

# SEPA<sup>1</sup> Environmental Checklist

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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 avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to **all parts of your proposal**, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

## Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

## Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for Nonproject Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in “Part B: Environmental Elements” that do not contribute meaningfully to the analysis of the proposal.

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

# A. Background

[Find help answering background questions](#)<sup>2</sup>

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

City of Lynnwood’s 2024 Comprehensive Plan Update

**2. Name of applicant:**

City of Lynnwood

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

Karl Almgren, AICP,  
Community Planning Manager,  
Development & Business Services  
20816 44<sup>th</sup> Ave W, Ste. 230, Lynnwood, WA 98036  
Phone: 425-670-5041, Email: [kalmgren@lynnwoodwa.gov](mailto:kalmgren@lynnwoodwa.gov)

**4. Date checklist prepared:**

September 10, 2024

**5. Agency requesting checklist:**

City of Lynnwood

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

Anticipated adoption of the Comprehensive Plan by the Lynnwood City Council is November 12, 2024, and at the latest by December 31, 2024.

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

The Comprehensive Plan will be followed by the adoption of the City Center+ Alderwood (CC+A) Subarea Plan in the first quarter of 2025. The CC+A Plan includes a Planned Action Environmental Impact Statement (EIS). The CC+A EIS conducted a public scoping period during Fall 2023 and the draft EIS will be circulated during the fourth quarter of 2024. This EIS evaluates specific development scenarios to prepare a list of mitigating projects and measures in anticipation of a Planned Action Ordinance. The CC+A EIS is based on new information and previous analysis from the City Center EIS (2003), City Center EIS Addendum (2022), and the Determination of Non-Significance (2014) which evaluated allowing mixed use zoning the Alderwood area.

The City anticipates adoption of a Unified Development Code (UDC) to address regulatory changes to zoning throughout the city as a result of state mandates. The UDC will be reviewed for potential adverse environmental impacts in the first quarter of 2025.

The Comprehensive Plan assumes the construction of Everett Link Extension within the Comprehensive Plan’s planning time horizon (2044). Sound Transit, in coordination with the

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

Federal Transit Administration (FTA) will conduct environmental review including an EIS under the provisions of SEPA and NEPA.

Development throughout Lynnwood will continue to occur; however, this SEPA Checklist is prepared for the non-project action of the Imagine Lynnwood Comprehensive Plan. Subsequent projects will be reviewed for adverse environmental impacts and categorical exemptions as provided for by WAC 197-11-800.

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

- HB 1220 Analysis Methodology and Results, July 3, 2024
- Land Capacity Analysis Methodology and Results, July 3, 2024
- TSI, 2044 Citywide Traffic Operations Analysis, June 24, 2024
- TSI, 2023 Intersection Level of Services Analysis, March 5, 2024
- City of Lynnwood, Future Master Transportation Plan, August 15, 2024
- Fehr & Peers, Multimodal Level of Service & Mode Split, August 30, 2024

**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.**

Review and approval from the Puget Sound Regional Council and Washington State's Department of Commerce is required. A copy of the draft Comprehensive Plan has been sent to both agencies.

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

Recommendation by the City of Lynnwood's Planning Commission and subsequent adoption by the City Council.

**11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)**

This is a periodic review and update to the City of Lynnwood's Comprehensive Plan as required by the Washington State Growth Management Act (GMA). This is a non-project action that applies city-wide. Amendments within this update reflect changes to state laws such as housing, and equity and inclusion and reflect planning efforts across City departments since the 2015 update. Goals and policies have been updated to reflect mandatory, optional and locally derived changes.

Updates include format change to the document to reflect user friendliness, maps, and tables which reflect new population and employment targets as required by GMA, Vision 2050, Countywide Planning Policies for Snohomish County and community feedback.

Changes to the city's zoning and forthcoming development regulations (Unified Development Code) are included in addition to reference to subsequent subarea plans

related to the City Center Alderwood (CC+A) Regional Growth Center, which further, support, and will implement many of the goals and policies of the Comprehensive Plan.

- 12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.**

This is a non-project action that applies citywide. No new construction is proposed with this plan.

## **B.Environmental Elements**

### **1. Earth**

[Find help answering earth questions](#)<sup>3</sup>

- a. General description of the site:**

This is a non-project action with various terrain. There are no mountains in the City of Lynnwood.

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

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

This is a non-project action with various terrain. There are no mountains in the City of Lynnwood with most steep slopes associated with naturally formed gulches and ravines.

- 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 city-wide non-project action with various soil types. The primary soil throughout the City of Lynnwood is generally characterized as glacial till.

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

This is a non-project action and not site specific.

- 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.**

This is a non-project action and not site specific.

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

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

This is a non-project action and not site specific. Future development to accommodate the planned growth of population and employment will be reviewed as a planned action.

- 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 and not site specific. Any construction of new and/or replaced hard surfaces will comply with the Department of Ecology Stormwater Manual for Western Washington.

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

This is a non-project action and not site specific.

## 2. Air

[Find help answering air questions](#)<sup>4</sup>

- a. **What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.**

This is a non-project action and emissions to the air is not applicable.

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

This is a non-project action and emissions to the air is not applicable.

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

This is a non-project action and emissions to the air is not applicable.

## 3. Water

[Find help answering water questions](#)<sup>5</sup>

- a. **Surface:**

[Find help answering surface water questions](#)<sup>6</sup>

1. **Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If**

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

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

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

**yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

This is a citywide non-project action. The City of Lynnwood has wetlands and creeks throughout the city including Hall Lake, Scriber Creek, Mesika Creek and several others.

- 2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

This is a citywide non-project action. Expansion and updating of the Wastewater Treatment Plant will be necessary to address current regulatory requirements, and new growth demands on the facility. This project will be reviewed under a project action SEPA review when designed.

- 3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

This is a citywide non-project action.

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

This is a citywide non-project action.

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

This is a citywide non-project action. There are areas within the City that include areas of FEMA mapped Flood Zone A.

- 6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

This is a citywide non-project action.

**b. Ground:**

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

- 1. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give a general description, purpose, and approximate quantities if known.**

This is a citywide non-project action. The City of Lynnwood's water supply is primarily resourced from the City of Everett, not from well water.

- 2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (domestic sewage; industrial, containing the following**

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

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.

This is a citywide non-project action.

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

1. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

This is a citywide non-project action.

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

This is a citywide non-project action.

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

This is a citywide non-project action.

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

This is a citywide non-project action. Land use and activities within the City must comply with applicable requirements of federal, state and local regulations and laws. These regulations serve to mitigate impacts to water.

## 4. Plants

[Find help answering plants questions](#)

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

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- orchards, vineyards, or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

Not applicable. This is a citywide non-project action.

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

Not applicable. This is a citywide non-project action.

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

Not applicable. This is a citywide non-project action.

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

Not applicable. This is a citywide non-project action.

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

Not applicable. This is a citywide non-project action.

## 5. Animals

[Find help answering animal questions](#)<sup>8</sup>

- a. **List any birds and other animals that have been observed on or near the site or are known to be on or near the site.**

Examples include:

- Birds: hawk, heron, eagle, songbirds, other:
- Mammals: deer, bear, elk, beaver, other:
- Fish: bass, salmon, trout, herring, shellfish, other:

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

Not applicable. This is a citywide non-project action.

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

Not applicable. This is a citywide non-project action.

- d. **Proposed measures to preserve or enhance wildlife, if any.**

Not applicable. This is a citywide non-project action.

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

Not applicable. This is a citywide non-project action.

## 6. Energy and natural resources

[Find help answering energy and natural resource questions](#)<sup>9</sup>

- 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.**

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

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



Not applicable. This is a citywide non-project action.

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

Not applicable. This is a citywide 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.**

Not applicable. This is a citywide non-project action.

## 7. Environmental health

[Health Find help with answering environmental health questions](#)<sup>10</sup>

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

Not applicable. This is a citywide non-project action.

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

Not applicable. This is a citywide non-project action.

- 2. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.**

Not applicable. This is a citywide non-project action.

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

Not applicable. This is a citywide non-project action.

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

Not applicable. This is a citywide non-project action.

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

Not applicable. This is a citywide non-project action.

### **b. Noise**

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

Not applicable. This is a citywide non-project action.

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

2. **What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site)?**

Not applicable. This is a citywide non-project action.

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

Not applicable. This is a citywide non-project action.

## 8. Land and shoreline use

[Find help answering land and shoreline use questions](#)<sup>11</sup>

- 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.**

This is a citywide non-project action for a core-city as defined by the Puget Sound Regional Council. Lynnwood is fully within an urban growth area contiguous with surrounding urban growth areas between Everett and Tacoma.

- b. **Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?**

Not applicable. This is a citywide non-project action.

1. **Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?**

Not applicable. This is a citywide non-project action.

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

Not applicable. This is a citywide non-project action.

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

Not applicable. This is a citywide non-project action.

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

The zoning of the city is primarily residential zones that comprise approximately 57% of the total zoning for the city. The remaining 43% of zoning for the city is a combination of commercial, light industrial, mixed use. The City anticipates a consolidation of zoning with the future adoption of a unified development code to implement Comprehensive Plan goals and policies in addition to recent changes to state law related to housing. For further information related to the zoning, refer to the City of Lynnwood Zoning Map.

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

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

This is a citywide non-project action. The future land use map and designations currently reflect the implemented zones for the city. The City anticipates a similar consolidation of the future land use designations to which mirrors zoning changes that will implement the Comprehensive and further compliance with recent state legislative changes. Refer to the City of Lynnwood Comprehensive Plan Future Land Use Map for further information.

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

This is a citywide non-project action. The City of Lynnwood has limited shoreline areas. The only area of Lynnwood that is designated shoreline is the Wastewater Treatment Plant (WWTP) which is located along the shoreline of the Puget Sound. The shoreline designation of the WWTP is high intensity. The City of Lynnwood's Shoreline Master Program was most recently updated in 2018.

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

This is a citywide non-project action. An inventory of critical areas is provided in the Environment Element.

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

Not applicable. This is a citywide non-project action. Refer to the Introduction Element for a description of the population and employment growth targets specified by the Countywide Planning Policies for Snohomish County.

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

It is not anticipated that people would be directly displaced because of this non-project action. The Comprehensive Plan supports and anticipates an increase in housing and employment within the City. Further review of project action SEPA's may provide more specific information for possible displacement.

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

Not applicable. This is a citywide non-project action.

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

Not applicable. This is a citywide non-project action.

The City anticipates adopting within six months the Comprehensive Plan a Unified Development Code (UDC) and associated zoning and future land use map.

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

Not applicable. This is a citywide non-project action. Lynnwood is a Core City and Regional Growth Center which contributes to the protection of rural and agricultural lands from development located outside the jurisdiction of Lynnwood.

## 9. Housing

[Find help answering housing questions](#)<sup>12</sup>

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

This is a citywide non-project action. The City has planned for construction of 3,699 units of for incomes less than 80% AMI (Average Median Income) plus 1,401 units of STEP (Shelters, Transitional, Emergency, and Permanent Supportive) Housing. An additional 1,547 units are planned between 80%-100% AMI, 2,215 units from 100%-120% AMI and 5,187 units of 120% AMI. The technical memo HB 1220 Analysis Methodology and Results, July 3, 2024, is available with additional information.

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

Not applicable. This is a citywide non-project action. The City anticipates an expansion of housing options at varying income levels as a direct result of changes to state law and proposed zoning changes.

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

Not applicable. This is a citywide non-project action. Lynnwood has an adopted Housing Action Plan which includes four goals and ten strategies to improve housing availability and reduce displacement due to market factors.

## 10. Aesthetics

[Find help answering aesthetics questions](#)<sup>13</sup>

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

Not applicable. This is a citywide non-project action.

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

Not applicable. This is a citywide non-project action.

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

Not applicable. This is a citywide non-project action.

## 11. Light and glare

[Find help answering light and glare questions](#)<sup>14</sup>

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

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

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

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

Not applicable. This is a citywide non-project action.

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

Not applicable. This is a citywide non-project action.

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

Not applicable. This is a citywide non-project action.

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

Not applicable. This is a citywide non-project action.

## 12. Recreation

[Find help answering recreation questions](#)

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

Not applicable. This is a citywide non-project action. Please refer to the Parks, Recreation & Open Space Element of the Comprehensive Plan for additional information.

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

Not applicable. This is a citywide non-project action.

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

Not applicable. This is a citywide non-project action.

## 13. Historic and cultural preservation

[Find help answering historic and cultural preservation questions](#)<sup>15</sup>

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.**

Not applicable. This is a citywide non-project action.

- 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.**

Not applicable. This is a citywide non-project action.

- 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**

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

**the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.**

Not applicable. This is a citywide non-project action.

- 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.**

Not applicable. This is a citywide non-project action.

## **14. Transportation**

[Find help with answering transportation questions](#)<sup>16</sup>

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

Not applicable. This is a citywide non-project action. Please refer to the Transportation Element for additional information.

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

Not applicable. This is a citywide non-project action. Lynnwood's Link light rail station opened for service on August 30, 2024.

- c. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).**

Not applicable. This is a citywide non-project action.

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

Not applicable. This is a citywide non-project action.

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

Not applicable. This is a citywide non-project action.

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

Not applicable. This is a citywide non-project action.

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

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

Not applicable. This is a citywide non-project action.

## 15. Public services

[Find help answering public service questions<sup>17</sup>](#)

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

Not applicable. This is a citywide non-project action.

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

Not applicable. This is a citywide non-project action.

## 16. Utilities

[Find help answering utilities questions<sup>18</sup>](#)

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

Not applicable. This is a citywide non-project action.

**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.**

Not applicable. This is a citywide non-project action.

## C. Signature

[Find help about who should sign<sup>19</sup>](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

X Karl Almgren

**Type name of signee:** Karl Almgren, AICP

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

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

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

**Position and agency/organization:** Community Planning Manager, Development Business Services

**Date submitted:** September 13, 2024

## **D. Supplemental sheet for nonproject actions**

[Find help for the nonproject actions worksheet<sup>20</sup>](#)

**Do not** use this section for project actions.

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

**1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?**

The amendments to the Comprehensive Plan incorporate new and reverify existing policies that support changes to state law, confirm and support growth allocations and employment targets for the City. There are no new or existing policies that would increase the impacts referenced above. Many of the goals and policies are designed to decrease or minimize impacts to the items referenced in the question. For instance, within the Land Use and Transportation Element, goals and polices are focused on directing growth to the Regional Growth Center where high-capacity transit is available and planned for expansion and complimented with multimodal transportation options.

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

Lynnwood is planning for growth in the City Center + Alderwood area including adoption of a subarea plan (CC+A subarea plan). This area is a designated Regional Growth Center, as identified in the Regional Growth Strategy from PSRC. This subarea plan analyzes future traffic impacts primarily in the Regional Growth Center in addition to existing and future transit connections (West Alderwood Station a part of the Everett Link Extension). The 2015 Lynnwood Comprehensive Plan and development standards currently allow the growth scenario for the City Center + Alderwood Area including no density limits, but Lynnwood is pursuing a planned action EIS with an anticipated Planned Action Ordinance to mitigate a specific growth scenario. These mitigations are central to the City Center + Alderwood area and not city-wide impacts.

Additional mitigation includes:

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



- As required by RCW 36.70A, Lynnwood is establishing multi modal levels of service (MMLOS) to reduce vehicle miles travel (VMT) and improve connection to transit.
- Revise zoning citywide to allow for greater density and housing development types. Following the adoption of the Comprehensive Plan the City plans to adopt new citywide zoning to address residential development type requirements to address changes to state law related to housing types and affordability.
- Environmental initiatives to reduce GHG Emissions, decrease use of pollutants, improve public awareness of environmental impacts, and improve stormwater facilities.

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

This is a non-project action that applies Citywide. Any projects permitted within the City would require project-specific evaluation at time of submittal. The City will require wildlife surveys as necessary during environmental review processes.

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

Lynnwood anticipates adoption of a revised Critical Area Ordinance consistent with Department of Ecology guidance and the Imagine Lynnwood Comprehensive Plan in December 2025.

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

This is a non-project action that applies Citywide. Under redevelopment of existing areas, new buildings will be required to be more efficient and reduce dependency on energy and natural resources. However, construction of new buildings will require new materials including wood, concrete, steel, glass, asphalt, rubber, plastics, and various other materials that may not be entirely recycled on site from the previous building.

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

Lynnwood’s growth strategy focuses on connecting growth to transit hubs and areas of high service including the City Center + Alderwood area. This growth strategy allows for daily needs to be met through access to transit and by nonmotorized connections reducing vehicle miles traveled per capita and demands energy. New structures in this area will be denser than previous growth patterns and will reduce demands for natural resources per capita.

**4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?**

The City of Lynnwood has limited areas of environmentally sensitive areas, no wilderness or wild and scenic rivers or and limited areas of habitat for threatened or endangered species habitat, no prime farmlands and limited historical, cultural, wetlands and

floodplains. The goals and policies of the Comprehensive Plan support protection of critical areas, cultural and historical site.

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

The City has adopted regulations to address critical areas in Title 17 – Environment which includes floodplain management, critical areas (wetlands, streams, habitat, geological hazardous areas, shorelines, SEPA, etc.). The City requires project specific evaluation at the time of project submittal and any impacts or mitigation is determined through this process.

**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 anticipates adopting new city-wide zoning and development regulations in the form of a Unified Development Code to address middle housing requirements. It is anticipated that land use development patterns will shift and change as a result of the UDC and zoning adoption over the course of several years post adoption. There are no changes proposed to the City’s shoreline policies or shoreline regulations.

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

Compliance with Title 17 Environment and future adopted Unified Development Code (formally Title 21 and anticipated to be Title 22) of the Lynnwood Municipal Code. Lynnwood anticipates adoption of a revised Critical Area Ordinance consistent with Department of Ecology guidance and the Imagine Lynnwood Comprehensive Plan in December, 2025.

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

As population and employment increases through infill and redevelopment, demands for transportation, public services, and utilities is anticipated to grow with areas serviceable by transit. It is anticipated that growth will match service expansions when and where needed. It is anticipated that some immediate demand for transportation will be addressed through the opening and operation of the Sound Transit Lynnwood Link and Transit Center and the recent opening of Community Transit’s Orange Line which connects multiple transportation options throughout the city.

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

Coordination and alignment of the various Comprehensive Plan Elements and associated implementation and service plans and coordination with regional transportation and utility partners will appropriately guide planning for public services and utilities in advance of new development.

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

Conflicts with local, state or federal laws are not anticipated as the City’s 2024 Comprehensive Plan has been prepared in accordance with state law requirements,

guidance documentation from both Washington State Commerce and the Puget Sound Regional Council's Vision 2050.