

2021 City of Lynnwood Comprehensive Plan Amendments

(File No. ERC-009778-2021)

September 20, 2021

Please find attached Addendum #3 to the Mitigated Determination of Non Significance (MDNS) for the 2015 Update of the Lynnwood Comprehensive Plan, issued March 26, 2015.

This addendum adds further information to the analysis contained in the MDNS by providing additional environmental information for the proposed 2021 Comprehensive Plan Amendments.

The City of Lynnwood is required to periodically update its comprehensive plan and development regulations (RCW 36.70A.130). The last major update the City completed was in 2015, with minor amendments occurring annually. The 2021 Comprehensive Plan Amendments include three proposals for consideration:

1. **College District Subarea Plan** – Text Amendment (CPL-009773-2021): The proposed amendment will add language to the subarea plan to increase competitiveness for multi-family housing development seeking funding through low income housing tax credits (LIHTC).
2. **Highway 99 Subarea Plan** – Text Amendment (CPL-009774-2021): The proposed amendment will add language to the subarea plan to increase competitiveness for multi-family housing development seeking funding through low income housing tax credits (LIHTC).
3. **Housing Hope Scriber Lake** – Future Land Use (FLU) Map Comprehensive Plan Amendment and Concurrent Rezone (CPL-009777-2021 and RZN-009780-2021): Change the future land use designation for a portion of the Cedar Valley Community School site (19200 56th Ave W, owned by Edmonds School District) from Public Facility (PF) to High-density Multi-family (MF-3) and a concurrent rezone from Public (P-1) to High-density Multi-family (RMH).

A public hearing for the 2021 City of Lynnwood Comprehensive Plan Amendments will be held by the City Council on November 8, 2021. If you have questions or comments regarding the proposed amendments, please contact me at kholdsworth@lynnwoodwa.gov or 425-670-5409.

Sincerely,



Kristen Holdsworth, AICP
Senior Planner
Development and Business Services Department

COMMUNITY PLANNING

**ADDENDUM #3 to the
MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS)
for the
2015 UPDATE OF THE LYNNWOOD COMPREHENSIVE PLAN**

2021 City of Lynnwood Comprehensive Plan Amendments
(File No. ERC-009778-2021)

Issued September 20, 2021

DESCRIPTION OF NON-PROJECT ACTION:

This proposed non-project action is for adoption of the 2021 City of Lynnwood Comprehensive Plan Amendments. The City of Lynnwood is required to periodically update its comprehensive plan and development regulations (RCW 36.70A.130). The last major update the City completed was in 2015, with minor amendments occurring annually.

PURPOSE OF THIS ADDNEDUM AND HOW TO ACCESS THE PREVIOUSLY ISSUED MDNS SEPA DETERMINATION

The purpose of this addendum is to add information to the MDNS issued for the 2015 Update of the Lynnwood Comprehensive Plan (issued on March 26, 2015).

The information contained in this addendum does not change the analysis of previously identified impacts or mitigation measures. The proposed policy language for the College District Subarea Plan and the Highway 99 Subarea Plan does not change allowed uses in these locations. The proposed change to the Cedar Valley School Site is consistent with Strategy I-W of the Comprehensive Plan amendment review criteria. The site is located within a designated urban growth area and the Highway 99 Subarea. It has sufficient public facilities to accommodate the proposed land use change.

This addendum is being issued in accordance with WAC 197-11-625 and WAC 197-11-630. No additional impacts beyond those identified in the MDNS are expected to occur. The adopted environmental documents listed herein, together with this addendum, satisfy the City of Lynnwood's environmental review requirements of Chapter 17.02 LMC and Washington State SEPA requirements.

The MDNS can be accessed at <https://www.lynnwoodwa.gov/Services/Apply-for-a-Permit/Planning-Zoning/Comprehensive-Plan>

COMMUNITY PLANNING

LOCATION OF PROPOSAL

The proposal contains three changes to the Comprehensive Plan in the following locations:

1. College District Subarea Plan;
2. Highway 99 Subarea Plan; and
3. A portion of the Cedar Valley Community School site (19200 56th Ave W, Lynnwood WA)

REVIEW/REQUIRED APPROVAL

City Council – Ordinance Adoption

Department of Commerce – Coordination

LEAD AGENCY

City of Lynnwood

20816 44th Ave W, Suite 230

Lynnwood, WA 98036

Staff Contact: Kristen Holdsworth, AICP (Senior Planner, Development and Business Services Department) kholdsworth@lynnwoodwa.gov, 425-670-5409

CIRCULATION AND COMMENT

As required by WAC 197-11-625, this addendum is being sent to all recipients and commenters of the previously issued MDNS for the 2015 Update of the Lynnwood Comprehensive Plan. No comment period is required for this addendum under WAC 197-11-502(8)(c). Public comments

SEPA RESPONSIBLE OFFICIAL

David Kleitsch, Development and Business Services Director

Email: dkleitsch@lynnwoodwa.gov

Phone: 425-670-5042

Signature:



David Kleitsch, SEPA Responsible Official

DATE OF ISSUANCE: September 20, 2021

ATTACHMENTS:

- Draft Ordinance
- SEPA Checklist and Supplemental Checklist



ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LYNNWOOD, WASHINGTON, AMENDING THE CITY OF LYNNWOOD COMPREHENSIVE PLAN; AMENDING THE COLLEGE DISTRICT SUBAREA PLAN; AMENDING THE HIGHWAY 99 SUBAREA PLAN; AMENDING THE CITY'S OFFICIAL ZONING MAP; AND PROVIDING FOR AN EFFECTIVE DATE; SUBMISSION TO THE STATE; SEVERABILITY; AND SUMMARY PUBLICATION.

WHEREAS, the City of Lynnwood adopted a Comprehensive Plan to comply with the requirements of the Growth Management Act on June 24, 2015, by Ordinance No. 3142; and

WHEREAS, the City of Lynnwood last updated its Comprehensive Plan on August 14, 2017 by Ordinance No. 2369; and

WHEREAS, as allowed by the Growth Management Act, the Comprehensive Plan, subarea plans, and development regulations may be amended on an annual basis, pursuant to RCW 36.70A.130, and shall be subject to continuing review and evaluation; and

WHEREAS, Chapter 21.40 of the Lynnwood Municipal Code (LMC) establishes the use zones and the City of Lynnwood Zoning Map; and

WHEREAS, the amendment of the City's Official Zoning Map (reclassification) is included as part of the Comprehensive Plan Amendment Process; and

WHEREAS, as provided in Chapters 1.35, 18.02, and 21.22 of the Lynnwood Municipal Code (LMC), the City has established procedures and decision criteria for proposed Comprehensive Plan and reclassification amendments; and

WHEREAS, the process to amend the Comprehensive Plan includes multiple opportunities for public participation and input; and

WHEREAS, applications and suggestions to amend the Comprehensive Plan with a related Zoning Map reclassification were accepted and docketed for processing after April 1, 2021, in accordance with the approved amendment schedule; and

WHEREAS, on May 24, 2021, the City adopted Resolution 2021-05, adopting the City's Housing Action Plan as a guiding document with recommendations for future housing policy, planning, and regulatory amendments; and

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WHEREAS, the City has an interest in implementing the Housing Action Plan including encouraging new construction or rehabilitation of multifamily housing and to increase and improve housing opportunities for all income levels; and

WHEREAS, the City finds that there is a need for housing units that are safe and affordable across all income levels; and

WHEREAS, the Lynnwood Planning Commission held a work session on April 22, 2021, and a duly advertised public hearing on May 13, 2021, regarding the Proposed Amendment List (PAL) of Comprehensive Plan and Zoning Map amendments; and

WHEREAS, the Lynnwood City Council held a work session on June 7, 2021, and a duly advertised public hearing on June 14, 2021, regarding the Proposed Amendment List (PAL) of Comprehensive Plan and Zoning Map amendments; and

WHEREAS, at their June 28, 2021, business meeting, the Lynnwood City Council confirmed the final Proposed Amendment List (PAL) of Comprehensive Plan and Zoning Map amendments for further review; and

WHEREAS, on September 20, 2021, the City's SEPA Responsible Official issued Addendum #3 to the Mitigated Determination of Nonsignificance (MDNS) for the 2015 Update to the Lynnwood Comprehensive Plan, pursuant WAC 197-11-625 and WAC-197-11-630; and

WHEREAS, on XXXX XXX, 2021, the proposed amendments were submitted for the mandatory 60-day state agency review, agencies were asked to comment prior to final action by the City Council, and no comments were received; and

WHEREAS, the Lynnwood Planning Commission held a public hearing on September 23, 2021, on the amendments, and following the public hearing recommended approval of the proposed Comprehensive Plan and Zoning Map Amendments of this Ordinance; and

WHEREAS, the Lynnwood City Council held a duly advertised public hearing on November 8, 2021, on the Comprehensive Plan and Zoning Map Amendments, as described herein; and

WHEREAS, after consideration of the testimony and other evidence presented at the public hearing, the City Council finds that the amendments (1) Are consistent with the provisions of the Growth Management Act and will not result in Comprehensive Plan or regulation conflicts; (2) Will not create significant adverse impacts on existing sensitive land uses, businesses, or residents; (3) Can be accommodated by all applicable public services and facilities; (4) Will help implement the goals and policies of the Lynnwood Comprehensive Plan; and (5) Will not have significant impacts beyond the Lynnwood City limits; and

89 WHEREAS, the City Council further finds that the concurrent site-specific reclassification
90 (rezone/Zoning Map amendment) (1) is substantially related to the public health, safety, and
91 welfare; (2) Is warranted because of changed circumstances or because of a need for additional
92 property in the proposed land use zone classification or because the proposed zoning
93 classification is appropriate for reasonable development of the subject property; (3) Is a
94 suitable site for development in general conformance with zoning standards of the RMH zone;
95 (4) Will not be materially detrimental to uses or property in the immediate vicinity of the
96 subject property; (5) Has merit and value for the community as a whole; (6) Is in accord with
97 the comprehensive plan; and (7) Complies with all other applicable criteria and standards of the
98 Lynnwood Municipal Code; and
99

100 WHEREAS, the City Council has determined the provisions of this Ordinance implement
101 goals and policies in the Housing Action Plan; and
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103 WHEREAS, the City Council has determined that the provisions of this Ordinance further
104 the public's health, safety and welfare;
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106 NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LYNNWOOD, WASHINGTON, DO
107 ORDAIN AS FOLLOWS:
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109 Section 1: Purpose. The purpose of this ordinance is to amend the City of Lynnwood
110 Comprehensive Plan, College District Subarea Plan, Highway 99 Subarea Plan, and Official
111 Zoning Map.
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113 Section 2: Amendment of the College District Subarea Plan. The following language is
114 added at the end of Page 47 of the College District Subarea Plan as follows:
115

The College District Plan subarea is intended for a variety of housing types and levels of
116 affordability, including income-restricted and subsidized multifamily housing units. The
117 City regulates the construction of housing but does not directly build housing. The City
118 will serve as a partner to encourage housing that meets the diverse housing needs of
119 the community. The City will work with housing providers to create and preserve
120 affordable housing serving households at 80% area median income (AMI) or below.
121
122

123 Section 3: Amendment of the Highway 99 Subarea Plan. The following language is added to
124 the end of page 48 of the Highway 99 Subarea Plan as follows:
125

3.3 Policy: Create and preserve housing that is safe and affordable at a variety of levels
126 of affordability.
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128

3.3.1 Work with housing providers to create and preserve affordable housing
129 serving households at 80% area median income (AMI) or below.
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131

132 The Highway 99 Subarea is intended for a variety of housing types and levels of
133 affordability, including income-restricted and subsidized multifamily housing
134 units. The City regulates the construction of housing but does not directly build
135 housing. The City will serve as a partner to encourage housing that meets the
136 diverse housing needs of the community.

137
138 Section 4: Amendment of the Lynnwood Comprehensive Plan. The Comprehensive Plan of
139 the City of Lynnwood is amended as described below and in the following exhibits, which are
140 attached hereto and incorporated herein for reference.

141
142 The Future Land Use Map is amended to change the land use designation for Parcel
143 Number XXXXX from Public Facilities (PF) to High-Density Multi-family (MF-3), as shown
144 in Exhibit A.

145
146 Section 5: Amendment of the Lynnwood Municipal Code. The City of Lynnwood Official Zoning
147 Map is amended as follows:

148
149 The City's Official Zoning Map is amended to change the zoning designation for Parcel
150 Number XXXXX from Public Use (P-1) to High-Density Multi-family (RMH), as shown in
151 Exhibit B.

152
153 Section 6: Submission of Plan to the State. The Development and Business Services Director is
154 hereby directed to submit a copy of all approved amendments to the City of Lynnwood
155 Comprehensive Plan, including subarea plans, and the Lynnwood Municipal Code to the
156 Department of Commerce of the State of Washington.

157
158 Section 7: Severability. If any section, sentence, clause or phrase of this ordinance should
159 be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or
160 unconstitutionality shall not affect the validity or constitutionality of any other section,
161 sentence, clause or phrase or word of this ordinance.

162
163 Section 8: Effective Date. This ordinance or an approved summary thereof consisting of its
164 title shall be published in the City's official newspaper of record and shall take effect and
165 be in full force five days following its publication.

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167 PASSED this ____ day of _____, 2021, and signed in authentication of its passage this
168 ____ day _____, 2021.

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171 APPROVED:

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174 _____
175 Nicola Smith, Mayor

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ATTEST/AUTHENTICATED:

APPROVED AS TO FORM:

Karen Fitzthum, City Clerk

Rosemary Larson, City Attorney

DRAFT

183 Exhibit A
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185 (add map with legal description and labels after BLA is recorded)
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DRAFT

190 Exhibit B
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192 (add map with legal description and labels after BLA is recorded)
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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 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:*

2021 Comprehensive Plan Amendments

2. *Name of applicant:*

City of Lynnwood (Subarea Plans Text Amendments) and Housing Hope + Edmonds School District (Future Land Use and Rezone Amendments)

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

Kristen Holdsworth, AICP, Senior Planner (Development and Business Services)
20816 44th Ave W Ste 230, Lynnwood, WA 98036
Phone: 425-670-5409; Email: kholdsworth@lynnwoodwa.gov

4. *Date checklist prepared:*

September 16, 2021

5. *Agency requesting checklist:*

City of Lynnwood

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

Text amendments to the Comprehensive Plan may occur once per year. Planning Commission briefing: September 9, 2021; hearing: September 23, 2021. Council briefing: October 4, 2021; hearing: November 11, 2021; action: November 22, 2021.

This is a non-project action. Timing has not been identified for any site-specific proposals.

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

The proposed text amendments will increase the competitiveness of projects seeking LIHTC funding and may result in the addition of LITC-financed properties in the College District and Highway 99 Subareas. The future land use and zoning amendments for the Cedar Valley School Scriber Lake Ball Fields will likely result in site development of multifamily housing and associated improvements.

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

2015 Comprehensive Plan Update MDNS (and associated documents adopted by reference).

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.*

There is a Boundary Line Adjustment (BLA-009742-2021) under application with the City of Lynnwood, which has been requested by the Edmonds School District. It would adjust the existing parcels to create a separate triangular-shaped parcel for the Housing Hope proposal (Project Area) and parcel for the existing school use (Cedar Valley Community School). The City of Lynnwood is not aware of any other pending projects or government approvals at this time.

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

Amending the subarea plan is an extension of amending the Comprehensive Plan. Amendments to the Comprehensive Plan and concurrent rezone actions require review and a public hearing by the Planning Commission and City Council. At this time the City is reviewing a boundary line adjustment (BLA) permit application at the Cedar Valley School site. No other permits have been submitted. Any subsequent private development including land use, building, and construction permits will be reviewed and approved by the City as development 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).*

The 2021 Annual Comprehensive Plan Amendments include three non-project actions:

1. **College District Subarea Plan – Text Amendment (CPL-009773-2021):** The proposed amendment will add language to the subarea plan to increase competitiveness for projects seeking funding through low income housing tax credits (LIHTC).
2. **Highway 99 Subarea Plan – Text Amendment (CPL-009774-2021):** The proposed amendment will add language to the subarea plan to increase competitiveness for projects seeking funding through low income housing tax credits (LIHTC).
3. **Housing Hope Scriber Lake – Future Land Use (FLU) Map Comprehensive Plan Amendment and Concurrent Rezone (CPL-009777-2021):** Change the future land use designation for a portion of the Cedar Valley Community School site (19200 56th Ave W, owned by Edmonds School District) from Public (P-1) to High-density Multi-family (MF-3) and a concurrent rezone from Public (P-1) to High-density Multi-family (RMH). The Subject Site consists of a single tax parcel that is 1.4± acres in size. The Project Area is 2.42± acres in size. The overall site is composed of three lots (Parcel A, B and C), which would

be adjusted through the Boundary Line Adjustment (BLA), as Parcel A and B. Parcel B would comprise the Project Area and the existing school is contained in Parcel A. The property is maintained and operated by the Edmonds School District (Property Owner) and is used by Cedar Valley Community School (K-6 grades). The Project Area contains a grass ballfield, and the abutting use to the east is the school field, which are separated by a mature tree line.

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.*

Text Amendments: This is a non-project action that applies within the College District and Highway 99 subareas. Lynnwood's subarea plans can be found here:

<https://www.lynnwoodwa.gov/Services/Development-Business-Services/Planning-Zoning/Subarea-Plans>

For the proposed future land use and rezone amendment, the site is owned by Edmonds School District No. 15, is located within the City of Lynnwood. It consists of a single tax parcel (#00585300004300) that is 14± acres in size. The Project Area is approximately 2.43± acres, located within the southwest quarter of Section 16, Township 27N, Range 04E, Wm.M. It is a grass playfield on the west side of Cedar Valley Community School, located at 19200 56th Avenue W, Lynnwood. Housing Hope anticipates a long-term lease on the Project Area to provide affordable housing for Scriber Field Residential Project.

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 that covers the College District and Highway 99 subareas. Areas of these subareas have steep slopes, hills, and flat lands. For the Housing Hope Proposal, the site is generally flat.

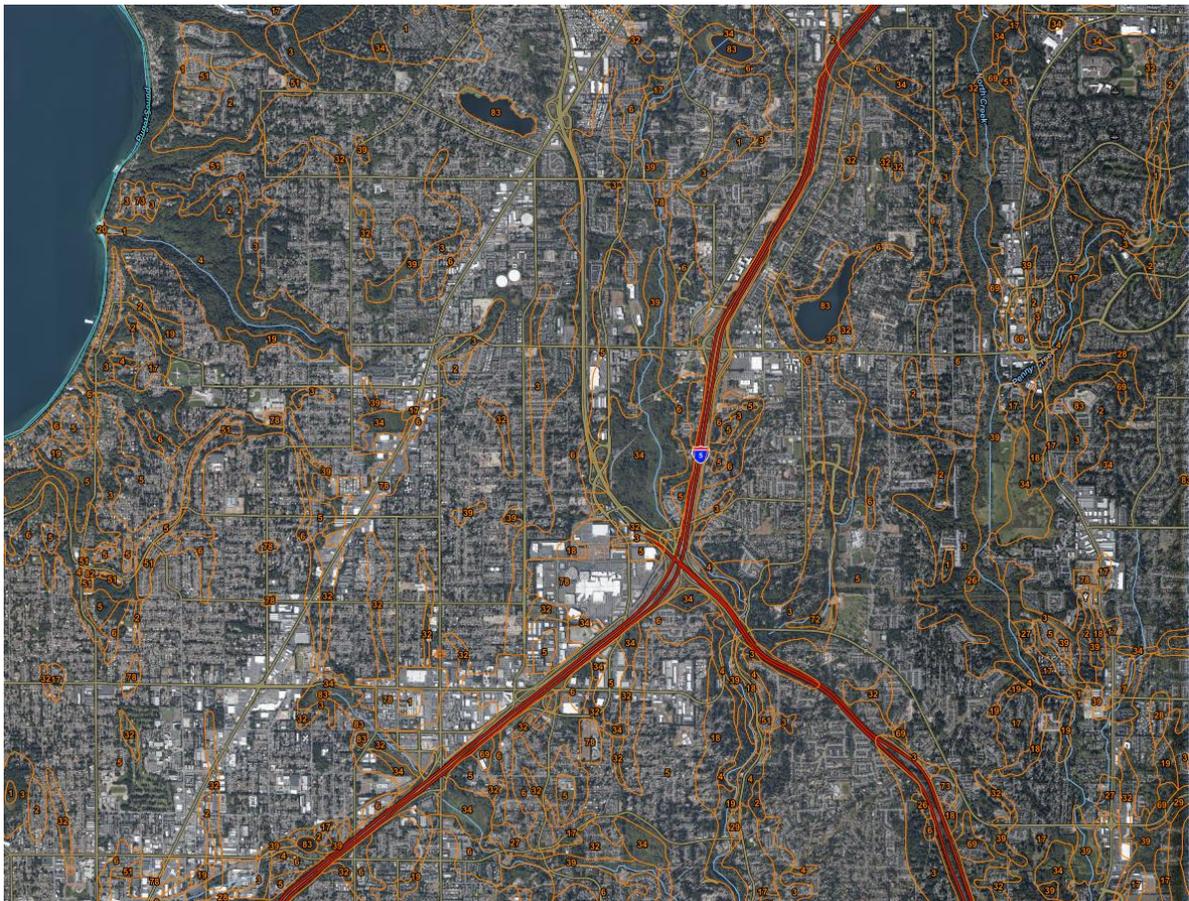
B. What is the steepest slope on the site (approximate percent slope)?

N/A – This is a non-project action covering several locations. The topography of the Lynnwood area is gently sloping with 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.

This is a non-project action that covers the several locations. Soils vary across the city. The Snohomish County Area Soil Survey shows a range of soils including the Alderwood series. (see Exhibit 1).

Exhibit 1. 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 February 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 that covers several locations. The City does regulate geologic hazards including areas of potential erosion and landslide hazard areas. See: <https://www.lynnwoodwa.gov/files/sharedassets/public/public-works/environmental-photos/environmental-docs/geologically-hazardous-areas-map.pdf>. 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. 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.*

This is a non-project action. 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 (Lynnwood's Municipal Code (LMC)) 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)?*

This is a non-project action. The City has existing impervious areas limitation that vary by zone at LMC (See Ch. 21.42 – Ch. 21-71). Future development will be required to obtain all relevant permits and be subject to development regulations in effect at the time of permit application.

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

N/A – This is a non-project action. 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 (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 and will not have specific air quality impacts. Encouraging growth in areas served by existing transit and infrastructure can help to reduce reliance on car 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.

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

N/A – This is a non-project action. 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 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.*

N/A – This is a non-project action. The city has sites with wetlands, streams, and shoreline critical areas. Future development will be required to obtain all relevant permits and be subject to development regulations in effect at the time of permit application.

See inventory maps 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>.

- 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. No construction is authorized under the proposed amendments. Any future development that occurs within the vicinity of any regulated water body 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. 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.*
N/A – This is a non-project action. 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. 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.

B. 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. Any new development that occurs 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. New construction 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. The City is subject to the Western Washington NPDES Permit. Future development 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.*

N/A – This is a non-project action. The City is subject to the Western Washington NPDES Permit. Future development 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.

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

N/A – This is a non-project action. 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.

4. 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. Deciduous trees are found throughout the City. 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. Evergreen trees are found throughout the City. Development is subject to tree regulations in LMC Chapter 17.15.

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

N/A – This is a non-project.

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

N/A – This is a non-project action.

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

5. 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. There are many bird species that pass through the city as well as resident mammals and fish. 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.

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

N/A – This is a non-project action. Wildlife depends on diverse plant communities for cover, denning, rearing, foraging, and shelter from adverse weather. The urban environment that makes up most of the city includes considerable barriers to wildlife migration and limited areas of usable habitat. Wetlands, streams, parks, conservation areas, and other remaining open spaces do provide some wildlife habitat and connectivity.

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

N/A – This is a non-project action. 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.

6. ENERGY AND NATURAL RESOURCES

A. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

N/A – This is a non-project action. The city is served with electric (Snohomish County Public Utility District No. 1) and natural gas power (Puget Sound Energy), which is used for heating primarily.

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

N/A – This is a non-project action.

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

7. 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. 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. Based on a state database of confirmed and suspected contaminated sites, some sites 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. 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.

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

N/A – This is a non-project action.

B. Noise

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

N/A – This is a non-project action. In general, Lynnwood receives noise from sources that include: freeways, highways, and arterial streets, and overflights associated with Paine Field.

- 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.*

N/A – This is a non-project action. Future residential development would have activity associated with housing and would contribute to transportation noise sources. 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 2 identifies the EDNA classification of existing zones in the city.

Exhibit 2. 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)	
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)	

Designation / District	EDNA
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.*

N/A – This is a non-project action. 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](#))

8. LAND AND SHORELINE USE

A. *What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.*

N/A – This is a non-project action. A variety of institutional, commercial, public, and residential uses are allowed at different densities. The amendments aim to encourage the creation of a mix of housing units as intended in the Growth Management Act.

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?*

N/A – This is a non-project action. Lynnwood began as a timber and agricultural community. Those activities ceased decades ago. Lynnwood 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. As noted above, Lynnwood is within a developed urban growth area.

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

N/A – This is a non-project action.

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

N/A – This is a non-project action. Due to the developed nature of the city some redevelopment that could occur under current or future zoning may require demolition.

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

This is a non-project action. See 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?*

N/A – This is a non-project action. See City of Lynnwood Comprehensive Plan Future Land Use Map: <https://www.lynnwoodwa.gov/files/sharedassets/public/development-and-business-services/planning-amp-zoning/zoning-plan-map-3282.pdf> .

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

The only area of the city designated shoreline is the Wastewater Treatment Plant, which is not located near the proposed amendments.

- 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. 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. 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. The amendments may provide additional income-restricted units to Lynnwood's housing supply and preserve existing units that are safe and affordable.

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

This is a non-project action. The amendments may provide additional income-restricted units to Lynnwood's housing supply and preserve existing units that are safe and affordable.

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

Multifamily housing is already permitted within the subareas. The Housing Hope site provides a transition between intensive commercial uses along Highway 99 and less intense commercial and school uses. The amendments may provide additional income-restricted units to Lynnwood's housing supply and preserve existing units that are safe and affordable.

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. 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.

9. 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. The text amendments will not revise the housing capacity of the existing subareas. The Housing Hope amendment would allow 100 multifamily units onsite, although the likelihood of total units is limited by other development standards.

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. No units are proposed to be eliminated. Lynnwood is planning for a net increase in the number of dwellings within the community. 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.

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

This is a non-project action intended to provide policy direction that encourages housing at a variety of price points to meet the needs of the community.

10. 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. No changes to existing development standards are proposed.

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

N/A – This is a non-project action. No specific changes that impact views are proposed at this time.

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

N/A – This is a non-project action. New construction must comply with applicable design guidelines.

11. LIGHT AND GLARE

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

N/A – This is a non-project action.

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

N/A – This is a non-project. Existing standards for shielding of lights such as those at LMC 21.17 will continue to apply.

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

N/A – This is a non-project action.

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

N/A – This is a non-project action. Regulations will apply to future development including LMC 21.17 addressing shielding as well as any design standards.

12. RECREATION

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

N/A – This is a non-project action. The Parks Element and the Parks, Arts, Recreation & Conservation (PARC) Plan identifies recreational opportunities as well as needs created by housing growth. This plan is updated periodically.

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

N/A – This is a non-project action. The Housing Hope projects will displace an existing ballfield owned by the school district. It is gated and not open for general public use. The text amendments are not anticipated to displace recreational uses. Future development in the city 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.*

N/A - This is a non-project action.

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.

13. HISTORIC AND CULTURAL PRESERVATION

A. *Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers known to be on or next to the site? If so, generally describe.*

N/A – This is a non-project action. 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. 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. Public notice of land use actions is 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. 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 design guidelines here:

<https://www.lynnwoodwa.gov/Services/Development-Business-Services/Building-and-Construction-Permits/Development-Regulations-Design-Guidelines>.

- 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.

14. 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.*

This is a non-project action. The City is 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. In general, the City is served by Community Transit and Sound Transit. Community Transit's operations can generally be separated into fixed-route and flexible transit options. The fixed-route options are subdivided into Local service and Commuter Service and consist of local transit routes, SWIFT BRT service on Highway 99, in-county commuter routes, inter-community commuter routes serving primarily Seattle and the Eastside, commuter service to the University of Washington, and flexible transit options. Sound Transit (ST) provides regional transit service in the central Puget Sound region. With a combination of express buses, commuter rail service and light rail service, ST provides transit services between Seattle and Everett (on the north), Tacoma (on the south) and Kirkland, Bellevue and other communities to the east, as well as between urban centers throughout the region.

- 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. Future development proposals will include site-specific information.

- D. *Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, no including driveways? If so, generally describe (indicate whether public or private).*

This is a non-project action. The city's overall transportation needs will be reviewed as part of its Transportation Plan, Capital Facilities Plan, and Comprehensive Plan update.

- 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. Occupants of future development will use several transportation modes.

- 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. 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. No such impact is expected.

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

N/A – This is a non-project. At a planning and project level, the City applies several policies, rules, and standards.

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

15. 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.*

This is a non-project action. Future population and employment growth under the proposal 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.*

This is a non-project. Increases in demand for public safety services will occur gradually over time. New construction 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.

16. UTILITIES

A. Check utilities currently available at the site:

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

Below is a summary of the capital facilities and utilities providing service within the City of Lynnwood.

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 & 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.

Exhibit 3. 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 & 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. 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: *Kristen Holdsworth* Date: 9/16/2021

Please print name: **Kristen Holdsworth, AICP**

D. SUPPLEMENTAL SHEET FOR NONPROJECT 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?

This is a non-project action. At this time no impacts are anticipated. Specific development projects will be further evaluated at time of permit application.

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.

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

This is a non-project action. At this time no impacts are anticipated. Specific development projects will be further evaluated at time of permit application.

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.

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

This is a non-project action. At this time no impacts are anticipated. Specific development projects will be further evaluated at time of permit application.

Proposed measures to protect or conserve energy and natural resources 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.

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?

This is a non-project action. At this time no impacts are anticipated. Specific development projects will be further evaluated at time of permit application.

Proposed measures to protect such resources or to avoid or reduce impacts 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.

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?

As previously stated, Lynnwood's only land with Shoreline designation is the Wastewater Treatment Plant. No changes are proposed at this location.

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

Not applicable. No changes are proposed at this location.

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

Additional housing supply is likely to increase demands on transportation, public services, and utilities.

Proposed measures to reduce or respond to such demand(s) 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. 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.

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. The amendments support local, state, and federal policy objectives to increase access to housing that is affordable. The amendments are in alignment with the Lynnwood Comprehensive Plan, Countywide Planning Policies, State Growth Management Act, Housing Action Plan, and other applicable requirements.