

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 Applicant

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 avoids 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

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 the Checklist for Non-Project Proposals

For non-project 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

1. *Name of proposed project, if applicable:*

South Lynnwood Neighborhood Plan

2. *Name of applicant:*

City of Lynnwood

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

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awinchell@lynnwoodwa.gov
(425) 670-5411

4. *Date checklist prepared:*

October 5, 2021

5. *Agency requesting checklist:*

City of Lynnwood

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

The South Lynnwood Neighborhood Plan is anticipated to be adopted by the Lynnwood City Council in December 2021. The Neighborhood Plan will guide development in South Lynnwood over the next 20 years and contains implementing actions variously slated for the short term (to be implemented in under six months), the medium term (to be implemented in six months to three years), and the long term (to be implemented in three to twenty years).

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

The South Lynnwood Neighborhood Plan includes 10 goals, 33 policies, and a series of actions recommended for implementation over the next twenty years. The City plans to incorporate this

policy guidance into the next Comprehensive Plan update in 2024. The Neighborhood Plan also includes recommendations for potential future updates to the Lynnwood Municipal Code (LMC), which would be revised and adopted in a separate process.

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

None.

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.*

The City of Lynnwood has seen robust development activity in the past years. Existing projects would be developed under regulations in place at the time of complete application. Future projects could be affected if LMC amendments recommended in the South Lynnwood Neighborhood Plan are implemented.

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

Any subsequent amendments to the Comprehensive Plan or development regulations in the LMC will need to be adopted after public and environmental review. Private development, including land use, building, and construction permits, will be reviewed and approved by the City as development in South Lynnwood occurs.

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 specific information on project description).*

This proposal is a non-project action to develop a subarea plan targeting South Lynnwood. It is alternately referred to as the South Lynnwood Neighborhood Plan or simply the Neighborhood Plan. The South Lynnwood neighborhood is a diverse and growing area of about 1.5 square miles and is home to a mix of residential, commercial, service, and light industrial communities as well as parks and trails, a wide variety of housing types and job sectors, and active faith- and service-based communities. East of South Lynnwood, the Lynnwood Transit Center is the largest transit hub in Snohomish County and will be the site of a new Link light rail station in 2024 with the potential to bring more commercial activity and housing to the neighborhood.

In proactive anticipation of that growth, the Neighborhood Plan is intended to deepen collaboration between community members and the City, to amplify and incorporate the feedback of underrepresented voices in the community, and to forge and express a unique identity for South Lynnwood. Goals, policies, and actions in the South Lynnwood Neighborhood Plan cover a variety of strategies, generally including zoning and land use changes; partnership building with community organizations; neighborhood-specific programs driven by residents' needs and desires; and financial and investment tools.

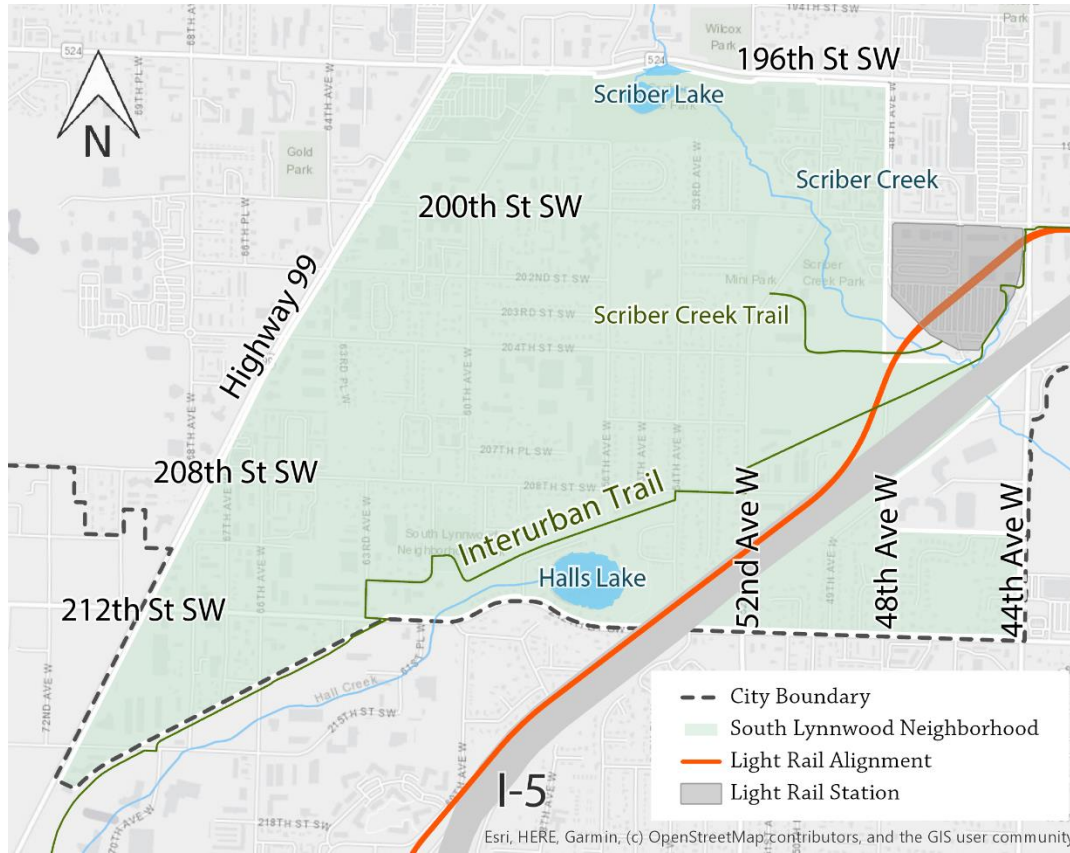
Intended to be compatible with the Housing Action Plan and Connect Lynnwood Plan, the South Lynnwood Neighborhood Plan supports and guides the City's existing long-range planning. This also includes the update of Lynnwood's Comprehensive Plan in 2024 so that future development and land use changes contribute to an inclusive and vibrant community in the City's most diverse neighborhood. Following adoption of the South Lynnwood Neighborhood Plan, the City will consider how best to implement its recommended policies and actions as part of periodic review of the Comprehensive Plan and development regulations. Prior to implementation, additional SEPA review may be conducted.

Additional information and documents are available at: www.lynnwoodwa.gov/southlynnwood

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.

Given that it is a non-project action which includes policy guidance that may change the Comprehensive Plan and LMC, this proposal will affect the City of Lynnwood as a whole, not just the South Lynnwood neighborhood. However, the Neighborhood Plan was targeted and designed for South Lynnwood particular, which is roughly bounded by 196th Street SW to the north, I-5 to the east, 212th Street SW to the south, and Highway 99 to the west. A map of South Lynnwood is shown in Exhibit 1 below.

Exhibit 1. South Lynnwood Map



Source: Existing Conditions Report created by BHC Consultants to supplement the development of the South Lynnwood Neighborhood Plan.

The City of Lynnwood's official zoning map can be found here:

<https://www.lynnwoodwa.gov/files/sharedassets/public/development-and-business-services/planning-amp-zoning/zoning-plan-map-3282.pdf>

B. ENVIRONMENTAL ELEMENTS

1. EARTH

A. *General description of the site (check one):*

Flat Rolling Hilly Steep slopes Mountainous

Other:

N/A – This is a non-project action addressing the South Lynnwood Neighborhood and is not site-specific. Areas of South Lynnwood have steep slopes, hills, and flat lands.

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

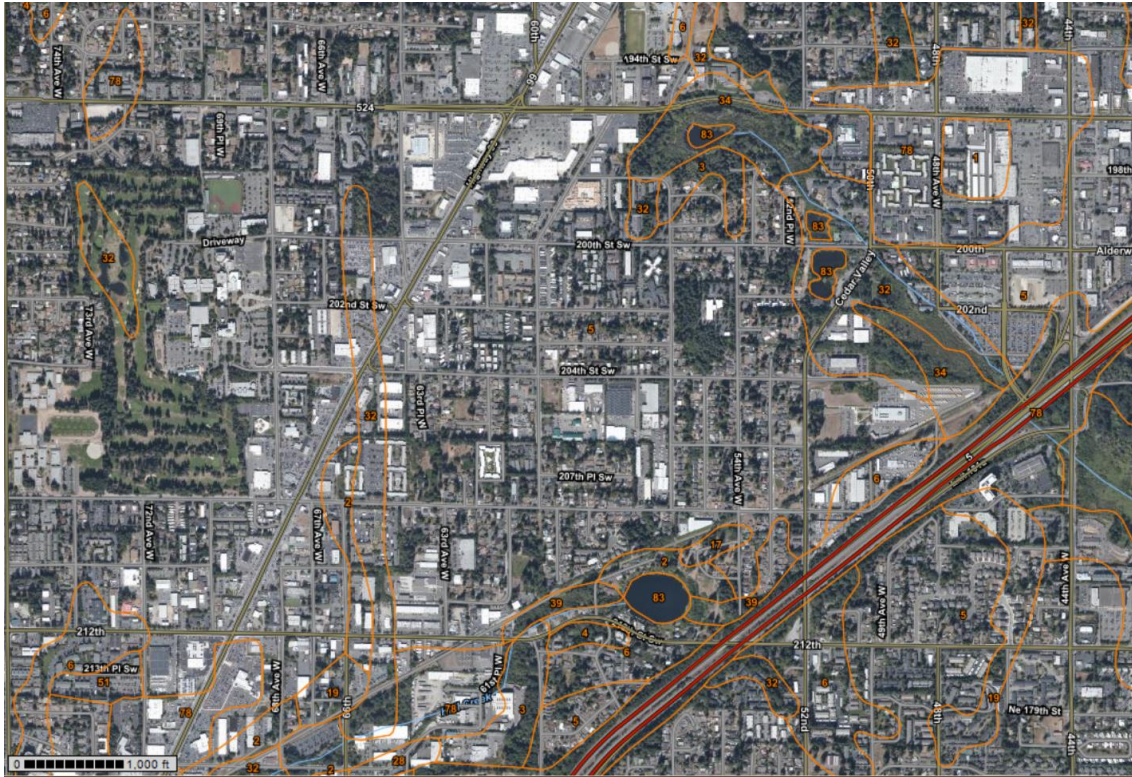
N/A – This is a non-project action addressing the South Lynnwood Neighborhood and is not site-specific. Generally, the topography of the Lynnwood area is characterized by elevations ranging from 150 to 610 feet above mean sea level.

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 – This is a non-project action addressing the South Lynnwood Neighborhood and is not site-specific. Soils vary across Lynnwood. The Snohomish County Area Soil Survey shows a range of soils including the Alderwood series (see Exhibit 2 on the following page).

Exhibit 2. Soil Survey Map



Source: Soil Survey Staff, Natural Resources Conservation Service, United States Department of Agriculture. Web Soil Survey. Available online at the following link: <https://websoilsurvey.sc.egov.usda.gov/>. Accessed September 2021.

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

N/A – This is a non-project action addressing the South Lynnwood Neighborhood and is not site-specific. The City does regulate geologic hazards including areas of potential erosion and landslide hazard areas. The City’s map of geologically hazardous areas (available at <https://www.lynnwoodwa.gov/files/sharedassets/public/public-works/environmental-photos/environmental-docs/geologically-hazardous-areas-map.pdf>) indicates that, within South Lynnwood, seismic hazard areas are present in the vicinity of Scriber Lake, Scriber Creek, and Hall Lake. Future development would be subject to critical area and stormwater regulations.

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 – This is a non-project action addressing the South Lynnwood Neighborhood and is not site-specific. Future development will be required to obtain all relevant permits and be subject to development regulations in effect at the time of permit application. Permit plans will identify site grades and type or quantity of fill.

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

A small amount of erosion could occur as a result of development in South Lynnwood. Future development will be required to obtain all relevant permits and be subject to development regulations in effect at the time of permit application. All sites will be stabilized during construction and monitoring points will be established consistent with the City of Lynnwood's Stormwater Management Regulations (LMC Chapter 13.40), addressing construction runoff as well as post-development runoff.

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

The City of Lynnwood has existing impervious areas limitation that vary by zone in LMC Ch. 21.42 – Ch. 21-71. Some of the proposed actions contained in the South Lynnwood Neighborhood Plan may alter development standards. Over the long term, increasing growth and development in South Lynnwood will likely increase the net amount of impervious surface. Any impacts from specific development projects will be further reviewed prior to their implementation.

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

N/A – This is a non-project action addressing the South Lynnwood Neighborhood and is not site-specific. Future development will be required to obtain all relevant permits and be subject to development regulations in effect at the time of permit application. Applicable regulations for future project level development include but are not limited to:

- Stormwater Management Regulations LMC Chapter 13.40
- Environmentally Critical Areas LMC Chapter 17.10
- Development Standards for trees (LMC Ch 17.15), landscaping (LMC Ch 21.08), and impervious area (LMC Ch. 21.42 – Ch. 21-71).

2. AIR

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

N/A – This is a non-project action addressing the South Lynnwood Neighborhood and is not site-specific. It will not have specific air quality impacts. Encouraging growth in areas served by existing transit and infrastructure, as the South Lynnwood Neighborhood Plan recommends, can help to reduce reliance on car travel and thereby reduce fossil fuel emissions. However, emissions can also result from new development in South Lynnwood, whether from dust, automobile exhaust, or construction emissions. Future development will be required to obtain all relevant permits and be subject to development regulations in effect at the time of permit application.

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

N/A – This is a non-project action addressing the South Lynnwood Neighborhood and is not site-specific.

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

Federal, state, regional, and local laws address air quality standards, construction requirements, and policies and targets to reduce emissions over time. Future development will be required to obtain all relevant permits and be subject to these laws and all development regulations in effect at the time of permit application.

Applicable Regulations

- National Ambient Air Quality Standards: The EPA establishes NAAQS and specifies future dates for states to develop and implement plans to achieve these standards.
- State Ambient Air Quality Standards: the Washington State Department of Ecology establishes state ambient air quality standards for the same six pollutants that are at least as stringent as the national standards; in the case of SO₂, state standards are more stringent.
- Indoor Burning Smoke Reduction Zone: Puget Sound Clean Air Agency (PSCAA) and Ecology's regulatory framework for wood smoke includes:

- More stringent emission standards for new wood-burning devices than the federal EPA standards
 - Opacity standards for wood-burning appliances
 - Prohibitions on burning of certain materials or non-certified wood stoves
 - Burn ban curtailment program
 - Special attainment area provisions
 - Outdoor Burning: Burning yard waste and land-clearing debris is not allowed at any time in in the City. PSCAA enforces state outdoor burning regulations required by RCW 70.94.743.
- Puget Sound Clean Air Agency Construction Regulations: All construction sites in the Puget Sound region are required to implement rigorous emission controls to minimize fugitive dust and odors during construction, as required by PSCAA Regulation 1, Section 9.15: Fugitive Dust Control Measures. All industrial and commercial air pollutant sources in the Puget Sound region are required to register with PSCAA. Facilities with substantial emissions are required to obtain a Notice of Construction air quality permit before construction is allowed to begin.
 - PSCAA (2017) regional targets for reducing greenhouse gas: By 2020, reduce emissions to 1990 levels; by 2030, reduce emissions to 50 percent below 1990 levels; by 2050, reduce emissions to 80 percent below 1990 levels.
 - State of Washington GHG Laws: Washington set GHG reduction limits were last amended in 2020 (RCW 70A.45). Limits are: By 2020, reduce overall emissions of greenhouse gases in the state to 1990 levels, or ninety million five hundred thousand metric tons; by 2030, reduce overall emissions of greenhouse gases in the state to fifty million metric tons, or forty-five percent below 1990 levels; by 2040, reduce overall emissions of greenhouse gases in the state to twenty-seven million metric tons, or seventy percent below 1990 levels; by 2050, reduce overall emissions of greenhouse gases in the state to five million metric tons, or ninety-five percent below 1990. The state law applies only to actions taken by Washington State agencies and local governments. State regulations on GHG emissions include prerequisites for distribution of capital funds for infrastructure and economic development projects, where projects receiving funding must be evaluated for consistency with state and federal GHG limits and state VMT goals (RCW 70A.45.070).
 - Puget Sound Regional Council greenhouse gas emissions analysis for VISION 2050 and associated multicounty planning policies and regular air quality conformity analysis for transportation improvement program.

- City of Lynnwood Commute Trip Reduction Code (LMC Chapter 11.14): This ordinance requires major employers at any single worksite within the corporate limits of the city of Lynnwood to implement a Commute Trip Reduction program for its employees.

3. WATER

A. Surface

- i. *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.*

In addition to wetlands, South Lynnwood has within or adjacent to its boundaries Scriber Lake, Hall Lake, and Scriber Creek, which eventually flows into Swamp Creek, a tributary of the Sammamish River.

See inventory maps for the City of Lynnwood here:

- Wetlands: <https://www.lynnwoodwa.gov/files/sharedassets/public/public-works/environmental-photos/environmental-docs/wetlands-map.pdf>.
- Streams: <https://www.lynnwoodwa.gov/files/sharedassets/public/public-works/environmental-photos/environmental-docs/streams-map.pdf>.

Future development will be required to obtain all relevant permits and be subject to development regulations in effect at the time of permit application.

- ii. *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 – This is a non-project action addressing the South Lynnwood Neighborhood and is not site-specific. Any future development that occurs within the vicinity of any regulated water body, including Scriber Lake, Scriber Creek, and Hall Lake, is subject to City critical area and shoreline regulations. City authorization requires determination of potential impacts on critical areas and appropriate mitigation.

iii. *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 – This is a non-project action addressing the South Lynnwood Neighborhood and is not site-specific. Future development will be required to obtain all relevant permits and be subject to development regulations in effect at the time of permit application. Any future fill activity would need to meet the regulations and standards of the City's critical areas regulations (LMC Chapter 17.10) and would be subject to stormwater and erosion control standards (LMC Chapter 13.40).

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

N/A – This is a non-project and non-site-specific action. If such actions were proposed in future development, development applications will be evaluated for conformance to applicable federal, state, and local regulations at the time of submittal.

v. *Does the proposal lie within a 100-year floodplain? If yes, note location on the site plan.*

Floodplain areas within South Lynnwood include Scriber Lake, Hall Lake, and the Scriber Creek corridor. The City participates in the National Flood Insurance Program which includes adoption and enforcement of an ordinance which regulates development within the 100-year floodplain (see LMC Chapter 16.46). See:

<https://www.lynnwoodwa.gov/files/sharedassets/public/public-works/environmental-photos/environmental-docs/frequently-flooded-areas-map.pdf>.

vi. *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 – This is a non-project action addressing the South Lynnwood Neighborhood and is not site-specific. Development will be required to comply with water quality treatment measures in the LMC. If discharge is proposed, development applications will be evaluated for conformance to applicable local, state, and federal regulations at the time of submittal.

Applicable Regulations:

- Critical areas regulations (LMC Chapter 17.10).

- Stormwater and erosion control standards (LMC Chapter 13.40).
- Floodplain hazard regulations: LMC Chapter 16.46.

4. GROUND

- i. *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.*

N/A – This is a non-project action addressing the South Lynnwood Neighborhood and is not site-specific. Any new development that occurs in South Lynnwood will be connected to municipal water sources.

- ii. *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.*

N/A – This is a non-project action addressing the South Lynnwood Neighborhood and is not site-specific. New construction that occurs in South Lynnwood must be connected to sewer rather than septic systems.

- iii. *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.

N/A – This is a non-project action addressing the South Lynnwood Neighborhood and is not site-specific. The City is subject to the Western Washington NPDES Permit. Future development in South Lynnwood will be required to obtain all relevant permits and be subject to development regulations in effect at the time of permit application.

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

It is possible that waste materials could enter surface waters as a result of development in South Lynnwood. Per the United States Environmental Protection Agency, typical urban pollutants include sediment, oil and grease from motor vehicles, pesticides, pet waste, road salts, and heavy metals (source: <https://www.epa.gov/nps/nonpoint-source-urban-areas>). The City is subject to the Western Washington NPDES Permit. Future development in South Lynnwood will be required to obtain all relevant permits and be subject to development regulations in effect at the time of permit application.

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

N/A – This is a non-project action addressing the South Lynnwood Neighborhood and is not site-specific.

(4) Proposed measures to reduce or control surface, ground, and runoff water impacts, if any.

N/A – This is a non-project action addressing the South Lynnwood Neighborhood and is not site-specific. Land uses and activities within Lynnwood must comply with applicable requirements of Federal, state, and local law. These regulations serve to mitigate impacts to water.

5. PLANTS

A. *Check types of vegetation found on the site:*

- i. *Deciduous trees:* Alder Maple Aspen
 Other:

N/A – This is a non-project action addressing the South Lynnwood Neighborhood and is not site-specific. Deciduous trees are found throughout the city, including in South Lynnwood. Development is subject to tree regulations in LMC Chapter 17.15.

- ii. *Evergreen trees:* Fir Cedar Pine
 Other:

N/A – This is a non-project action addressing the South Lynnwood Neighborhood and is not site-specific. Evergreen trees are found throughout the city, including in South Lynnwood. Development is subject to tree regulations in LMC Chapter 17.15.

iii. Shrubs:

N/A – This is a non-project action addressing the South Lynnwood Neighborhood and is not site-specific. Landscaping regulations apply to new development at LMC Chapter 21.08.

iv. Grass:

N/A – This is a non-project action addressing the South Lynnwood Neighborhood and is not site-specific. Landscaping regulations apply to new development at LMC Chapter 21.08.

v. Pasture:

N/A – This is a non-project action addressing the South Lynnwood Neighborhood and is not site-specific. South Lynnwood is urban in nature and contains no pastureland.

vi. Crop or grain:

N/A – This is a non-project action addressing the South Lynnwood Neighborhood and is not site-specific. South Lynnwood is urban in nature and lacks croplands or any designated agricultural land of long-term significance.

vii. Wet soil plants: Cattail Buttercup Bulrush Skunk
cabbage
 Other:

N/A – This is a non-project action addressing the South Lynnwood Neighborhood and is not site-specific.

viii. Water plants: Water lily Eelgrass Milfoil
 Other:

N/A – This is a non-project action addressing the South Lynnwood Neighborhood and is not site-specific.

ix. Other types of vegetation:

N/A – This is a non-project action addressing the South Lynnwood Neighborhood and is not site-specific. However, the City does require protection of critical areas and other native cover in native growth protection easements, some of which are located in South Lynnwood as shown in the map available here:

<https://www.lynnwoodwa.gov/files/sharedassets/public/public-works/environmental-photos/environmental-docs/native-growth-protection-areas-map.pdf>.

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

N/A – This is a non-project action addressing the South Lynnwood Neighborhood and is not site-specific. Future development will be required to obtain all relevant permits and be subject to development regulations in effect at the time of permit application.

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

N/A – This is a non-project action addressing the South Lynnwood Neighborhood and is not site-specific. Future development will be required to obtain all relevant permits and be subject to development regulations in effect at the time of permit application.

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

The South Lynnwood Neighborhood Plan includes policy recommendations to enhance landscaping in neighborhood parks, trails, and natural areas; create functional landscaping and screening standards for outdoor storage in commercial and industrial areas; revise the LMC to require public realm enhancements, including landscaping, for new development; and improve pedestrian pathways, sidewalks, and cycling infrastructure with enhanced landscaping.

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

N/A – This is a non-project action addressing the South Lynnwood Neighborhood and is not site-specific.

Applicable Regulations

Future development would be subject to existing policies and regulations enacted to avoid, reduce, or minimize impacts on natural environment. These regulations include:

- City of Lynnwood Shoreline Master Program (LMC Chapter 17.20)

- LMC Chapter 21.08, Landscaping, specifies landscaping requirements development.
- Tree regulations in LMC Chapter 17.15.
- Landscaping in LMC Chapter 21.08.
- Environmentally Critical Areas Regulations that address wetlands, streams, and wildlife habitat areas (LMC Chapter 17.10)
- City of Lynnwood stormwater regulations and implementation of the National Pollutant Discharge Elimination System (NPDES) requirements

6. ANIMALS

A. Check any birds and animals which have been observed on or near the site or are known to be on or near the site:

i. Birds: Hawk Heron Eagle Songbirds
 Other:

ii. Mammals: Deer Bear Elk Beaver
 Other:

iii. Fish: Bass Salmon Trout Herring Shellfish
 Other:

N/A – This is a non-project action addressing the South Lynnwood Neighborhood and is not site-specific. There are many bird species that pass through the city as well as resident mammals and fish. Scriber Creek Park and Scriber Creek Trail, in particular, contain wildlife habitats. LMC Chapter 17.10 contains regulations to protect birds, fish and mammals, including their habitats.

B. *List any threatened or endangered species known to be on or near the site.*

N/A – This is a non-project action addressing the South Lynnwood Neighborhood and is not site-specific.

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

Wildlife depends on diverse plant communities for cover, denning, rearing, foraging, and shelter from adverse weather. The urban environment that makes up South Lynnwood includes considerable barriers to wildlife migration and limited areas of usable habitat.

However, wetlands, streams, parks, conservation areas, and other remaining open spaces present in the neighborhood do provide some wildlife habitat and connectivity, although South Lynnwood is not known to be part of a migration route.

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

N/A – This is a non-project action addressing the South Lynnwood Neighborhood and is not site-specific. Land uses and activity within Lynnwood must conform to applicable Federal and State law regarding impacts to threatened or endangered species.

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

N/A – This is a non-project action addressing the South Lynnwood Neighborhood and is not site-specific.

7. 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.

N/A – This is a non-project action addressing the South Lynnwood Neighborhood and is not site-specific. The city, including South Lynnwood, is served with electric (Snohomish County Public Utility District No. 1) and natural gas power (Puget Sound Energy), which is primarily used for heating.

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

New development in South Lynnwood may result in the construction of taller buildings that reduce solar access to adjacent properties.

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 – This is a non-project action addressing the South Lynnwood Neighborhood and is not site-specific. In general, the South Lynnwood Neighborhood Plan promotes compact urban development that would help promote energy conservation by reducing motorized trips.

New construction must comply with the Washington State Energy Code, as adopted by the City (LMC Chapter 16.05 International Energy Conservation Code).

8. ENVIRONMENTAL HEALTH

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

N/A – This is a non-project action addressing the South Lynnwood Neighborhood and is not site-specific. There is a small chance that new development in South Lynnwood could produce hazards including toxic chemicals, the risk of fire and explosion, spills, or hazardous waste. New development will be subject to City zoning for allowable uses and activities, and City codes for handling hazardous materials as well as state and Federal hazardous materials regulations.

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

N/A – This is a non-project action addressing the South Lynnwood Neighborhood and is not site-specific. Based on a state database of confirmed and suspected contaminated sites, some sites within the city have known or possible contamination; cleanup has started on several sites. See: <https://apps.ecology.wa.gov/neighborhood/>.

ii. *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.*

See section above.

iii. *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 – This is a non-project action addressing the South Lynnwood Neighborhood and is not site-specific. Chemicals used or stored would be required to meet all local, state, and federal laws.

iv. *Describe special emergency services that might be required.*

N/A – This is a non-project action addressing the South Lynnwood Neighborhood and is not site-specific.

v. *Proposed measures to reduce or control environmental health hazards, if any:*

N/A – This is a non-project action addressing the South Lynnwood Neighborhood and is not site-specific.

B. Noise

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

In general, with its proximity to I-5 and Highway 99, South Lynnwood receives traffic noise from sources that include freeways, highways, and arterial streets. Intermittent noise from construction and operation is also present in the neighborhood.

ii. *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.*

Future development in South Lynnwood as a result of the Neighborhood Plan would contribute to transportation noise sources. Non-residential development that could constitute noise sources near residential uses would be required to comply with current City regulations (LMC Chapter 10.12). LMC Chapter 10.12 establishes limits on the noise levels and durations of noise crossing property boundaries. Permissible noise levels at a receiving land use depend on its environmental designation for noise abatement (EDNA) – Exhibit 3 identifies the EDNA classification of existing zones in Lynnwood.

Exhibit 3. Existing Zoning Classification for EDNA

Designation / District	EDNA
Residential 8400 Sq Ft (RS-8)	Class A
Residential 7200 Sq Ft (RS-7)	
Residential 4000 Sq Ft (RS-4)	
Public (P-1)	
Multiple Residential Low Density (RML)	

Designation / District	EDNA
Multiple Residential Medium Density (RMM)	
Limited Business (B-2)	Class B
Neighborhood Commercial (B-3)	
Planned Commercial Development (PCD)	
Community Business (B-1)	
General Commercial (CG)	
Planned Regional Shopping Center (PRC)	
City Center Core (CC-C)	
City Center West (CC-W)	
City Center North (CC-N)	
Mixed Use (MU)	
College District Mixed Use (CDM)	
Highway 99 Mixed Use (HMU)	
Business and Technical Park (BTP)	Class C
Light Industrial (LI)	

Source: LMC Chapter 10.12

LMC Chapter 10.08 includes nuisance provisions, and the SEPA review process allows the City to consider potential noise impacts for future development.

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

The South Lynnwood Neighborhood Plan includes actions to implement a policy of slowing down cars moving through the neighborhood, which can reduce noise impacts. These actions include street design interventions such as streetscape improvements, narrowing of roadways, and roundabouts; allowing on-street parking near businesses; and targeting specific, identified streets where excessive speeding is a known problem for significant speed reduction and traffic calming.

Additionally, all land use and activities in Lynnwood must conform to state and local regulations for environmental noise. New construction must conform to building and energy code requirements which help to attenuate noise for building occupants.

Applicable Regulations

- LMC Chapter 10.12 regarding ENDA and noise crossing property boundaries.
- LMC Chapter 10.08 regarding nuisances.
- Noise analysis and mitigation for highways ([WSDOT Manual 446](#))

9. 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.*

A variety of uses are allowed in South Lynnwood. Current uses in the neighborhood include residential, commercial, light industrial, and public uses, as well as parks and open space. The South Lynnwood Neighborhood Plan may affect current land uses as it prioritizes some uses over others. For example, the Neighborhood Plan includes provisions to encourage new restaurants, breweries, cafes, and other community-oriented establishments throughout the neighborhood; preserve existing housing and allow for no net loss of multi-family homes; add housing units near high-capacity transit, goods, and services such as Highway 99 and the City Center; facilitate mixed-use zoning to create more live/work spaces; and preserve land zoned Light Industrial and Business/Technical Park so that it is not rezoned for other uses. The Neighborhood Plan also includes a recommendation to review the controlled use area (LMC Ch. 21.46.120) to determine if location and restricted uses are appropriate for the neighborhood.

- 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?*
- Lynnwood began as a timber and agricultural community. Those activities ceased decades ago. South Lynnwood, like the rest of the city, is an urban/suburban community of buildings, streets, parks, and similar features. There are no designated lands of long-term significance

for farmlands or forest lands. If any lands use current use taxation for open space or other purposes, they must meet state and county rules.

- i. 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.*

N/A – This is a non-project action addressing the South Lynnwood Neighborhood and is not site-specific. As noted above, Lynnwood is within a developed urban growth area.

- C. Describe any structures on the site.*

South Lynnwood has hundreds of buildings, including single-family homes, apartment buildings, offices, commercial buildings, warehouses and other industrial buildings, and public facilities.

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

N/A – This is a non-project action addressing the South Lynnwood Neighborhood and is not site-specific. Due to the developed nature of South Lynnwood, some redevelopment that could occur under current or future zoning may require demolition.

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

Within South Lynnwood, there is land zoned for low-, medium-, and high-density residential; commercial; light industrial; and public uses. See the City of Lynnwood Zoning Map: <https://www.lynnwoodwa.gov/files/sharedassets/public/development-and-business-services/planning-amp-zoning/zoning-plan-map-3282.pdf>.

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

Within South Lynnwood, future land use designations include residential, mixed use, commercial, parks, and public facilities. See City of Lynnwood Comprehensive Plan Future Land Use Map: <https://www.lynnwoodwa.gov/files/sharedassets/public/development-and-business-services/planning-amp-zoning/future-land-use-map.pdf>.

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

N/A – no areas within or adjacent to South Lynnwood are designated in the Shoreline Master Program.

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

N/A – This is a non-project action addressing the South Lynnwood Neighborhood and is not site-specific. Parts of South Lynnwood contain critical areas, namely Native Growth Protection Areas, wetlands, streams, geologically hazardous areas, frequently flooded areas, and Critical Aquifer Recharge Areas. See the City of Lynnwood Critical Areas Maps: <https://www.lynnwoodwa.gov/Government/Departments/Public-Works/Environmental-and-Surface-Water-Education-and-Outreach/Critical-Areas-and-Tree-Regulations/Critical-Areas-Regulations>.

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

N/A – This is a non-project action addressing the South Lynnwood Neighborhood and is not site-specific. The current neighborhood population of approximately 8,000 is projected to increase over the planning horizon of the South Lynnwood Neighborhood Plan. Citywide, growth is planned consistent with the Comprehensive Plan and associated growth targets.

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

This is a non-project action addressing the South Lynnwood Neighborhood and is not site-specific. Some of the policy recommendations in the South Lynnwood Neighborhood Plan would provide additional housing supply and preserve existing units that are safe and affordable. One of the Neighborhood Plan's policies is to maintain no net loss of total housing units in South Lynnwood, particularly units which are affordable or available for low-income households.

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

One of the South Lynnwood Neighborhood Plan's explicit goals is to protect residents from displacement. Supporting policies would support residents who are more vulnerable to being displaced, including undocumented residents, people with disabilities, the elderly, and veterans; to prioritize and maintain safe housing options that protect renters; and to promote the creation of additional income-restricted housing units by partnering with

organizations like faith communities and nonprofits and pursuing additional sources of funding.

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

Certain policies and actions in the South Lynnwood Neighborhood Plan were designed to be compatible with specific objectives of the Housing Action Plan. These include maintaining a supply of housing affordable to residents earning 80% of area median income or below and accommodating a wide range of housing types in South Lynnwood, including “missing middle” housing with duplexes, triplexes, and other forms of small multi-family housing development compatible with neighborhood context. Also, some policies and actions related to transportation were designed to be compatible with specific objectives of the Connect Lynnwood that prioritize accessibility and non-motorized transportation.

Adoption of Land Use Code updates recommended in the Neighborhood Plan would take place as a separate action. Individual projects resulting from the South Lynnwood Neighborhood Plan would undergo environmental review through SEPA and would also be reviewed for consistency with the goals and policies of the Lynnwood Comprehensive Plan.

M. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term significance, if any:

N/A – This is a non-project action addressing the South Lynnwood Neighborhood and is not site-specific. The City of Lynnwood’s role as a Core City and a Regional Growth Center is consistent with [VISION 2050](#) regional growth strategy, focuses growth in a developed area with existing or pending investments in infrastructure, and helps to protect rural and resource lands from development.

10. HOUSING

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

This is a non-project action addressing the South Lynnwood Neighborhood and is not site-specific. It is estimated that the City will need approximately 10,000 additional housing

units to accommodate growth through 2044; a portion of these units will be constructed in South Lynnwood. The Neighborhood Plan recommends creating and preserving low-income housing that is affordable to residents earning 80% of area median income or less; maintaining no net loss of total housing units, especially low-income housing; and revising the LMC to facilitate “missing middle” housing with duplexes, triplexes, and other forms of small multi-family housing development, as well as accessory dwelling units on lots with existing single-family homes. The Neighborhood Plan also includes a provision to sustain low-density single-family housing where appropriate; these units would be more likely to be middle- and high-income homes.

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

N/A – This is a non-project action addressing the South Lynnwood Neighborhood and is not site-specific. The City of Lynnwood is planning for a net increase in the number of dwellings within the community, some of which will be concentrated in South Lynnwood. The combination of Lynnwood’s policies and regulations, market forces, and individual private property owner decisions will determine which properties are redeveloped and whether housing units are eliminated. The South Lynnwood Neighborhood Plan does include recommendations to prioritize infill housing, which can generate a net increase in housing units after existing units are demolished, as long as the infill is denser than what existed before.

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

This is a non-project and non-site-specific action intended to provide policy direction that encourages housing that is compatible with the City’s Housing Action Plan and thereby meets the needs identified in the Housing Needs Assessment. The Neighborhood Plan includes recommendations to create and preserve a wide variety of housing affordable at a variety of income levels; build up infill housing where residential uses already exist; protect residents from being displaced as housing costs rise; and concentrate housing near transit, walkable areas, and community services and amenities.

11. AESTHETICS

- 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 – This is a non-project action addressing the South Lynnwood Neighborhood and is not site-specific. Changes to development standards will be further researched prior to implementation. If development or design standards are modified, they will be reviewed at that time.

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

N/A – This is a non-project action addressing the South Lynnwood Neighborhood and is not site-specific. No specific changes that impact views are proposed at this time.

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

New construction must comply with applicable design guidelines. The South Lynnwood Neighborhood Plan includes some policies and actions that address aesthetics, namely to balance business activity with green space, community plazas, and sidewalks and pathways to create and sustain places in the neighborhood that are attractive, pleasant, and accessible. There are actions that encourage improvements to facades, landscaping and screening requirements, and attractive outdoor gathering spaces.

12. LIGHT AND GLARE

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

The Neighborhood Plan includes provisions to enhance lighting in the course of repairing pedestrian and cycling infrastructure where lighting may currently be insufficient for safety and accessibility. As such, the Neighborhood Plan mainly addresses nighttime outdoor lighting.

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

N/A – This is a non-project action addressing the South Lynnwood Neighborhood and is not site-specific. Existing standards for shielding of lights such as those codified in LMC 21.17 will continue to apply to all new development.

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

N/A – This is a non-project action addressing the South Lynnwood Neighborhood and is not site-specific.

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

Regulations will apply to future development, including LMC 21.17, which addresses shielding, as well as any design standards.

13. RECREATION

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

Recreational opportunities around South Lynnwood include the Interurban Trail, Scriber Creek Trail, Scriber Lake Park, Scriber Creek Park, South Lynnwood Park, Gold Park, Wilcox Park, and the City of Lynnwood Municipal Golf Course.

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

N/A – This is a non-project action addressing the South Lynnwood Neighborhood and is not site-specific. It is not anticipated to displace recreational uses. Rather, the Neighborhood Plan includes recommendations to prioritize neighborhood parks and green space and expand gathering spaces and play equipment at existing parks. Future development in South Lynnwood resulting from the Neighborhood Plan would add population and would likely increase demand for parks and recreation facilities. Park impact fees would be collected for new development.

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

The South Lynnwood Neighborhood Plan encourages the creation of new formal and informal community gathering spaces and flexible design space, such as meeting rooms, banquet halls, plazas, or larger facilities in partnership with Boys and Girls Club, YMCA, or Sno-Isle Libraries, among others. The Neighborhood Plan would also require new development to include pedestrian amenities and sidewalk improvements for a more comfortable, accessible, and beautiful public realm.

Applicable Plans and Regulations

- The Lynnwood Comprehensive Plan contains a Parks and Open Space Element including goals and policies guiding parks and recreation services and facilities.
- The City's 2016 2016-2025 PARC Plan provides policies and recommended park and trail improvements.
- Park impact fees are collected per LMC Chapter 3.107.

14. 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 known to be on or next to the site? If so, generally describe.*

N/A – This is a non-project action addressing the South Lynnwood Neighborhood and is not site-specific. As development occurs and is subject to SEPA review, cultural resources can be reviewed. An inventory of listed or eligible sites is available at the State of Washington Department of Archaeology and Historic Preservation (WISAARD): <https://wisaard.dahp.wa.gov/>.

- 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.*

N/A – This is a non-project action addressing the South Lynnwood Neighborhood and is not site-specific. Potential impacts to landmarks, features, or Native American occupied sites if any would be considered at time of permit application. The State of Washington Department of Archaeology and Historic Preservation identifies the potential for cultural resources through an online map (WISAARD): <https://wisaard.dahp.wa.gov/>.

- 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 – This is a non-project action addressing the South Lynnwood Neighborhood and is not site-specific. Public notice of land use actions are sent to area tribes and the Washington State Department of Archeology and Historic Preservation.

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 – This is a non-project action addressing the South Lynnwood Neighborhood and is not site-specific. Public notice of land use actions is sent to area tribes and the WA State Office of Archeology and Historic Preservation. New construction must comply with applicable Federal and State requirements regarding historic and cultural resources.

Applicable Plans and Regulations

- The City adopted historic preservation regulations in Chapter 21.80 LMC.
- The City’s design guidelines encourage development that is sensitive to the context and surroundings and would take into consideration nearby historic resources and lands.

See citywide design guidelines here:

<https://www.lynnwoodwa.gov/files/sharedassets/public/development-and-business-services/planning-amp-zoning/applications-and-checklists/5.-citywidedesignguidelinescomplete.pdf>

- Through the SEPA process, impacts on historic and archaeological resources would be considered.
- The following federal laws would be applicable:
 - The Archaeological Resource Protection Act of 1979 protects archaeological resources and sites that are on public and tribal lands and assists in information sharing among entities seeking to preserve these resources.
 - The National Historic Preservation Act of 1966, as amended, establishes national standards for designating historic and culturally significant properties and establishes the authority of the State Historic Preservation Officer. Section 106 USC 470(a)(d) of this law establishes a program that requires federal agencies to consider effects to historic properties caused by federally sponsored undertakings.
 - The Archaeological and Historic Preservation Act of 1974 governs archaeological and other historic and cultural resources found in federal construction activities, including the construction of dams.

- The Native American Graves and Repatriation Act governs the protection, preservation, and repatriation of Native American remains and cultural artifacts found in Native American burial sites.
- The following state laws and directives would be applicable:
 - Under SEPA, DAHP is the specified agency with the technical expertise to consider the effects of a proposed action on cultural resources and to provide formal recommendations to local governments and other state agencies for appropriate treatments or actions. DAHP does not regulate the treatment of properties that are found to be significant; a local governing authority may choose to uphold the DAHP recommendation and may require mitigation of adverse effects to significant properties.
 - The Governor's Executive Order 05-05 requires state agencies with Capital Improvement Projects to integrate DAHP, the Governor's Office of Indian Affairs, and concerned tribes into their capital project planning process. This Executive Order affects any capital construction projects and any land acquisitions for purposes of capital construction.
 - RCW 27.44 Indian Graves and Records provides protection for Native American graves and burial grounds, encourages voluntary reporting of said sites when they are discovered, and mandates a penalty for disturbance or desecration of such sites.
 - RCW 27.53 Archaeological Sites and Resources governs the protection and preservation of archaeological sites and resources and establishes DAHP as the administering agency for these regulations.
 - RCW 68.60 Abandoned and Historic Cemeteries and Historic Graves provides for the protection and preservation of abandoned and historic cemeteries and historic graves.

15. TRANSPORTATION

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

South Lynnwood is roughly bounded by 196th Street SW to the north, I-5 to the east, 212th Street SW to the south, and Highway 99 to the west. The neighborhood, and the city as a whole, are served by a network of federal, state, and local roads and highways. See:

<https://www.wsdot.wa.gov/data/tools/geoportal/?config=FunctionalClass>.

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

This is a non-project action addressing the South Lynnwood Neighborhood and is not site-specific. The city, including the South Lynnwood Neighborhood, is served by Community Transit and Sound Transit. South Lynnwood is served by numerous bus stops with core service routes along Highway 99 and 196th Street SW; community-based routes along 200th St. SW, 52nd Ave W, and 44th Ave W; commuter routes along I-5; and Sound Transit express routes via the Lynnwood Transit Center.

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

N/A – This is a non-project action addressing the South Lynnwood Neighborhood and is not site-specific. Parking spaces may be eliminated as new development occurs as a result of the Neighborhood Plan, which includes a recommendation to consider parking reductions, among other incentives, for income-restricted and senior housing development. The Neighborhood Plan also includes actions to develop zoning provisions for shared parking and to enable on-street parking in front of businesses that currently lack it.

- 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).*

The city's overall transportation needs will be reviewed as part of its Transportation Plan, Capital Facilities Plan, and Comprehensive Plan update. The South Lynnwood Neighborhood Plan may require new transportation facilities or improvements to existing transportation facilities. It includes actions to repair and improve existing cycling and pedestrian infrastructure for safety and accessibility; beautify pedestrian pathways and sidewalks with landscaping, public art, and lighting; provide better wayfinding for pedestrian and cycling routes; and establish street design guidelines to ensure a continuous public realm that is comfortable, green, and safe.

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

N/A – This is a non-project action addressing the South Lynnwood Neighborhood and is not site-specific. Occupants of future development will use several transportation modes. A new Sound Transit Link light rail station will be completed in the immediate vicinity of the neighborhood in 2024.

F. 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 or volume would be trucks (such as commercial and nonpassenger vehicles). What data of transportation models were used to make these estimates?

N/A – This is a non-project action addressing the South Lynnwood Neighborhood and is not site-specific. Future development proposals will analyze this information.

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

N/A – This is a non-project action addressing the South Lynnwood Neighborhood and is not site-specific. No such impact is expected.

H. Proposed measures to reduce or control transportation impacts, if any.

N/A – This is a non-project and non-site-specific action. At a planning and project level, the City applies several policies, rules, and standards. Generally, the Neighborhood Plan encourages compact development, transit accessibility, and improvements to non-motorized transportation infrastructure for pedestrians and cyclists, all of which can control transportation impacts by reducing the necessity of transportation by single-occupancy vehicle.

Applicable Policies and Regulations:

- Comprehensive Plan Transportation Element
- LMC Title 11 Traffic including Commute Trip Reduction Plan
- LMC Title 12 Streets and Sidewalks, including Transportation Concurrency Management
- LMC 21.18 Off-Street Parking
- Lynnwood Standard Plans

16. PUBLIC SERVICES

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

Future population and employment growth under potential South Lynnwood Neighborhood Plan actions could result in new dwellings and residents that would increase demand for public services. Future growth would be served according to the Comprehensive Plan and levels of service, as well as the Capital Facilities Plan.

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

Increases in demand for public safety services will occur gradually over time. The South Lynnwood Neighborhood Plan includes recommendations to support and collaborate with public service providers in the neighborhood, including services that support unhoused residents, childcare facilities, and adult daycare facilities.

New construction in South Lynnwood related to population and employment growth will be accompanied by increased assessed value and impact fees. New construction would also be required to provide adequate public facilities in accordance with City levels of service and capital facilities plan. The capital facilities plan is updated every six years and the Comprehensive Plan is updated every eight years.

17. UTILITIES

- A. *Check utilities currently available at the site:*

- Electricity
 Natural gas
 Water
 Refuse service
 Telephone
 Sanitary sewer
 Septic system
 Other:

All of the City of Lynnwood is served by utilities. The following table is a summary of the capital facilities and utilities providing service within the City of Lynnwood.

Exhibit 1. Utilities in Lynnwood, 2015

Facilities	Description
Water	Lynnwood's water system includes approximately 168 miles of water mains, two pressure reducing stations, two reservoirs, one booster pump station and other related appurtenances. Alderwood Water &

Facilities	Description
	Wastewater District (AWWD) services portions of Lynnwood in the northeast and southeast.
Sewer (Wastewater)	Lynnwood’s wastewater system is comprised of approximately 100 miles of gravity pipe. These gravity lines are fed into six existing sewer lift stations which then pump into gravity interceptors, and eventually to the Wastewater Treatment Plant (WWTP) which is located on the Puget Sound. Alderwood Water & Wastewater District (AWWD) services portions of Lynnwood in the northeast and southeast.
Electrical Power	Provided by Snohomish County Public Utility District No. 1 (SNOPUD).
Telecommunications (Cable, Internet & Phone)	Several companies provide telecommunication services within Lynnwood, including AT&T, Comcast, DirecTV, Dish Network, Frontier FiOS, among others. Most major wireless service carriers are available within Lynnwood and are governed by the Washington Utilities and Transportation Commission (WUTC).
Solid Waste	Garbage and recycling services are provided by Waste Management NW for residents east of Highway 99, and by Republic Services for residents west of Highway 99. Snohomish County is the solid waste management planning authority for all jurisdictions within the County.


Source: Lynnwood Comprehensive Plan, 2015.

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 – This is a non-project and non-site-specific action. Future development under current or future plans would be required to meet utility standards. Service providers are given an opportunity to review development applications through notices of application and future SEPA review procedures.

C. SIGNATURE

I/We certify that the information provided in this environmental checklist, including all submittals and attachments, is true and correct to the best of my/our knowledge. I understand that the lead agency is relying on them to make its decision.

Signature of Applicant/Agent:  Date: October 5, 2021

Please print name: Ashley Winchell, AICP

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?

There are no specific proposals to add fill or damage bodies of water in and adjacent to the neighborhood. Discharge to water, emissions to air, impacts related to hazardous substances, and noise production are not anticipated as a result of the South Lynnwood Neighborhood Plan, but there is a chance these impacts could occur in the construction of new residential, commercial, or industrial development in South Lynnwood. Specific implementing actions will be further evaluated for impacts of this nature prior to adoption.

Proposed measures to avoid or reduce such increases are:

Future development will be required to obtain all relevant permits and be subject to development regulations in effect at the time of permit application. Any future fill activity must meet the regulations and standards of the City's critical areas regulations (LMC Chapter 17.10) and would be subject to stormwater and erosion control standards (LMC Chapter 13.40).

Emissions to air from vehicular traffic can be mitigated by concentrating new development in areas served by existing transit and infrastructure, as encouraged by the Neighborhood Plan. Emissions from travel and residential energy use can also be mitigated by increasing density via infill residential development and building more small-scale multi-family housing.

Hazardous substances are proposed to be mitigated by following all city codes for handling hazardous materials as well as state and Federal hazardous materials regulations, as required for all new development.

Regarding noise impacts, the Neighborhood Plan proposes mitigation through traffic calming measures to slow car traffic through South Lynnwood.

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

There is a chance that wildlife habitat could be impacted by new development in South Lynnwood. Vegetation may also be affected by new construction, which in some cases requires the removal and/or replacement of trees, shrubs, and other plants. Future development in South Lynnwood resulting from the Neighborhood Plan would add population and would likely increase demand for parks and recreation facilities, which can affect the plants, animals, fish, or marine life with habitat there.

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

Future development will be required to obtain all relevant permits and be subject to development regulations in effect at the time of permit application. New development is subject to tree regulations in LMC Chapter 17.15, to landscaping regulations in LMC Chapter 21.08, and to wildlife habitat regulations in LMC Chapter 17.10. Land uses and activity within Lynnwood must conform to applicable Federal and State law regarding impacts to threatened or endangered species.

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

New projects in South Lynnwood resulting from the Neighborhood Plan use energy and natural resources for construction, operation, and demolition activities. Transportation to and from new developments also uses energy and natural resources.

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

Increasing housing density, as the Neighborhood Plan recommends, can reduce the overall residential use of energy and natural resources and the use of energy and natural resources for transportation. Transportation energy use can also be mitigated by encouraging new development to be sited in areas already served by existing transit and infrastructure. Enhancing pedestrian and cycling facilities, as well as access to public transit, can reduce car travel and thereby reduce energy use in the neighborhood.

Future development will be required to obtain all relevant permits and be subject to development regulations in effect at the time of permit application. Specific implementing actions will be further evaluated for impacts prior to adoption.

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, flood plains, or prime farmlands?

At this time no impacts are anticipated. Development near critical areas is controlled and mitigated by the regulations in LMC Chapter 17.10.

Future development in South Lynnwood resulting from the Neighborhood Plan would add population and would likely increase demand for parks and recreation facilities. The Neighborhood Plan includes actions to prioritize investment in neighborhood parks and enhance them to facilitate community gathering within green spaces.

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

There is no farmland in South Lynnwood, so no impacts would be felt. No impacts are anticipated to historic or cultural sites. Future development will be required to obtain all relevant permits and be subject to development regulations and all critical areas regulations in effect at the time of permit application. Specific implementing actions will be further evaluated for impacts prior to adoption.

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?

Lynnwood's only land with Shoreline designation is the Wastewater Treatment Plant, which is outside of and not adjacent to the South Lynnwood Neighborhood. As it is outside the scope of the proposed Neighborhood Plan, there would be no impacts to shoreline uses.

Land uses may change if recommended zoning amendments to the Lynnwood Municipal Code are carried out. The Neighborhood Plan prioritizes certain land uses over others in different parts of South Lynnwood. For example, community-oriented dining establishments and live/work spaces are two types of uses encouraged at a high priority; new housing is to be prioritized along hubs of relatively greater density such as the City Center and along Highway 99; and light industrial land uses are to be preserved in South Lynnwood's Light Industrial and Business/Technical Park zones. The Neighborhood Plan also includes a recommendation to review the controlled use area (LMC Ch. 21.46.120) to determine if location and restricted uses are appropriate for the neighborhood, which may result in land use changes if existing restrictions are eased.

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

The Neighborhood Plan does not encourage land uses that are incompatible with existing plans. Any zoning code amendments will be reviewed for consistency with existing plans prior to implementation.

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

Bringing more residents and employees to South Lynnwood will generally increase demands on transportation, public services, and utilities. The South Lynnwood Neighborhood Plan may require new transportation facilities or improvements to existing transportation facilities in the course of enhancing non-motorized transportation and the public realm.

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

The Neighborhood Plan aims to concentrate housing near existing transit infrastructure to reduce the impacts of additional demands on the transit system. Increasing the density of housing can also reduce transportation needs by reducing vehicle miles traveled. Also in response to demand, the Neighborhood Plan includes provisions to support and collaborate with public service providers in the neighborhood, including services that support unhoused residents, childcare facilities, and adult daycare facilities.

Future development will be required to meet utility standards, obtain all relevant permits, and be subject to development regulations in effect at the time of permit application. Impact fees will be collected for new development. The city's overall needs will be reviewed as part of its Transportation Plan, Capital Facilities Plan, and Comprehensive Plan update on a regular basis.

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

Conflicts are not anticipated, and all actions embedded in the Neighborhood Plan will not be implemented until further review. The South Lynnwood Neighborhood Plan is in alignment with the Lynnwood Comprehensive Plan, Countywide Planning Policies, State Growth Management Act and other applicable requirements. It supports local, state, and federal policy objectives to increase access to housing that is affordable and is consistent with the City's Housing Action Plan. It also supports local, state, and federal policy objectives to enhance non-motorized transportation and is consistent with the City's Connect Lynnwood Plan.