

SEPA¹ 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.

¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance>

A. Background

[Find help answering background questions](https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background)²

1. Name of proposed project, if applicable:

Edmonds Community Development Code ordinance update amending the Accessory Dwelling Unit (ADU) section and other applicable sections. (AMD2023-0008).

2. Name of applicant:

City of Edmonds

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

Rose Haas, Planner
City of Edmonds Planning Division
121 5th Ave N
Edmonds, WA 98020

4. Date checklist prepared:

February 12, 2024

5. Agency requesting checklist:

City of Edmonds

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

The Edmonds City Council is expected to consider the adoption of new ADU regulations in April 2024.

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

State Legislation, including House Bill 1337 will be implemented in full on July 1, 2025 along with regulations relating to House Bill 1110.

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

Not known.

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.

We do not know of other pending proposals that affect the same geographic area requiring concurrent evaluation.

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

The proposed development code amendments need the following approvals:

² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background>

- Review of this checklist and issuance of a threshold determination under the State Environmental Policy Act for non-project actions; and
- Adoption by the Edmonds City Council;

11. Give 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.)

In the spring of 2023, the Washington State legislature passed HB 1337 which requires jurisdictions to update their development codes to allow for DADUs and make related code changes to make it easier to create accessory dwelling units.

State legislation mandates that HB 1337 must be implemented no later than six months after the next Comprehensive Plan due date, or by June 30, 2025. The requirements for the City of Edmonds will be as follows:

- Allow two ADUs per lot (any configuration of ADU and DADU).
- No owner-occupancy requirements.
- Allow separate sale of ADUs.
- No parking required within a half-mile of a major transit stop, as defined in RCW 36.70A.696(8).
- Maximum size limitation no less than 1,000sf.
- Allow DADUs to be sited at a rear lot line, the lot line abuts a public alley.
- No setback requirements, yard coverage limits, tree retention mandates, restrictions on entry door locations, or aesthetic requirements that are more restrictive than for the principal unit.
- Allow ADUs of at least 24-feet in height.

Following the policy recommendations of the City of Edmonds Citizens' Housing Commission in 2021, Edmonds will update the development code to allow for detached accessory dwelling units (DADUs). Additionally, the City plans to meet, and in some cases exceed, the HB 1337 policy requirements prior to the 2025 implementation date.

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 proposed ADU regulations will apply within all single-family residential zones within the City of Edmonds. The attached zoning map shows the entirety of single-family residential zoning within the City of Edmonds boundary.

B.Environmental Elements

1. Earth

[Find help answering earth questions³](#)

a. General description of the site:

The City of Edmonds is located in south Snohomish County on the western shores of Puget Sound approximately 14 miles north of Seattle. Situated within the urbanized Puget Sound region, the city encompasses approximately 8.9 square miles (5,700 acres) in area, including 5 lineal miles (26,240 feet) of marine shoreline. Roughly triangular in shape, the city is bounded by Puget Sound on the west; Lynnwood and Mountlake Terrace on the east; unincorporated Snohomish County on the north; and the town of Woodway, unincorporated Snohomish County (the Esperance area), and King County on the south. The area that would be covered by the proposal is that portion of the City of Edmonds shown within the attached wellhead protection area and buffer maps.

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

Topography varies throughout the City of Edmonds.

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

Greater than 40%

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

The soil survey of Snohomish County indicates that the predominant soils found across the City are Alderwood gravelly sand loam, Everett gravelly sandy loam, and Alderwood urban land complex. Other soils with much small extent include Kitsap silt loam, McKenna gravelly silt loam and Mukilteo muck. There is no designated prime farmland in the City of Edmonds.

³ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth>

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

Yes, particularly in an area designated as the North Edmonds Earth Subsidence Landslide Hazard Area (ESLHA) in the area as identified in a 2007 report by Landau Associates. There have been multiple historic landslides in the ESLHA and any development in the area is subject to special review in accordance with ECDC 19.10.

- 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.**

The proposal is a non-project, non-site-specific action which will not require grading.

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

This is a non-project action with no specific construction leading to erosion.

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

This is a non-project action with no specific action that will affect impervious surfaces. While the proposal may result in development activity, the allowable building footprint in all impacted areas will not increase.

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

Erosion control for specific projects would be addressed on a project level through the City's stormwater regulations, critical areas ordinance, and clearing and grading codes.

2. Air

[Find help answering air questions](#)⁴

- 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.**

This is a non-project action with no specific action that will affect emissions. While the proposal may result in development activity, emissions during construction will not differ from allowed activities. An increase in ADU usage may result in denser development, which could potentially lead to decreased car-related carbon emissions.

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

⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air>

No.

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

This is a non-project action with no specific action that will affect emissions. Any resulting development activity will follow all applicable codes to reduce/control emissions.

3. Water

[Find help answering water questions](#)⁵

a. Surface:

[Find help answering surface water questions](#)⁶

- 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 western shores of the Puget Sound and contains a number of relatively small streams including Willow Creek, Shellabarger Creek, Shell Creek, Hindley Creek, Northstream, Fruitdale Creek, Perrinville 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.**

The proposal is a non-project, non-site-specific action which will not require specific work near water. Any resulting development activity must follow all applicable critical area regulations in Title 23 (Natural Resources) and Title 24 (Shoreline Master Program) EDCD.

- 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.**

⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water>

⁶ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water>

The proposal is a non-project, non-site-specific action which will not require specific work near water. Any resulting development activity would not permit fill and dredge material in or removed from surface water or wetlands.

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

The proposal is a non-project, non-site-specific action which will not require specific work near water. Any resulting development activity would not permit surface water withdrawals or diversions.

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.

The proposal is a non-project, non-site-specific action which will not require specific work near water. Any resulting development activity would not permit discharges of waste materials to surface waters.

b. Ground:

[Find help answering ground water questions](https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater)⁷

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.

The proposal is a non-project, non-site-specific action that would not withdraw groundwater. Olympic View Water and Sewer District has two existing drinking water wells in/near Edmonds – Deer Creek Springs and 228th Street. No change to the District's wells would result from the updated ADU regulations.

⁷ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater>

- 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.**

The proposal is a non-project, non-site-specific action that would not discharge waste material. It is unknown whether there are any remaining residential septic systems in Edmonds, but the majority of Edmonds is served by public wastewater systems operated by the City of Edmonds or Olympic View Water and Sewer District.

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.**

The source of the runoff will not change with this proposal. Runoff comes from precipitation falling on existing surfaces and being conveyed to existing on-site stormwater management systems or, where properties are connected, to the City's existing stormwater management system. New hard surfaces will be managed per item 4 below.

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

The risk of waste materials entering ground or surface waters will not change with this proposal. While the proposal may result in development activity, the allowable hard surfaces in all impacted areas will not increase. Any resulting development activity that may result in an increase in hard surfaces will be managed per item 4 below.

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

The proposal is a non-project, non-site-specific action which will not specifically alter or affect drainage patterns. While the proposal may result in development activity, the allowable hard surfaces in all impacted areas will not increase. Any resulting development activity that may result in an increase in hard surfaces will be managed per item 4 below.

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

The City will continue to enforce the provisions of its stormwater discharge permit issued by the Department of Ecology (*Western Washington Phase II Municipal Permit*) and associated vetted documents such as the *2019 Stormwater Management Manual for Western Washington* to reduce or control surface, ground, and runoff water, and drainage pattern impacts. The City will maintain compliance with any future permits requirements and use future vetted documents to reduce or control surface, ground, and runoff water, and drainage pattern impacts.

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?

The proposal is a non-project, non-site-specific action which will not lead to specific alteration of plants and vegetation. Any resulting development activity that may result in tree removal will be regulated by Chapter 23.10 ECDC (Tree Related Regulations).

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

No threatened or endangered plant species are known to be located within the City of Edmonds. Washington State Department of Natural Resources Natural Heritage site data do not show any rare, threatened, or endangered plant species in the City of Edmonds.

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

The proposal is a non-project, non-site-specific action which will not lead to specific alteration of plants and vegetation. Any resulting development activity that may result in tree removal will be regulated by Chapter 23.10 ECDC (Tree Related Regulations).

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

This is a not a site specific project; however, it is assumed that some noxious/invasive plants listed on the Snohomish County noxious weed list exist within the City of Edmonds.

5. Animals

[Find help answering animal questions](https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals)⁸

- 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:

The proposal is a non-project, non-site-specific action. However, 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.

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

The proposal is a non-project, non-site-specific action. However, 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.**

The proposal is a non-project, non-site-specific action which does not require specific measures to preserve or enhance wildlife. Any resulting development must meet the requirements of Chapter 23.90 ECDC (fish and Wildlife Habitat Conservation Areas).

⁸ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals>

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

The proposal is a non-project, non-site-specific action which will not impact animals any more than currently allowed development activities. No known invasive animal species are within Edmonds.

6. Energy and natural resources

[Find help answering energy and natural resource questions](#)⁹

- 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.**

The proposal is a non-project, non-site-specific action with no specific energy needs. Any resulting development that includes HVAC equipment and exterior envelope assemblies must meet the 2021 Washington State Energy Code.

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

The proposal is a non-project, non-site-specific action, which will not affect the potential use of solar energy by adjacent properties more than currently allowed development activities.

- 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.**

The proposal is a non-project, non-site-specific action with no specific energy conservation features. Any resulting development that includes HVAC equipment and exterior envelope assemblies must meet the 2021 Washington State Energy Code.

7. Environmental health

[Health Find help with answering environmental health questions](#)¹⁰

- 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.**

⁹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou>

¹⁰ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health>

The proposal is a non-project, non-site-specific action which would not lead to any environmental health hazards.

- 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.**

According to the National Pipeline Mapping System (<https://www.npms.phmsa.dot.gov/>), there are no existing hazardous liquid and gas transmission pipelines within the City of Edmonds.

- 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.**

The proposal is a non-project, non-site-specific action which would not lead to any storage of hazardous chemicals.

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

The proposal is a non-project, non-site-specific action which would not lead to the need for special emergency services other than those that already exist.

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

The proposal is a non-project, non-site-specific action which would not lead to any environmental health hazards.

b. Noise

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

The proposal is a non-project, non-site-specific action which would not lead to specific noise impacts. Any resulting development that may affect traffic, equipment, and operation must meet the noise criteria in Chapter 5.30 ECC (Noise Abatement and Control).

- 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)?**

The proposal is a non-project, non-site-specific action which would not lead to specific noise impacts. Any resulting development that may affect traffic, equipment, and operation must meet the noise criteria in Chapter 5.30 ECC (Noise Abatement and Control).

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

Any resulting development that may affect traffic, equipment, and operation must meet the noise criteria in Chapter 5.30 ECC (Noise Abatement and Control).

8. Land and shoreline use

[Find help answering land and shoreline use questions](#)¹¹

- 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.**

Edmonds is composed primarily of single-family residential development with multifamily and commercial areas along major arterials. The proposal will allow up to two ADUs on all single-family parcels consistent with State mandate (HB 1337).

- 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.**

Nearly all parcels are built out with single family residences and appurtenances, except for the few parcels zoned and developed for business/commercial.

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

The proposal is a non-project, non-site-specific action which would not lead to the specific demolition of any structures.

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

The proposal will affect all single-family zones within the City of Edmonds. Affected zoning will be RS-6, RS-8, RS-10, RS-12, and RS-20.

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

The proposal will affect the following designations: Single-family Urban 1, Single-family Urban 2, Single-family Urban 3, and Single-family Resource.

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

¹¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use>

The proposal will affect the following shoreline designations: Shoreline Residential I, Shoreline Residential II, and Shoreline Residential III.

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

Environmentally sensitive or critical areas in the City of Edmonds include geologically hazardous areas (landslide hazard, erosion, and seismic hazards), wetlands, critical aquifer recharge areas, and fish and wildlife habitat areas (streams and the marine shoreline).

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

According to the 2020 Decennial Census the population of Edmonds is 42,853, with 19,305 housing units, the majority occurring within single-family zones.

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

The proposal will increase the supply of housing and would not likely result in any displacement.

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

The proposal will increase the supply of housing and would not likely result in any displacement.

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

The proposal is compatible with the Housing Element of the 2020 City of Edmonds Comprehensive Plan and is consistent with Washington State mandated growth management legislation (HB 1337).

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

The proposal is a non-project, non-site-specific action. Edmonds has no areas of agricultural or forested areas.

9. Housing

[Find help answering housing questions](#)¹²

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

VIA – Perkins Eastman Consulting group has estimated that legislation mandated by HB 1337 could produce up to 1,642 accessory dwelling units within the City of Edmonds.

¹² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing>

Production of ADUs is a private decision that is initiated by individual households and may result fewer housing units. The proposal is intended to supply middle housing options, but incidentally may also provide high and low-income housing.

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

The proposal will increase the supply of housing and would not likely result in the elimination of any housing units.

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

The proposal will increase the supply of housing and would not likely result in the elimination of any housing units. Any resulting development must meet the requirements of Chapter 16.20 ECDC (Single-Family Residential) and other applicable development codes.

10. Aesthetics

[Find help answering aesthetics questions](#)¹³

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

The proposal will allow ADUs of up to 24-feet in height. State legislation (HB 1337) does not allow for the regulation of exterior building materials for aesthetic purposes that are more restrictive than design restrictions to single-family dwelling units. Any resulting development must follow all applicable Building city and state building regulations.

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

The proposal is a non-project, non-site-specific action that will affect views. While the proposal may result in development activity, the allowable building height in all impacted areas will not increase.

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

State legislation (HB 1337) does not allow for the regulation of aesthetic impacts related to ADU development that are more restrictive than design restrictions to single-family dwelling units. Any resulting development activity must meet the requirements of Chapter 16.20 ECDC (Single-Family Residential) and other applicable development codes.

¹³ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics>

11. Light and glare

[Find help answering light and glare questions](#)¹⁴

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

The proposal is a non-project, non-site-specific action and will not likely produce light or glare.

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

The proposal is a non-project, non-site-specific action and will not likely produce light or glare.

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

The proposal is a non-project, non-site-specific action and will not likely produce light or glare.

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

The proposal is a non-project, non-site-specific action and will not likely produce light or glare.

12. Recreation

[Find help answering recreation questions](#)

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

Numerous parks, schools, and community facilities are located throughout single-family zones.

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

It is unlikely that the proposal will displace any existing recreational uses since ADUs must be developed in conjunction with single-family development.

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

It is unlikely that the proposal will displace any existing recreational uses since ADUs must be developed in conjunction with single-family development.

¹⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare>

13. Historic and cultural preservation

[Find help answering historic and cultural preservation questions](#)¹⁵

- 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 old. The City 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.**

According to Department of Archeology and Historic Preservation's WISAARD tool, there are no known archeological sites within the City of Edmonds.

- 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.**

The proposal is a non-project, non-site-specific action and will not impact specific cultural and historic resources. If the City discovers an historic or cultural resource, the location will be secured, and the City will contact the appropriate agencies and/or tribes.

- 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.**

The proposal is a non-project, non-site-specific action and will not impact specific cultural and historic resources. If the City discovers an historic or cultural resource, the location will be secured, and the City will contact the appropriate agencies and/or tribes.

14. Transportation

[Find help with answering transportation questions](#)¹⁶

- 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

¹⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p>

¹⁶ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation>

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. The majority of households in Edmonds can access transit within 1/2 mile of their homes.

- 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).**

The proposal may not require impact fees or new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities.

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

No.

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

Per ECC 3.36.040(A)(6), the City's traffic model does not assign additional trips to the network as a result of ADUs.

- 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:

ADUs may not increase the overall density of single-family neighborhoods.

15. Public services

[Find help answering public service questions¹⁷](#)

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.

ADUs may not increase the overall density of single-family neighborhoods and therefore would not significantly result in the need for public services.

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

None.

16. Utilities

[Find help answering utilities questions¹⁸](#)

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

The proposal is a non-project, non-site-specific action. Specific resulting projects will include utility services. Utilities will likely include electricity, natural gas, water, refuse service, telephone, sanitary sewer, and septic systems.

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 proposal is a non-project, non-site-specific action. Specific resulting projects will include utility services. Utilities will likely include electricity, natural gas, water, refuse service, telephone, sanitary sewer, and septic systems.

¹⁷ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services>

¹⁸ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities>

C. Signature

[Find help about who should sign](#)¹⁹

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.

3/12/2024

X

Rose Haas



Signed by: Rose Haas

Type name of signee: Rose Haas

Position and agency/organization: Planner, City of Edmonds

Date submitted: 02/29/2024

D. Supplemental sheet for nonproject actions

[Find help for the nonproject actions worksheet](#)²⁰

Do not 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.

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

Since increased impacts are not anticipated, there are no specific measures proposed.

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

¹⁹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature>

²⁰ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions>

The proposal would not directly affect plants, animals, fish, or marine life more than currently allowable development.

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

Any resulting development activities must meet the requirements of Title 23 ECDC (Natural Resources).

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

The proposal would not directly deplete energy or natural resources.

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

Any resulting development activities must meet the requirements of Title 23 ECDC (Natural Resources).

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 proposal would not affect environmentally sensitive areas or areas designated for governmental protection more than currently allowable development.

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

Any resulting development activities must meet the requirements of Title 23 ECDC (Natural Resources).

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 proposal would not affect land and shoreline use more than currently allowable development. The proposal would encourage land use that is consistent with the Housing Element of the 2020 Comprehensive Plan.

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

Any resulting development activities must meet the requirements of the Title 24 ECDC (Edmonds Shoreline Master Program).

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

ADUs may not increase the overall density of single-family neighborhoods and therefore are unlikely to increase demands on transportation or public services and utilities more than currently allowed single-family development.

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

No specific measures are proposed since no negative impacts are anticipated as part of the proposal.

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

The proposal does not conflict with local, state or federal laws or requirements for the protection of the environment. Any resulting development must meet all requirements of Titles 23 and 24 ECDC.