



#P71

CITY OF EDMONDS

ENVIRONMENTAL CHECKLIST

Purpose of Checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or does not apply". Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

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.

Use of checklist for nonproject proposals:

For nonproject proposals complete this checklist and the supplemental sheet for nonproject actions (Part D). the lead agency may exclude any question for the environmental elements (Part B) which they determine do not contribute meaningfully to the analysis of the proposed nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposer," and "affected geographic area," respectively.

A. BACKGROUND

1. **Name of proposed project, if applicable:** Great Kids Academy Daycare,
Proposed modification to BN zoning criteria
24200 76th Avenue West, Edmonds, WA 98026-9104
2. **Name of applicant:** AD Shapiro Architects, PS, Tony Shapiro, NCARB
3. **Address and phone number of applicant and contact person:**
PO Box 0054, Edmonds, WA 98020-0054, 425.778.5400 Tonys@adshapiro.com
4. **Date checklist prepared:** January 24, 2023
5. **Agency requesting checklist:** City of Edmonds

6. **Proposed timing or schedule (including phasing, if applicable):** Should the modification to BN zoning criteria succeed the owners intent build an new daycare facility to the north of their existing Day Care facility on the BN zoned property.

(STAFF COMMENTS) _____

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

Yes, the owners of the existing Great Kids Academy, (24310 76th Ave W zoned BC), have purchased the parcel one lot to the north of their existing facility with the intent of building a new Day Care facility on this site which is zoned BN.

(STAFF COMMENTS) _____

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

The are no anticipated environmental issues needing to be resolved for the future construction of a new Day Care facility.

(STAFF COMMENTS) Critical Area Determination Update will be required
with building report if any ground breaking activity is proposed.
Most recent CRA Determination is from 1993 (file no. CRA1993-0094).

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.**

None to our knowledge

(STAFF COMMENTS) _____

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

Current rezone proposal does not include additional future approvals beyond seeking the revision to the existing zoning. A new application will be made for the building permit process for the new building.

(STAFF COMMENTS) _____

11. Give brief, complete description of your proposal, including the proposed uses and 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.

This application is seeking to permit Daycare Centers to be located within BN zoned properties outright without requiring a Conditional Use Permit, (in part based on the historical Edmonds land use trends within the existing BN zoned properties). Additionally we hope to reclassify Outdoor Recreation Space to be permitted outright within the BN zone's Operating Restrictions, (ECDC 16.45.030). As stated below, we believe these modifications are consistent with the Comprehensive Plan, while upholding public health, safety, and welfare, as well as being in the best interest of the City of Edmonds by helping to streamline the land use review process and thus limiting some of the uncertainties inherent in construction and/or renovated of daycare facilities within the BN zones.

(STAFF COMMENTS) _____

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 range or boundaries of the site(s). Provide 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.

While this project is specifically submitted for a daycare development located at, 24200 76th Ave. West, (please refer to page 8 of the appendix), this application is addressing the overall BN zoning code section, which affects 9 different areas sprinkled throughout Edmonds.

(STAFF COMMENTS) _____

TO BE COMPLETED BY APPLICANT

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. **General description of the site (circle one):** Flat, rolling, hilly, steep slopes, mountainous, other:

Site currently contains a one story building whose prior occupant was a landscape maintenance and installation company. majority of site is currently paved supporting a parking and delivery area for the existing building.

(STAFF COMMENTS) _____

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

1-3 %

(STAFF COMMENTS) _____

- c. **What general types of soils are found on the site (for example, clay, sand, gravel, peat, and 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.**

Property is fully developed and paved over we have not done a geotechnical analysis for the new construction at this point. the site is stable and does not pose any geological slide hazards

(STAFF COMMENTS) Soils are classified as Alderwood Urban land complex
2-8% slopes according to Snohomish County soils data.

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

There's no evidence or indication that the stability of the existing surrounding area poses a hazard for slides to occur.

(STAFF COMMENTS) LiDAR data indicates the absence of geologically
hazardous areas such as erosion hazards and landslide hazards

- 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.**

We do dissipate slides to occur nor any significant filling. there may be excavation necessary to install stormwater retention systems with the new construction.

(STAFF COMMENTS)_____

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

No

(STAFF COMMENTS)_____

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

Anywhere between approximately 70 to 80% of the site yet the project has not been designed at this point.

(STAFF COMMENTS)_____

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

Erosion and slight hazards will not be a significant problem for this property due to its existing slope and the surrounding area is being flat in nature

(STAFF COMMENTS)_____

2. AIR

- a. **What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.**

The ultimate project will mainly be a daycare center with access to the site via automobile

(STAFF COMMENTS)_____

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

None

(STAFF COMMENTS)

- c. Proposed measures to reduce or control emissions or other impacts to the, if any:

None are necessary.

(STAFF COMMENTS)

3. WATER

a. Surface:

- (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, and wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

There's no surface water in the immediate vicinity of this site this is an urban setting.

(STAFF COMMENTS) Lake Ballinger and associated waterways are at a distance of more than 225 feet and are not considered adjacent to the subject site (ECDC 23.40.005).

- (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.

NA

(STAFF COMMENTS)

- (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.

None

(STAFF COMMENTS)

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

No

(STAFF COMMENTS)

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

No

(STAFF COMMENTS)

- (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

(STAFF COMMENTS)

b. Ground:

- (1) Will ground water 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 ground water? Give general description, purpose, and approximate quantities if known.

No

(STAFF COMMENTS)

- (2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: 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.

None, project will utilize the municipal sanitary sewer system.

(STAFF COMMENTS)

c. Water Runoff (including storm water):

- (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.

To fully comply and utilize the storm water retention methods required by the state department of ecology and the City of Edmonds.

(STAFF COMMENTS) If required, storm water review will occur as part of the development permit.

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

None anticipated

(STAFF COMMENTS)

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

No

(STAFF COMMENTS)

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

No impact on drainage patterns are expected; project will detain surface water per code.

(STAFF COMMENTS) _____

4. Plants

- a. **Check or circle 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, bulrush, skunk cabbage, other: _____
_____ water plants: water lily, eelgrass, milfoil, other: _____
_____ other types of vegetation: _____

(STAFF COMMENTS) _____

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

Landscaping will be installed in compliance with City of Edmonds requirements. we anticipate installing at least the same number of trees which currently exist on the site if not more.

(STAFF COMMENTS) Development must meet the requirements found in
ECDC Chapter 20.13.

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

None

(STAFF COMMENTS)

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

Experienced and licensed landscape architect will be utilized to design the landscaping for the final project.

(STAFF COMMENTS) Development must meet the requirements found in ECDC Chapter 20.13.

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

None

(STAFF COMMENTS)

5. Animals

- 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: _____

mammals: deer, bear, elk, beaver, other: _____

fish: bass, salmon, trout, herring, shellfish, other: _____

None of any note.

(STAFF COMMENTS) _____

- b. List any threatened or endangered species known to be on or near the site.
None

(STAFF COMMENTS) _____

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

(STAFF COMMENTS) _____

- d. Proposed measures to preserve or enhance wildlife, if any:
None anticipated

(STAFF COMMENTS) _____

- e. List any invasive animal species known to be on or near the site.
None are known of.

(STAFF COMMENTS) _____

6. Energy and Natural Resources

- 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.

We anticipate using clean natural gas for heat source, and electricity for cooling in the summer months

(STAFF COMMENTS)

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

No

(STAFF COMMENTS)

- 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:

Compliance with the Washington state energy code

(STAFF COMMENTS)

7. Environmental Health

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

No

(STAFF COMMENTS) _____

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

We believe the site may have contained a gas station in the past, but the site was re mediated

(STAFF COMMENTS) Five underground tanks associated with a gas station were removed in May of 1990. Previous owner of Planting Design met environmental requirements prior to issuance of business license.

- (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

(STAFF COMMENTS) _____

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

None

(STAFF COMMENTS) _____

- (4) Describe special emergency services that might be required.

Usual type of emergency services that might be necessary for a daycare, school or office setting.

(STAFF COMMENTS) _____

- (5) **Proposed measures to reduce or control environmental health hazards, if any:**

None

(STAFF COMMENTS)

b. Noise

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

76th Ave W. which bounds the east side of the property is a fairly busy, that the building is likely to be set back from the road by 60 feet or so

(STAFF COMMENTS)

- (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 hour's noise would come from the site.**

Standard construction activity involving earthmoving equipment,

(STAFF COMMENTS) Per ECC Chapter 5.30, sounds from children playing in an outdoor play area are exempt from noise standards from the hours of 7am-10pm and conditions to operation can be applied to business license approval.

- (3) **Proposed measures to reduce or control noise impacts, if any:**

Anticipate the necessity of having any unusual noise remediation efforts during construction which were more than likely occurred during standard business hours

(STAFF COMMENTS)

8. Land and Shoreline Use

- 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.**

Current building on the site had been utilized by a nursery and landscape maintenance company. Current temporary occupant currently is a truck rental company.

(STAFF COMMENTS) _____

- 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 as a result 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

(STAFF COMMENTS) _____

- (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

(STAFF COMMENTS) _____

- c. **Describe any structures on the site.**

Existing one story building what Chad contained a landscape maintenance facility.

(STAFF COMMENTS) _____

- d. **Will any structures be demolished? If so, what?**
Yes all existing improvements will be removed or modified.

(STAFF COMMENTS)

- e. **What is the current zoning classification of the site?**
BN neighborhood business

(STAFF COMMENTS)

- f. **What is the current comprehensive plan designation of the site?**
Neighborhood commercial

(STAFF COMMENTS)

- g. **If applicable, what is the current shoreline master plan designation of the site?**

(STAFF COMMENTS) N/A

- h. **Has any part of the site been classified critical area by the city? If so, specify.**
No

(STAFF COMMENTS) Prior to development, the applicant will submit a
a critical area checklist, and City Staff will conduct
a critical area determination per ECDC Chapter 23.40

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

65 to 80 mostly comprised of children during the daylight hours

(STAFF COMMENTS)

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

3 current workers

(STAFF COMMENTS) Project will not increase housing or worker displacement.

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

None

(STAFF COMMENTS)

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

Full compliance with City of Edmonds zoning criteria.

(STAFF COMMENTS)

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

(STAFF COMMENTS) N/A

9. Housing

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

None

(STAFF COMMENTS)

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

None

(STAFF COMMENTS)

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

None necessary

(STAFF COMMENTS)

10. Aesthetics

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

25', undecided on the exterior facade materials at this point.

(STAFF COMMENTS)

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

None

(STAFF COMMENTS)

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

Exercise great architectural design features and building massing.

(STAFF COMMENTS) Associated development permit must meet design standards in the ECDC prior to approval.

11. Light and Glare

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

None of any substance.

(STAFF COMMENTS)

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

No

(STAFF COMMENTS)

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

None

(STAFF COMMENTS)

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

Utilize light fixtures that comply with dark sky criteria.

(STAFF COMMENTS) _____

12. Recreation

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

Lake Ballinger is nearby get access to the lake must be utilized by public park approximately half a mile or more to the north.

(STAFF COMMENTS) _____

- b. **Would the proposed project displace any existing recreation uses? If so, describe.**

No

(STAFF COMMENTS) _____

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

None are anticipated

(STAFF COMMENTS) _____

13. Historic and Cultural Preservation

- 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

(STAFF COMMENTS)

- 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 to our knowledge

(STAFF COMMENTS) N/A

- 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.

None are anticipated or likely necessary.

(STAFF COMMENTS)

- 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.

None are anticipated or likely necessary.

(STAFF COMMENTS)

14. Transportation

- 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.**

76th Ave west, and SR 104/Edmonds Way. Access onto and off the site will likely be via the existing curb cuts and the existing easement to the wets.

(STAFF COMMENTS) _____

- 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?**

Yes there are bus lines on both SR104/ Edmonds Way, and 76th Ave West

(STAFF COMMENTS) _____

- c. **How many additional parking spaces would the completed project or nonproject proposal have? How many would the project or proposal eliminate?**

We anticipate having 28 to 30 parking stalls; uncertain of how many existing stalls currently are on the site since the site was primarily used as a nursery and staging area for a landscape company.

(STAFF COMMENTS) Associated development will be required to meet off-street parking regulations per ECDC Chapter 17.50

- d. **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).**

None anticipated

(STAFF COMMENTS)_____

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

No

(STAFF COMMENTS)_____

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

No currently known; most likely in the morning and afternoon hours

(STAFF COMMENTS)_____

City of Edmonds Engineering Department will require traffic impact fees and any applicable traffic studies associated with the proposed development.

- g. 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

(STAFF COMMENTS)_____

- h. Proposed measures to reduce or control transportation impacts, if any:

No

(STAFF COMMENTS)

City of Edmonds Engineering Department will require traffic impact fees and any applicable traffic studies associated with the proposed development.

15. Public Services

- 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.

Yes the need for this type of service will increase beyond what a landscape maintenance and supply operation used to require, yet we do not anticipate anything extraordinary or unusual.

(STAFF COMMENTS) Staff does not anticipate the proposal will increase the need for public services.

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

None are anticipated or appear to be necessary.

(STAFF COMMENTS)

16. Utilities

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

All are currently available.

(STAFF COMMENTS)

- 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.

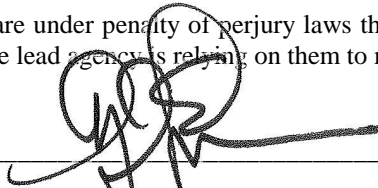
Water and sewer
Electricity
Garbage
Natural gas
Telephone/Data

Edmonds public works
Snohomish County public utility district
Allied Waste
Puget Sound Energy
Ziply Fiber, Comcast Cable

(STAFF COMMENTS) _____

C. SIGNATURE


I declare under penalty of perjury laws that the above answers are true and correct to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.



Signature of Proponent

01/24/23

Date Submitted

**Reviewed by
City of Edmonds
Planning Division**

05/23/2023

Code Amendment (AMD2023-0001) will apply to all Neighborhood Business (BN) Zones. The applicant has addressed site specific issues in the previous pages. Staff addresses potential environmental impacts to all the BN zones in this section.

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(do not use this sheet 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 will not increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances. The proposal will allow for outdoor recreation areas for children's play spaces. Per ECC Chapter 5.30, sounds from children playing in an outdoor play area are exempt from noise standards from the hours of 7am-10pm and conditions to to business license approval.

Proposal measures to avoid or reduce such increases are:

Conditions of approval for business licenses and operating standards.

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

Proposal would not affect plants, animals, fish, or marine life.

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

Associated development permits would be required to meet critical area requirements per ECDC Chapter 23.40, tree retention requirements per ECDC 23.10, landscaping requirements per ECDC 20.13, and Edmonds Shoreline Master Program requirements per ECDC Title 24.

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

The land use proposal would not deplete energy or natural resources.

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

Associated development permits would be required to meet current building energy code per the 2018 Washington State Energy Code (WSEC-R).

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 land use proposal will not likely affect environmentally sensitive areas or areas designated for governmental protection.

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

Associated development permits would be required to meet critical area requirements per ECDC Chapter 23.40.

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 land use proposal will not likely affect land and shoreline use. The proposal 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:

Associated development permits would be required to meet shoreline requirements per ECDC Title 24.

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

Land use proposal will unlikely increase demands on transportation or public services and utilities.

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

City of Edmonds Engineering Department would require traffic impact fees and any applicable traffic studies associated with proposed development projects.

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

The land use proposal will not conflict with local, state, or federal laws or requirements for the protection of the environment.