

# 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:** Amendments to Chapters 16.60, 20.01 and 20.12 of the Edmonds Community Development Code (ECDC) regarding design review processes and building step back requirements for certain projects in the General Commercial (CG) zone. These permanent standards would replace interim standards that were adopted by City Council in Ordinance 4283, which will expire on June 10, 2023.
2. **Name of applicant:** City of Edmonds
3. **Address and phone number of applicant and contact person:** Mike Clugston, AICP, Senior Planner, 121 5<sup>th</sup> Ave. N, Edmonds, WA 98020; 425-771-0220
4. **Date checklist prepared:** May 1, 2023
5. **Agency requesting checklist:** City of Edmonds
6. **Proposed timing or schedule (including phasing, if applicable):** The city-sponsored amendment has been reviewed by the local Architectural Design and Planning Boards and is intended for review by the City Council in May 2023.
7. **Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.** No further activity is planned at this time. Staff will monitor the outcomes of the proposed amendment to see if any future amendments are necessary.
8. **List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.** No direct environmental information has been prepared for the proposed amendment.
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.** No pending permit applications would be affected. Permit applications within the City of Edmonds would be processed according to the regulations and procedures in effect at the time the application was determined to be complete.
10. **List any government approvals or permits that will be needed for your proposal, if known.** SEPA review and determination for non-project actions and adoption by Edmonds 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 for amendments to Chapters 16.60, 20.01 and 20.12 of the Edmonds Community Development Code (ECDC) regarding design review processes and building step back requirements for certain projects in the General Commercial (CG) zone. These permanent standards would replace interim standards that were adopted by City Council in Ordinance 4283, which will expire on June 10, 2023.

- 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.**

This is a non-project action that will affect certain developments in the General Commercial (CG) zone only.

## **B. Environmental Elements**

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

- a. General description of the site:** N/A - The proposal is a non-project, non-site-specific action that would affect certain CG-zoned parcels.

**Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:** N/A - The proposal is a non-project, non-site-specific action that would affect certain CG-zoned parcels.

- b. What is the steepest slope on the site (approximate percent slope)?** N/A - The proposal is a non-project, non-site-specific action that would affect certain CG-zoned parcels.
- 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.** N/A - The proposal is a non-project, non-site-specific action that would affect certain CG-zoned parcels.
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.** N/A - The proposal is a non-project, non-site-specific action that would affect certain CG-zoned parcels.
- 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.** N/A - The proposal is a non-project, non-site-specific action that would affect certain CG-zoned parcels.
- f. Could erosion occur because of clearing, construction, or use? If so, generally describe.** N/A - The proposal is a non-project, non-site-specific action that would affect certain CG-zoned parcels.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?** N/A - The proposal is a non-project, non-site-

specific action that would affect certain CG-zoned parcels.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.** N/A - The proposal is a non-project, non-site-specific action that would affect certain CG-zoned parcels.

## **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.** N/A - The proposal is a non-project, non-site-specific action that would affect certain CG-zoned parcels.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.** N/A - The proposal is a non-project, non-site-specific action that would affect certain CG-zoned parcels.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any.** N/A - The proposal is a non-project, non-site-specific action that would affect certain CG-zoned parcels.

## **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 City of Edmonds sits along the eastern shores of the Puget Sound and contains a number of relatively small streams including Willow Creek, Shellabarger Creek, Shell Creek, Hindley Creek, Northstream, Frutidale Creek, Perinville Creek, Meadowdale Creek and a number of smaller unnamed creeks. Portions of Lake Ballinger are also located within the City of Edmonds' jurisdiction.
- 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.** N/A - The proposal is a non-project, non-site-specific action that would affect certain CG-zoned parcels.
- 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.** N/A - The proposal is a non-project, non-site-specific action that would affect certain CG-zoned parcels.
- 4. Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known.** N/A - The proposal is a non-project, non-site-specific action that would affect certain CG-zoned parcels.
- 5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.** The 100-year flood plain is mapped for the City of Edmonds on the Snohomish County Federal Emergency Management Agency (FEMA) flood insurance rate maps. Within Edmonds, the 100-year flood plain is shown around the Edmonds Marsh, the Port of Edmonds, near the mouths of Shell Creek and Perrinville Creeks. The flood plan is also mapped around the shoreline of Lake Ballinger.
- 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.** N/A - The proposal is a non-

project, non-site-specific action that would affect certain CG-zoned parcels.

**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.** N/A - The proposal is a non-project, non-site-specific action that would affect certain CG-zoned parcels.
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.** N/A - The proposal is a non-project, non-site-specific action that would affect certain CG-zoned parcels.

**c. Water Runoff (including stormwater):**

1. **Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.** N/A - The proposal is a non-project, non-site-specific action that would affect certain CG-zoned parcels.
2. **Could waste materials enter ground or surface waters? If so, generally describe.** N/A - The proposal is a non-project, non-site-specific action that would affect certain CG-zoned parcels.
3. **Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.** N/A - The proposal is a non-project, non-site-specific action that would affect certain CG-zoned parcels.
4. **Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any.** N/A - The proposal is a non-project, non-site-specific action that would affect certain CG-zoned parcels.

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

- a. **Check the types of vegetation found on the site:** N/A - The proposal is a non-project, non-site-specific action that would affect certain CG-zoned parcels.

- ☐ **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?** N/A - The proposal is a non-project, non-site-specific action that would affect certain CG-zoned parcels.

- c. **List threatened and endangered species known to be on or near the site.** N/A - The proposal is a non-project, non-site-specific action that would affect certain CG-zoned parcels.
- d. **Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.** N/A - The proposal is a non-project, non-site-specific action that would affect certain CG-zoned parcels.
- e. **List all noxious weeds and invasive species known to be on or near the site.** N/A - The proposal is a non-project, non-site-specific action that would affect certain CG-zoned parcels.

## 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.** Numerous fish and wildlife species depend on the Edmonds shoreline and adjacent shoreland habitats for either part or all of a life stage. Shellfish resources include clams, mussels, crab, and shrimp. Eight species of salmonids use nearshore areas of Puget Sound at some point in their life cycle. These include Chinook, chum, coho, sockeye, and pink salmon and sea-run cutthroat, steelhead, and bull trout. Birds with priority habitats that occur within the City include bald eagle, purple martin, and great blue heron.

### 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.** Several federally listed threatened or endangered species that may inhabit marine waters or adjacent habitats within the City are identified in the State database. The threatened marbled murrelet are observed intermittently in inland Puget Sound waters; winter and summer surveys by WDFW conducted near Edmonds found no murrelets in winter and only a few birds in the Edmonds area in summer. Federally listed threatened fish species that may occur in or in the vicinity of Edmonds, including Puget Sound Chinook salmon and bull trout. Federally listed marine mammals (Steller sea lion and Puget Sound orcas) may be present in the Edmonds shore zone, but are not commonly observed.
- c. **Is the site part of a migration route? If so, explain.** The shoreline of Puget Sound provides a migratory route for salmon and the City of Edmonds is located within the Pacific Flyway, which is a flight corridor for migrating waterfowl and other birds.
- d. **Proposed measures to preserve or enhance wildlife, if any.** N/A - The proposal is a non-project, non-site-specific action that would affect certain CG-zoned parcels.
- e. **List any invasive animal species known to be on or near the site.** N/A - The proposal is a non-project, non-site-specific action that would affect certain CG-zoned parcels.

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

- a. **What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.** N/A - The proposal is a non-project, non-site-specific action that would affect certain CG-zoned parcels.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.** N/A - The proposal is a non-project, non-site-specific action that would affect certain CG-zoned parcels.
- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.** N/A - The proposal is a non-project, non-site-specific action that would affect certain CG-zoned parcels.

## **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.** N/A  
- The proposal is a non-project, non-site-specific action that would affect certain CG-zoned parcels,

**a. 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.** N/A - The proposal is a non-project, non-site-specific action that would affect certain CG-zoned parcels.

**b. 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.** N/A - The proposal is a non-project, non-site-specific action that would affect certain CG-zoned parcels.

**c. Describe special emergency services that might be required.** N/A - The proposal is a non-project, non-site-specific action that would affect certain CG-zoned parcels.

**d. Proposed measures to reduce or control environmental health hazards, if any.** N/A - The proposal is a non-project, non-site-specific action that would affect certain CG-zoned parcels.

## **b. Noise**

**1. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?** N/A - The proposal is a non-project, non-site-specific action that would affect certain CG-zoned parcels.

**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)?** N/A - The proposal is a non-project, non-site-specific action that would affect certain CG-zoned parcels.

**3. Proposed measures to reduce or control noise impacts, if any.** N/A - The proposal is a non-project, non-site-specific action that would affect certain CG-zoned parcels.



## 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.** No. The proposed non-project, non-site-specific action would not affect current land uses or nearby or adjacent properties.
- b. **Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? 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
- c. **Describe any structures on the site.** N/A - The proposal is a non-project, non-site-specific action that would affect certain CG-zoned parcels.
- d. **Will any structures be demolished? If so, what?** N/A - The proposal is a non-project, non-site-specific action that would affect certain CG-zoned parcels.
- e. **What is the current zoning classification of the site?** N/A - The proposal is a non-project, non-site-specific action that would affect certain CG-zoned parcels.
- f. **What is the current comprehensive plan designation of the site?** N/A - The proposal is a non-project, non-site-specific action that would affect certain CG-zoned parcels.
- g. **If applicable, what is the current shoreline master program designation of the site?** N/A - The proposal is a non-project, non-site-specific action that would affect certain CG-zoned parcels.
- h. **Has any part of the site been classified as a critical area by the city or county? If so, specify.** N/A - The proposal is a non-project, non-site-specific action that would affect certain CG-zoned parcels.
- i. **Approximately how many people would reside or work in the completed project?** N/A - The proposal is a non-project, non-site-specific action that would affect certain CG-zoned parcels.
- j. **Approximately how many people would the completed project displace?** N/A - The proposal is a non-project, non-site-specific action that would affect certain CG-zoned parcels.
- k. **Proposed measures to avoid or reduce displacement impacts, if any.** N/A - The proposal is a non-project, non-site-specific action that would affect certain CG-zoned parcels.
- l. **Proposed measures to ensure the proposal is compatible with existing and projected land**



**uses and plans, if any.** The proposed language is intended to be consistent with the 2017 Highway 99 corridor subarea plan, which was adopted into the Comprehensive Plan (Ord. 4077), as well as the associated State Environmental Policy Act (SEPA) Environmental Impact Statement (EIS) planned action ordinance (Ord. 4079).

- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any.** N/A - The proposal is a non-project, non-site-specific action that would affect certain CG-zoned parcels.

## **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.** N/A - The proposal is a non-project, non-site-specific action that would affect certain CG-zoned parcels.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.** N/A - The proposal is a non-project, non-site-specific action that would affect certain CG-zoned parcels.
- c. Proposed measures to reduce or control housing impacts, if any.** N/A - The proposal is a non-project, non-site-specific action that would affect certain CG-zoned parcels.

## **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?** N/A - The proposal is a non-project, non-site-specific action that would affect certain CG-zoned parcels.
- b. What views in the immediate vicinity would be altered or obstructed?** N/A - The proposal is a non-project, non-site-specific action that would affect certain CG-zoned parcels.
- c. Proposed measures to reduce or control aesthetic impacts, if any.** N/A - The proposal is a non-project, non-site-specific action that would affect certain CG-zoned parcels.

## **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?** N/A - The proposal is a non-project, non-site-specific action that would affect certain CG-zoned parcels.
- b. Could light or glare from the finished project be a safety hazard or interfere with views?** N/A - The proposal is a non-project, non-site-specific action that would affect certain CG-zoned parcels.
- c. What existing off-site sources of light or glare may affect your proposal?** N/A - The proposal is a non-project, non-site-specific action that would affect certain CG-zoned parcels.
- d. Proposed measures to reduce or control light and glare impacts, if any.** N/A - The proposal is a non-project, non-site-specific action that would affect certain CG-zoned parcels.

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

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

The City of Edmonds has a number of recreational opportunities within its jurisdiction. The City of Edmonds Park Recreation and Open Space Plan identifies 9 neighborhood parks (24.85 acres), 2 Community Parks (58.10 acres), 6 Regional Parks (17.05 acres), 15 Special Use Parks (19.77 acres), and 12 Open Space sites (69.21 acres).

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

The proposal is a non-project, non-site-specific action that would affect certain CG-zoned parcels.

**c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any. N/A -** The proposal is a non-project, non-site-specific action that would affect certain CG-zoned parcels.

## 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.** There are numerous buildings through the City of Edmonds that are over 45 years. The City of Edmonds has a local historic register with 20 sites on the register.

**b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.** None known.

**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. N/A -** The proposal is a non-project, non-site-specific action that would affect certain CG-zoned parcels.

**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. N/A -** The proposal is a non-project, non-site-specific action that would affect certain CG-zoned parcels.

## 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.** Edmonds is served by a series of state and local roads. SR 104 runs from the east at Interstate 5 through the southern part of Edmonds, ending at the State of Washington Ferry Terminal. SR 524 begins in Lynnwood at Interstate 5 and runs west through the center of Edmonds from the crest of the hill and down into the city center. Local roads provide access throughout Edmonds. These roads provide access for Community Transit, the commuter bus service for South Snohomish County. Commuter Park and Ride lots are located throughout Edmonds and are served by Community Transit bus service. The rail lines along the Edmonds' shoreline are primarily used by BNSF for freight service, but also provide Amtrak passenger train service through Edmonds. Sound Transit provides daily commuter service to and

from Seattle. Washington State Ferries operates ferry service from Edmonds to Kingston providing access to the Olympic Peninsula. This is one of the busiest commuter ferry terminals in Puget Sound, as well as one of the major access points from the east side of Puget Sound to the west.

- 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 City of Edmonds is served by Community Transit bus service, Washington State ferries, Sound Transit commuter rail and Amtrak passenger train service.
- 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).** N/A - The proposal is a non-project, non-site-specific action that would affect certain CG-zoned parcels.
- d. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.** N/A - The proposal is a non-project, non-site-specific action that would affect certain CG-zoned parcels.
- 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?** N/A - The proposal is a non-project, non-site-specific action that would affect certain CG-zoned parcels.
- 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.** N/A - The proposal is a non-project, non-site-specific action that would affect certain CG-zoned parcels.
- g. Proposed measures to reduce or control transportation impacts, if any.** N/A - The proposal is a non-project, non-site-specific action that would affect certain CG-zoned parcels.

## **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.** N/A - The proposal is a non-project, non-site-specific action that would affect certain CG-zoned parcels.

## **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:** The City of Edmonds is served by all the utilities identified above. While a few septic systems may still be in service in Edmonds, that vast majority of the City's residences are connected to a sanitary sewer system.
- 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.** N/A - The proposal is a non-project, non-site-specific action that would affect certain CG-zoned parcels.

### 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

SEPA Responsible Official



Type name of signee: Michael D. Clugston

Position and agency/organization: Senior Planner, City of Edmonds

Date submitted: 5/1/2023

### 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 proposal would not directly increase discharges to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise. If adopted, the amendments to Chapters 16.60, 20.01 and 20.12 of the Edmonds Community Development Code (ECDC) regarding design review processes and building step back requirements would apply to certain projects in the General Commercial (CG) zone.

All development and redevelopment within the City of Edmonds is subject to applicable local, state and federal regulatory requirements, including building code, fire code, and storm water, in addition to the provisions of critical area regulations (where applicable).

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

The City has a variety of environmental policies and regulations governing these potential impacts, including SEPA, critical areas, shoreline master program, and public works standards. Specific projects, whether public or private, must comply with the applicable environmental regulations and review processes.

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

The proposed amendment would have a neutral effect on plants, animals, fish, and marine life.

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

The critical area regulations require buffers from wetlands established by best available science. These buffers help to protect and conserve plants as well as fish and wildlife habitat. The critical area regulations also contain provisions that require the preservation of native vegetation within the City of Edmonds.

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

The proposed amendment will not deplete energy or natural resources.

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

Since the depletion of energy or natural resources is not anticipated, no specific measures are proposed.

## **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?**

The proposed amendments will not like use or affect environmentally sensitive areas.

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

The City has a variety of environmental policies and regulations governing these potential impacts, including SEPA, critical areas, shoreline master program, and public works standards. Specific projects, whether public or private, must comply with the applicable environmental regulations and review processes.

## **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 proposed amendment will not likely affect land and shoreline uses. It will not allow or encourage land or shoreline uses incompatible with existing plans.

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

The City has adopted a Shoreline Master Plan (SMP) that guides development within shoreline jurisdiction. The SMP allows most uses that are allowed by the underlying zoning provided they

are developed consistent with the SMP's development standards. The SMP would not allow any new uses in the shoreline that are not currently allowed.

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

The proposed amendment will not likely increase demands on transportation or public services and utilities.

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

Since increased demands are not anticipated, no specific measures are proposed.

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

This proposed amendment will not likely conflict with laws or requirements for the protection of the environment. New developments will be subject to all applicable laws and regulations to protect the environment. None of the provisions of this code amendment would allow a development to avoid or reduce environmental regulations.