of the site:

The subject properties are relatively flat with approximately ten evergreen trees.

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

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

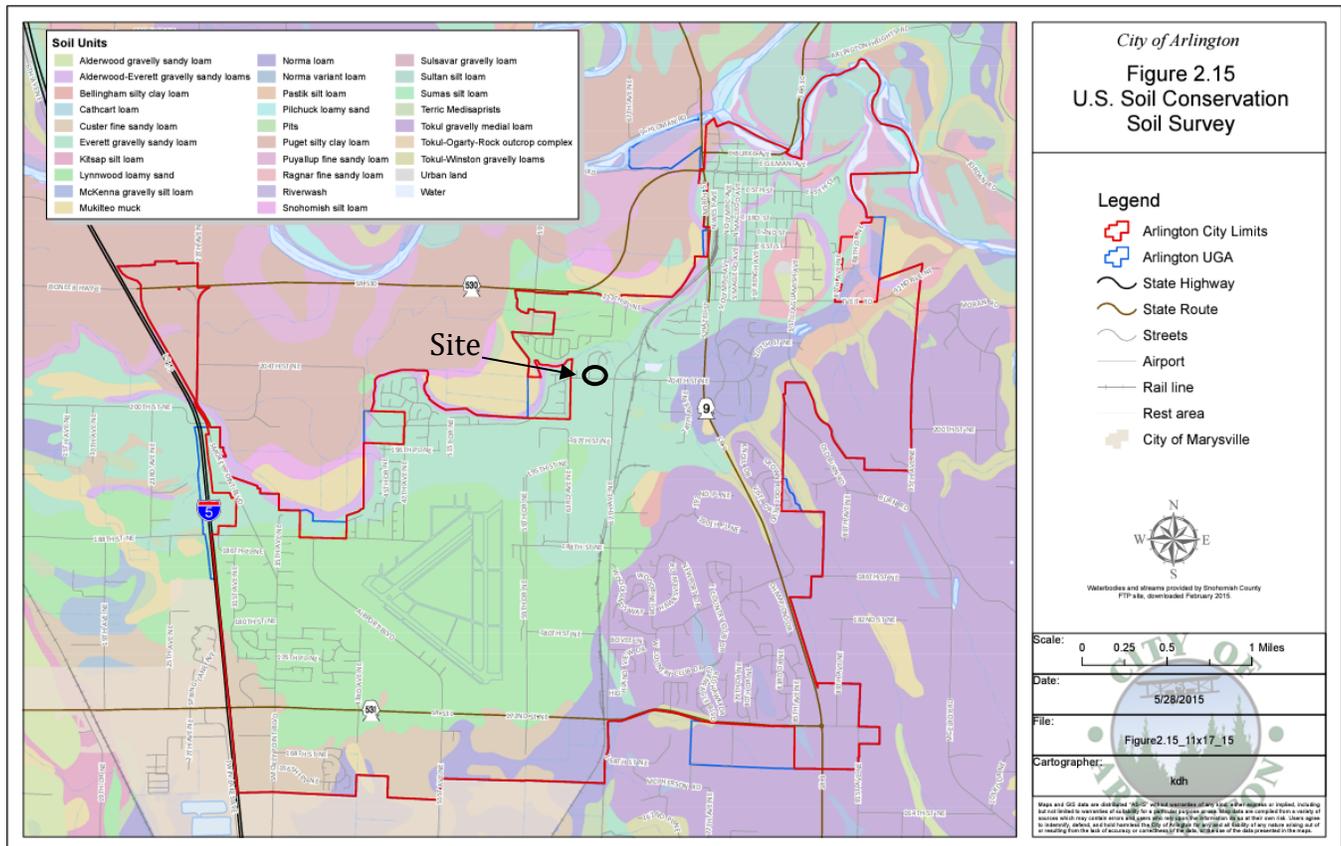
0 – 3%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them, and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

The soils on the site are Everett Very Gravelly Sandy Loam, 0-8% slopes.

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

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



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

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

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

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

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

Not applicable to this non-project proposal. There is no construction proposed. The Neighborhood Commercial zone allows up to 100% lot coverage, however the site must comply with all other applicable code sections, including landscaping, parking, open space, etc.

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

Specific measures will be determined on an individual project basis.

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

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

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

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

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

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

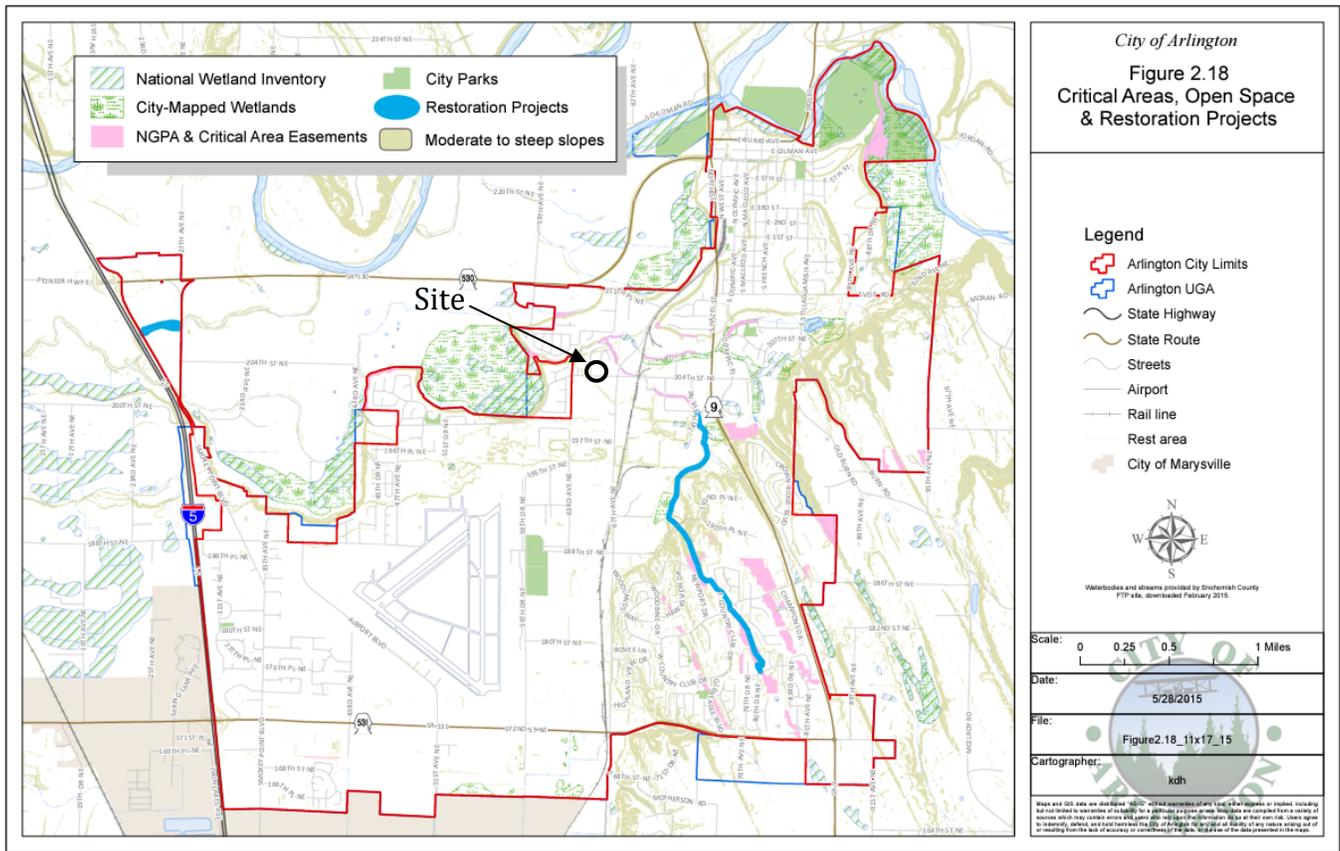
Specific measures will be determined on an individual project basis.

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

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

- 1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

There are no bodies of water in the immediate vicinity of the site.



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

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

3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

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

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

Not applicable to this non-project proposal. There is no construction proposed. Future development of the site would not require surface water withdrawals or diversions.

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

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

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

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

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

- 1. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give a general description, purpose, and approximate quantities if known.**

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

- 2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.**

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

c. Water Runoff (including stormwater):

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

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

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

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

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

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

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

Specific measures will be determined on an individual project basis.

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

a. Check the types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- orchards, vineyards, or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

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

Not applicable to this non-project proposal. There is no construction proposed. The subject properties currently have approximately 10 evergreen trees on the site and site development is to be determined with a future project proposal.

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

None have been observed.

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

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

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

None have been observed.

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

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

The subject properties are currently occupied by three single family residences and is located just west of the 67th Avenue and 204th Street intersection. The properties are surrounded by single family residential subdivisions and a mixed-use building. Very few animals would likely frequent the site. None have been observed on the site but may include small birds or an occasional deer.

Examples include:

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

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

None have been observed.

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

Not particular to this site, however the Pacific Flyway is a major north-south flyway for migratory birds in America, extending from Alaska to Patagonia. Flyway route stopover sites typically include wetlands, shorelines, or beaches. The subject site is located within an urban setting of the city. There are no wetlands near the site and the Stillaguamish River is approximately 1 1/4 miles from the properties. The nearest wetland is approximately 1/3 of a mile from the properties.

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

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

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

None have been observed.

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

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

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

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

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

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

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

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

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

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

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

No known incidents of contamination have occurred on the site.

2. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None.

3. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

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

4. Describe special emergency services that might be required.

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

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

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

b. Noise

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

204th Street is adjacent to the site to the south and 67th Avenue NE to the east and are potential noise sources. The property is located just west of a busy intersection.

2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site)?

Not applicable to this non-project proposal. Future development of the site would include noise associated with construction on a short-term basis and will be analyzed during a development permit. Future development would have noise coming from a typical mixed-use building with both commercial and residential uses on the site.

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

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

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

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The current zoning of the subject property is Residential Low Capacity and adjacent properties to the north and west are also Residential Low Capacity. Properties to the west are zoned Neighborhood Commercial with Mixed-Use Overlay and the property to the south is zoned Public/Semi-Public for the Arlington Cemetery.

The proposed rezone would extend the Neighborhood Commercial with Mixed-Use Overlay further west.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

No.

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

No. This is an urban site and there are no such areas close to the site.

c. Describe any structures on the site.

The subject properties consist of 3 single family residences on 3 individual lots.

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

Not applicable for this non-project proposal. To be determined with a future project proposal. Future redevelopment of the site would remove the 3 single family residences in order to construct a mixed-use building.

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

Residential Low Capacity

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

Residential Low Capacity

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

Not Applicable for this location.

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

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

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

Not applicable for this non-project proposal. To be determined with a future project proposal, pending the amount of commercial square footage that would be proposed.

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

Not applicable for this non-project proposal. To be determined with a future project proposal. If all 3 single family residential units were removed from the site there would be approximately 10-12 people.

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

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

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

The proposal, if approved, will provide zoning compatibility along the street frontage of 204th Street NE and provide walkable commercial retail options to the surrounding residential subdivisions.

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

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

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

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

This proposal is to rezone the property from residential low capacity to neighborhood commercial with mixed-use overlay for a future mixed-use development. The type of housing unit would be determined with the project permitting and development would be subject to the Mixed-Use Development Regulations.

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

If fully developed, 3 single family residential middle to low housing units would be removed.

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

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

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

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

Not applicable for this non-project proposal. To be determined with a future project proposal. The Mixed-Use Development Regulations allow for up to 3 stories.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Centennial Trail is located approximately 400 feet from the subject properties.

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

No.

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

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

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

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

No.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

No such artifacts are known to exist on or near the site.

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

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

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

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

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

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.**

204th Street (Cemetery Road) and 67th Avenue are the public streets affected by future development of the site. The intersection of these two roads has existing commercial uses and vacant property for future commercial frontages and mixed-use development.

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

The property is located within 150 feet of a west bound transit stop on the north side of 204th Street and 600 feet from an east bound transit stop.

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

Not applicable for this non-project proposal. To be determined with a future project proposal. Future development of the site will require frontage improvements along 204th Street (Cemetery Road) and may include updates to improvements along 65th Drive NE. Future development would be required to provide public sidewalks, parking, pedestrian, and bicycle access.

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

No.

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

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

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

No.

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

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

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

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

Not applicable for this non-project proposal. To be determined with a future project proposal. A future mixed-use development on the site would result in an increase of public services for additional commercial and residential uses within the city.

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

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

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

- a. **Circle utilities currently available at the site:** electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:

- b. **Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.**

Not applicable for this non-project proposal. To be determined with a future project proposal. A future mixed-use development on the site will likely install electricity, natural gas, water, sewer, refuse service, and telephone utilities to the site for commercial and residential uses.

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

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

X Amy Rusko

Type name of signee: Amy Rusko

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

Date submitted: 4/21/2023

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

IT IS NOT REQUIRED to use this section for project actions.

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

The rezone of the property would result in the future development of a mixed-use development. Future development and anticipated discharge of any materials would be subject to the requirements and regulations governing the City of Arlington. Noise production will be compatible with expected development of commercial and residential uses.

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

Future development of the site requires a Special Use Permit or Conditional Use Permit and meet all requirements of AMC Title 20: Zoning. A SEPA checklist for the project action will identify and mitigate any necessary measures.

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

Future development of the property would result in the removal of evergreen trees on the property and the allowed impervious surface of the site would increase from 35% to 100%. Future development would not likely affect animals, fish, or marine life, as the property is not located near bodies of water or wetlands. Trees would be required to be replanted as part of the required frontage improvements and parking lot shading per Title 20: Zoning.

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

Future development of the site requires a Special Use Permit or Conditional Use Permit and meet all requirements of AMC Title 20: Zoning. A SEPA checklist for the project action will identify and mitigate any necessary measures.

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

The proposed rezone to Neighborhood Commercial with Mixed-Use Overlay would increase energy usage due to an increase of commercial and residential density that would be allowed on the site.

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

Future development of the site requires a Special Use Permit or Conditional Use Permit and meet all requirements of AMC Title 20: Zoning. A SEPA checklist for the project action will identify and mitigate any necessary measures.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

There are no areas designated for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historical or cultural sites, floodplains, or prime farmland on the site.

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

Future development of the site requires a Special Use Permit or Conditional Use Permit and meet all requirements of AMC Title 20: Zoning. A SEPA checklist for the project action will identify and mitigate any necessary measures. Furthermore, future development must comply with local, state, and federal regulations regarding protection of environmentally sensitive areas.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The site is located in an urbanized area of the city. The site is not located close to a shoreline, therefore the rezone to Neighborhood Commercial with Mixed-Use Overlay would not adversely affect shoreline uses.

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

Future development of the site requires a Special Use Permit or Conditional Use Permit and meet all requirements of AMC Title 20: Zoning. A SEPA checklist for the project action will identify and mitigate any necessary measures. Furthermore, future development must comply with local, state, and federal regulations regarding protection of environmentally sensitive areas.

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

The rezone would allow for a mixed-use building, however the commercial square footage and number of residential units is yet to be determined. There will be increase demands on transportation, public services, and utilities with any increase in residential units or commercial uses. A future mixed-use development would likely use Land Use Code 221, Multifamily Housing (Mid-Rise) and Land Use Code 820, Shopping Center from the ITE Trip Generation Manual. Future development requires a traffic study, along with frontage improvements along 204th Street NE and possible upgrades to 65th Drive NE. Improvements would require public sidewalks, parking, pedestrian, and bicycle access.

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

Future development of the site requires a Special Use Permit or a Conditional Use Permit. Conditions may be required to increase compatibility with surrounding uses. Impacts to transportation and public services and mitigation of those impacts would be determined on a project specific basis.

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

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