

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist

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

Instructions for applicants

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

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

Instructions for lead agencies

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

Use of checklist for nonproject proposals

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

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

1. Name of proposed project, if applicable:

Centennial Park Parking Lot

2. Name of applicant:

Edgecomb Station 5J LLC

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

Applicant: Ryan Kilby, Williams Investments
2517 Colby Ave
Everett, WA 98201
425-355-0353

Contact: Carmel Gregory, CG Engineering
250 4th Ave S. Suite 200
Edmonds, WA 98020
425-778-8500

4. Date checklist prepared:

April 17, 2023

5. Agency requesting checklist:

City of Arlington

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

Construction to start summer 2023

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

Carports may be added to the parking lot at a later date under a deferred, design-build permit.

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

- Biological Evaluation, Soundview Consultants, November 2022
- Conceptual Mitigation Plan, Soundview Consultants, October 2020, Revised January 2021
- Relic Stream Channel Analysis and Voluntary Restoration Plan to The City of Arlington Technical Memorandum, Soundview Consultants, May 2020
- Relict Stream Channel Analysis and Voluntary Mitigation Plan Technical Memorandum, Soundview Consultants, August 2019

- Water Type Modification for Relict Edgecomb Creek Channel Technical Memorandum, Soundview Consultants, January 2019
- Cultural Resources Assessment, Caldera Archaeology, August 15, 2019
- Unanticipated Discovery Plan
- Geotechnical Engineering Report, GeoEngineers, April 5, 2023

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.

- Nationwide Permit (404) – US Army Corps of Engineers. Submitted November 11, 2022, and is awaiting Agency review and approval.
- Water Quality Certification (401) Washington State Department of Ecology. Submitted December 16, 2022, and is awaiting Agency review and approval.

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

Civil construction permit, zoning permit, building permits for site retaining walls. Carport permits will be deferred submittals.

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

The proposed project involves filling a Category IV wetland and replacing it with 84 new parking stalls at the existing Centennial Park Apartments. Wetland mitigation is proposed through offsite in-kind wetland creation.

The Applicant previously constructed a permitted, phased, mixed land use development consisting of multi-family residential units and commercial retail space with associated infrastructure to provide additional housing and commercial space within the City of Arlington (SEPA MDNS file No. PLN#543). The project was carefully designed in order to avoid and minimize impacts to critical areas to the greatest extent feasible, and no direct or indirect wetland impacts were required. Since the completion of the project, resident and guest parking has become an issue due to limited parking availability within the development, thus prompting the Applicant and City to consider additional parking space onsite.

The proposed parking will result in necessary and unavoidable partial fill of the isolated, low-functioning Wetland A. Given the constraints of the existing development, the only space available for additional parking is within Wetland A or the FWHCA associated with the relict stream channel onsite. Wetland A is an isolated, low-functioning wetland, whereas the FWHCA was subject to prior enhancement efforts and is in close proximity to Edgecomb Creek. Therefore, to minimize impacts potential impacts to Edgecomb Creek, direct impacts are more ecologically practicable for Wetland A. The extent of wetland fill is limited to the amount of required parking and associated infrastructure, leaving a portion of the wetland following development that will only be indirectly impacted.

Mitigation for the direct and indirect impacts to Wetland A will be provided through offsite, in-kind, permittee responsible wetland creation on a 19.9-acre site located approximately 1.26 miles southwest of the development site. The mitigation site is located within in the same Quilceda Creek sub-basin and is part of the Hayho Creek wetland complex (Snohomish County Tax Parcel Number 31052800100700).

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 project area is located in the undeveloped 0.94-acre area at the north of the parcel. The development site is located at 67th Avenue Northeast and 172nd Street Northeast/Highway 531 in Arlington, Snohomish County, Washington and is within the southwest quarter of Section 23, Township 31 North, Range 5 East, W.M.

Development Site Address: 67th Avenue Northeast and 172nd Street Northeast/Highway 531

Development Site Tax Parcel Nos: 31052300300800

The mitigation site is located at 16430 51st Avenue Northeast in Arlington, Snohomish County, Washington and is within the northeast quarter of Section 28, Township 31 North, Range 5 East, W.M.

Mitigation Site Address: 16430 51st Avenue Northeast

Mitigation Site Tax Parcel Nos: 31052800100700

B. Environmental Elements

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

a. General description of the site:

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

Topography on the eastern portion of the development site slopes down approximately 20 feet to the center, and then remains flat at approximately 140 feet above mean sea level to the western property boundary.

Topography on the mitigation site is generally flat with elevations ranging from approximately 115 feet amsl to 120 feet amsl on the southwest portion of the site.

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

Over 100% at the vertical sides of a ditch through the project area, and 25% at the northeast corner of the project area.

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.

Per NRCS Soil Survey for Snohomish County, Washington, development site surface soils are identified as Everett gravelly sandy loam, 8 to 15 percent slopes (18) and Norma loam (39). Mitigation site soils are identified as Custer fine sandy loam (13), Mukilteo Muck (34), and Norma loam (39). Additional soils information can be found in the Geotechnical Engineering Report and Wetland and Fish and Wildlife Habitat Assessment Report. The geotechnical logs show silty sand (topsoil), sandy silt (alluvium), and fine to coarse sands.

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

None known.

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.

Grading will affect the majority of 0.94-acre project area. Excavation will total approximately 2,600 cubic yards and filling will total approximately 7,000 cubic yards, including a 2' section of structural fill. Fill will be sourced from a local supplier as approved by the City.

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

Yes, but erosion control techniques are proposed.

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

The project area will be approximately 60% impervious area.

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

The project proposes silt fence, inlet protection, covering of exposed soils, and a stabilized construction entrance to control erosion.

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.

Diesel combustion from construction equipment.

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

None anticipated.

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

None anticipated.

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.

The development site investigation in fall of 2018 and winter of 2019 identified one potentially regulated wetland (Wetland A) and an abandoned Edgecomb Creek stream channel on the subject property. Wetland A is a Category IV depressional wetland. The relict stream channel remains onsite and is classified as a Fish and Wildlife Habitat Conservation Area (FWHCA). The relocated Edgecomb Creek is a Type F-ESA water located south of the development site, south of State Route 531.

The mitigation site investigations in summer of 2021 identified one potentially-regulated wetland (Wetland F) and one potentially-regulated stream (Hayho Creek). Wetland F is classified as a Category II wetland.

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

The proposed parking will result in necessary and unavoidable partial fill of the isolated, low-functioning Wetland A. Given the constraints of the existing development, the only space available for additional parking is within Wetland A or the FWHCA associated with the relict stream channel onsite. Wetland A is an isolated, low-functioning wetland, whereas the FWHCA was subject to prior enhancement efforts and is in close proximity to Edgecomb Creek. Therefore, to minimize impacts potential impacts to Edgecomb Creek, direct impacts are more ecologically practicable for Wetland A. The extent of wetland fill is limited to the amount of required parking and associated infrastructure, leaving a portion of the wetland following development that will only be indirectly impacted, but remain onsite function as wetland and buffer area.

Mitigation for the direct and indirect impacts to Wetland A will be provided through offsite, in-kind, permittee responsible wetland creation on a 19.9-acre site located approximately 1.26 miles southwest

of the development site. The mitigation site is located within in the same Quilceda Creek sub-basin and is part of the Hayho Creek wetland complex. The wetland creation area will be excavated approximately 12 to 18 inches to provide necessary depressions to hold sufficient hydrology to generate wetland conditions and will be excavated to the existing groundwater table if possible. Following construction of the mitigation area, the wetland creation will maintain at least at seasonal saturation. Organic topsoil from an offsite supplier will then be placed to provide a suitable substrate for the native plantings. A diverse assortment of trees, shrubs, and groundcover will be established to provide browse, cover, and nesting for small mammals, which in turn provide prey for raptors and other mammals.

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

A portion of Wetland A (0.38-acre) will be filled. The wetland will be excavated and filled with at least 2 feet of structural fill below the proposed pavement. Excavation and filling in this area will total approximately 2,600 cubic yards and 7,000 cubic yards, respectively.

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

The proposed parking area will result in the necessary and unavoidable partial fill of Wetland A (16,507-square feet). All hydrology from the proposed parking area will drain into a rain garden that will be constructed in the middle of the proposed parking area. The rain garden will treat pollution generating surfaces then outlet to a detention system to control flows per City of Arlington and Department of Ecology requirements. From the detention pipe it will connect into the adjacent ditch and then the City's stormwater system. Hydrology from the partially filled area of Wetland A will be diverted into the adjacent ditch and into the City's stormwater system, which is similar to how the hydrology from Wetland A currently drains into the adjacent ditch system and then the City's stormwater system. No surface water withdrawals are proposed. Compensatory mitigation for the proposed partial fill of Wetland A will be provided through 37,462-square feet of offsite wetland creation adjacent to Wetland F on the proposed mitigation site. Wetland A is a Category IV wetland that is severely degraded. As such, the proposed offsite mitigation opportunities will result in increased habitat functions and overall no net loss in ecological functions within the watershed.

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

The development and mitigation sites are not located in a flood zone per FIRM map panel 53061C0395E, dated November 8, 1999.

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.

No discharge of waste materials into surface waters is proposed. Expansion of the existing development site will consist of increasing impervious surface area by adding more parking spaces onsite. However, the additional impervious surfaces associated with the parking lot will be infiltrated onsite and as such will adequately address the changes in land cover proposed by the project so that no detrimental effects to downgradient areas occur. Additionally, during project construction, TESC measures and BMPs designed to control site runoff will minimize potential immediate effects to hydrology and water quality.

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.**

No ground water withdrawal or water discharged to ground water is proposed.

- 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.**

No waste material will be discharged into the ground from septic tanks or other sources due to the proposed project. No wastewater system is included in the project activities.

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.**

The source of runoff at the development site will be storm water from new pavement areas. Storm water runoff will be collected and discharged to a conveyance ditch at the northwest corner of the site.

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

No waste materials will enter ground or surface waters under this proposal. Stormwater runoff from pollution generating hard surface will be routed to a bioretention planter to provide runoff treatment to stormwater.

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

No, stormwater on the development site will be collected, routed for detention and water quality treatment and then discharged into the conveyance ditch on the northwest corner of the site. There is an existing ditch running along the north side of the site which will remain intact in the proposed condition.

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

Site runoff will be routed to a detention pipe to control the discharge from the site during storm events.

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?

All development activities on site will take place in the project area, which is a northeast portion of the Centennial Park property. The majority of the project area consists of herbaceous and scrub-shrub vegetation. Vegetation in the undeveloped portions of the development site is dominated by grasses and forbs including orchard grass (*Dactylis glomerata*), colonial bentgrass (*Agrostis capillaris*), narrowleaf plantain (*Plantago lanceolata*), and common velvetgrass (*Holcus lanatus*). Forested cover is present on the southern site boundary following the relict stream channel. Dominant forest vegetation includes western red cedar (*Thuja plicata*), Douglas fir (*Pseudotsuga menziesii*), and red alder (*Alnus rubra*) with an understory of red-osier dogwood (*Cornus alba*), salmonberry (*Rubus spectabilis*), salal (*Gaultheria shallon*), and western swordfern (*Polystichum munitum*). Approximately 0.38 acre of scrub-shrub and emergent wetland vegetation will be filled. Wetland vegetation is generally dominated by red alder saplings (*Alnus rubra*), salmonberry (*Rubus spectabilis*), and non-native invasive reed canarygrass (*Phalaris arundinacea*).

The mitigation site is an agricultural field that at the time of the site visit was partially used to grow corn. The areas not in agricultural use were dominated by grasses, including velvet grass (*Holcus lanatus*), colonial bentgrass, Kentucky bluegrass (*Poa pratensis*) and nonnative hairy cat's ear (*Hypochaeris radicata*).

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

No threatened or endangered plant species are known to be on or near the development or mitigation site.

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

New landscaping, including native trees, shrubs, and ground cover, is proposed to be planted in all unpaved areas of the development site.

The offsite mitigation actions will include the excavation of the offsite wetland creation area. Organic topsoil from an offsite supplier will then be placed to provide a suitable substrate for the native plantings. A diverse assortment of trees, shrubs, and groundcover will be established to provide browse, cover, and nesting for small mammals, which in turn provide prey for raptors and other mammals. The diverse native plantings will provide greater pollutant and sediment filtration, reduction of erosion and flood flows, increase screening of the wetland, and increase shading and wood recruitment over time as the plantings establish. The proposed offsite wetland creation actions will improve ecological conditions adjacent to Hayho Creek and within the sub-basin. The proposed offsite mitigation actions will provide a

net gain in function when compared to the existing degraded conditions of the wetland proposed to be impacted. With construction of the mitigation site, establishment of the protective buffers, installation of permanent fencing and signage around the entire sensitive areas tracts, and implementation of the required monitoring and maintenance actions, the mitigation area is projected to be a highly functional, persistent, and successful mitigation site.

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

The development site contained non-native, invasive reed canarygrass, Himalayan blackberry, and cutleaf blackberry. The mitigation site contained non-native invasive hairy cat's ear and reed canarygrass.

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.

Examples include:

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

Salmon, hawk, heron, songbirds, deer, and frogs had been encountered on or near the site in the past.

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

No threatened or endangered species are known to be on or near the project site. Five ESA-listed species are potentially found in Snohomish County in the Action Area; however, these species will not be found on or near the vicinity of the development site. Steelhead trout (*Oncorhynchus mykiss*), chinook salmon (*Oncorhynchus tshawytscha*), and bull trout (*Salvelinus confluentus*) have the potential to occur within the project vicinity; however, the proposed project was determined to have no effect on these species.

WDFW PHS identifies the potential presence of coho, Dolly Varden/bull trout, and fall chum in relict stream channel along the southern portion of the development site. The WDFW SalmonScape map lists the documented presence of coho and chum salmon; presumed presence of Dolly Varden/bull trout; and gradient accessible reaches for chinook salmon, pink salmon, and winter steelhead trout in the stream along the southern portion of the development site. However, this relict channel is no longer hydrologically connected to offsite Edgecomb Creek and is not connected to Wetland A in the project area; therefore, these species will not be affected by the proposed work.

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

Yes, the development and mitigation sites are part of the Pacific Flyway migration route.

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

The proposed offsite mitigation actions will result in no net loss and will likely improve ecological functions and value by providing additional functions according to the needs of the site and watershed

and providing an overall improvement to wetland function. Removing wetland degradations such as non-native and invasive vegetation through manual, mechanical as necessary to remove dense invasive vegetation (i.e. mowing or removing dense thatch), and chemical methods (i.e. a Washington State Department of Agriculture approved herbicide for aquatic sites with City approval) and replacing with native plantings will restore the habitat functions, hydrological function and critical area protection provided by the site and improve hydrology and quality of water leaving the project site. A diverse assortment of trees, shrubs, and groundcover will be established to provide browse, cover, and nesting for small mammals, which in turn provide prey for raptors and other mammals. The diverse native plantings will provide greater pollutant and sediment filtration, reduction of erosion and flood flows, increase screening of the wetland, and increase shading and wood recruitment over time as the plantings establish. The proposed offsite wetland creation actions will improve ecological conditions adjacent to Hayho Creek and within the sub-basin.

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

None known.

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.

The project will use electricity for site lighting.

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

No.

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.

None.

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.

No.

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

None known.

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

No.

- 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.

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

None.

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

None.

b. Noise

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

Arlington Municipal Airport

BSNF track spur

- 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)?**

Short term: construction equipment noise. Long term: traffic noise from vehicles parking and traveling through the site.

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

Construction activity will be limited to the hours allowed by the City of Arlington. Planting throughout the project area as well as a fence at the north boundary will help to dissipate noise impacts.

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 property where the development site is located is in the City of Arlington in a mixed-use setting and is developed with a mixed-use multi-family and commercial development. The property abuts 67th Avenue Northeast to the west with commercial properties beyond; 172nd Street Northeast/Highway 531 to the south; a church to the west; and single-family residential and undeveloped forested areas to the north.

The 19.37-acre mitigation site is located approximately 1.25 miles southwest of the development site, in a mixed commercial, residential, and agricultural setting in the City of Arlington, Washington (Snohomish County Tax Parcel Number 31052800100700). The site is primarily undeveloped, consisting of emergent and scrub/shrub wetland habitat in the west portion of the property and agricultural fields in the east. In the southeast corner, is a residential property with a maintained lawn and associated infrastructure. To the north, the mitigation site borders a distribution warehouse. A commercial facility is located to the east, and undeveloped forested, shrub, and emergent areas are located to the south.

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?

There are no working farms or forest lands on or near the development site; however, according to historic aerial imagery both the mitigation and development sites were historically farmed.

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

No.

c. Describe any structures on the site.

There are currently 17 mixed use and multifamily buildings and one maintenance garage and office building.

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

No.

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

NC / T4N-MV (Neighborhood Commercial / Horizontal Mixed-Use Overlay).

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

NC / T4N-MV (Neighborhood Commercial / Horizontal Mixed-Use Overlay).

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

Not applicable.

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

Development Site

One potentially-regulated wetland (Wetland A) and one relict stream channel (Edgecomb Creek) were identified on the development site and one newly relocated stream (Edgecomb Creek) was identified offsite to the south within 225 feet of the site.

Edgecomb Creek was previously located onsite but was successfully relocated offsite as part of a Washington State Department of Transportation (WSDOT) restoration project. The relict stream channel remains onsite and is classified as a Fish and Wildlife Habitat Conservation Area (FWHCA) subject to a 100-foot native growth protection easement and additional 50-foot management zone per AMC 20.93.440(a). However, the buffers were modified for the onsite relict stream channel through the previously constructed and permitted, phased, mixed land use development consisting of multi-family residential units and commercial retail space with associated infrastructure to provide additional housing and commercial space within the City of Arlington (SEPA MDNS file No. PLN#543). The onsite relict Edgecomb Creek channel was successfully relocated offsite to the south through the 2017 SR 531 Edgecomb Creek Fish Passage Project. The newly relocated Edgecomb Creek offsite to the south is considered a Type F-ESA water with an associated 150-foot buffer per AMC Table 20.93-3. The aforementioned critical areas and classifications were approved under a prior development proposal (SEPA MDNS file No. PLN#543).

Wetland A is approximately 21,823 square feet (0.50 acre) in size and is located on the northern portion of the development site, extending a little offsite to the north. Hydrology for Wetland A is provided by a seasonally-high water table, direct precipitation, surface runoff from adjacent uplands, and flow from a ditch that runs south to north through the wetland. Wetland vegetation is dominated by red alder saplings (*Alnus rubra*), salmonberry (*Rubus spectabilis*), and non-native invasive reed canarygrass (*Phalaris arundinacea*). The buffer surrounding Wetland A consists of fields and shrub areas that are degraded by non-native invasive species such as cutleaf blackberry (*Rubus laciniatus*) and Himalayan blackberry (*Rubus armeniacus*). Hydric soil indicator A4 (Hydrogen Sulfide) was observed. Wetland boundaries were determined by a transition to hydric soils. Wetland A is a Palustrine Scrub Shrub/Emergent, Seasonally Saturated, and Seasonally Flooded wetland (PSS/EMBC). Wetland A was previously approved as a Category IV depressional wetland (SEPA MDNS file No. PLN#543).

Mitigation Site

The mitigation site investigations in summer of 2021 identified one potentially-regulated wetland (Wetland F) and one potentially-regulated stream (Hayho Creek). Wetland F is classified as a Category II wetland and Hayho Creek is classified as a Type F stream.

Wetland F is approximately 6.54 acres in size on the mitigation site and is located throughout the western portion of the property. The wetland extends offsite to the northwest, west, south, and southeast. Hydrology for Wetland F is provided by a seasonally-high water table, direct precipitation, surface runoff from adjacent uplands, and seasonal flooding from Hayho Creek. Wetland vegetation is on site is dominated spirea (*Spiraea douglasii*) and emergent species including colonial bentgrass (*Agrostis capillaris*), soft rush (*Juncus effusus*), and nonnative invasive reed canarygrass (*Phalaris arundinacea*). Offsite, Wetland F is dominated by black cottonwood (*Populus balsamifera*), Pacific willow (*Salix lasiandra*), Schouler's willow (*Salix scouleriana*), Hooker's willow (*Salix hookeriana*), Scoulers

fumewort (*Cordalis scouleri*), hardhack (*Spiraea douglasii*), common velvetgrass, soft rush, Idaho fescue (*Festuca idahoensis*), and bird's-foot trefoil (*Lotus corniculatus*). The onsite buffer surrounding Wetland F is degraded and consists of agricultural land. Hydric soil indicator A11 (Depleted Below Dark Surface) was observed at DP-1(a). Wetland boundaries were determined by a transition to wetland hydrology and hydric soils. Wetland F is a Palustrine Forested/Scrub-Shrub/Emergent, Seasonally Saturated, Seasonally Flooded wetland (PFO/SS/EMBC).

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

None.

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

None.

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

None.

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

The proposed use is an extension of an existing approved use on site.

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

None.

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.

None.

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

None.

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

None.

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?

No structures are currently proposed; future carports are not expected to exceed 12' in height.

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

None.

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

Landscaping is proposed throughout the new parking lot to provide visual relief.

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?

Two pole lights and overhead lighting within the carports will be installed to provide lighting at night. Headlights may also cause glare during the day and night.

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

No.

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

None.

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

Proposed lighting is set back from the property edge and from residential units, and the photometric plan demonstrates that there will be very little light cast onto neighboring properties. A fence and landscaping are proposed along the north property line to further limit glare from site lighting and vehicle headlights.

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

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

Centennial Trail regional trail. Phase 1 Community Green, dog park and common area building.

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

No. The project does not eliminate any on-site recreational uses.

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

None.

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.

- 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.**

WISAARD was consulted and the archaeological report by Caldera was reviewed.

- 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.**

An unanticipated discovery plan has been prepared and submitted with this application.

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.**

The site is accessed from 67th Ave NE and 172nd St NE.

- 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 nearest transit stop is approximately 2 miles away at 172nd St. NE and Smokey Point Boulevard.

- 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).**

No.

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

Yes; BNSF railroad has a spur track across 67th to the west. The Arlington Municipal Airport is located approximately 5,000 feet to the west of the site.

- 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?

None. All new trips were evaluated at the time that the dwelling units were permitted.

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.

None.

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.

No.

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

None.

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.

The project will utilize existing utilities.

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 Carmel Gregory

Type name of signee: Carmel Gregory

Position and agency/organization: Senior Planner, CG Engineering

Date submitted: 4/19/2023