CITY OF
MUKILTEO

ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

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

Instructions for Lead Agencies:

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

Use of checklist for nonproject proposals:

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

A. Background

1. Name of proposed project, if applicable:
Zoning Code amendment to MMC Section 17.56.140, expanding the eligibility for parcels to be converted to an interim commercial parking lot to *include existing paved, vacant parcels in the Downtown Business District zone*. The proposal also extends the sunset date for interim commercial parking lots in the Downtown Business (DB), Community Business (CB), Community Business-South (CB-S), Community Business South-2 (CB-S2), and Waterfront Mixed Use (WMU) zoning districts from December 31, 2023 to December 31, 2026.

2. Name of applicant:
City of Mukilteo

3. Address and phone number of applicant and contact person:
City of Mukilteo
11930 Cyrus Way
Mukilteo WA 98275

4. Date checklist prepared:
April 1, 2022

5. Agency requesting checklist:
City of Mukilteo

6. Proposed timing or schedule (including phasing, if applicable):
The Mukilteo Planning Commission public hearing on the proposed zoning code amendment is currently scheduled for April 21, 2022.

City Council consideration of the proposed zoning code amendment will be scheduled following the Planning Commission public hearing and action. The Planning commission will make a recommendation on the proposed zoning code amendment to the City Council.

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

No.

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

- Commercial Parking Lot Code Amendment SEPA Checklist prepared September 29, 2010
- Commercial Parking Lot Code Amendment DNS, issued December 22, 2010
- Commercial Parking Lot Code Amendment SEPA Checklist prepared January 9, 2017
- Commercial Parking Lot Code Amendment DNS, issued January 25, 2017

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None that we are aware of.

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

While not a government approval, the proposal is subject to the State agency 60 day review per RCW 36.70A.106.

Zoning code amendments would require Mukilteo City Council adoption.

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.)

Currently, to be eligible for an interim commercial parking lot requires that the property have an existing parking lot created as an accessory use to meet off-street parking requirements for a "primary use on the parcel".

The proposed code amendment would expand the eligibility for parcels to be converted to an interim commercial parking lot to also include existing paved, vacant parcels in the Downtown Business District zone only. The proposal also extends the sunset date for interim commercial parking lots in any zone where they are currently permitted -- Community Business South (CB-S); Community Business South-2 (CB-S2); Downtown Business (DB) District; Community Business (CB); and Waterfront Mixed Use (WMU) zones -- from December 31, 2023 to December 31, 2026.

In addition, the draft Ordinance contains other proposed amendments, some clarifying, to interim commercial parking lot requirements.

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

The proposed zoning code amendment expands the eligibility for parcels to be converted to an interim commercial parking to also include existing paved, vacant parcels is applicable in the Downtown Business District zone only.

The extension of the sunset date for interim commercial parking lots from December 31, 2023 to December 31, 2026 is applicable to the DB, CB, CB(S), CB(S)-2, and WMU zoning districts within the City of Mukilteo.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

The proposal is a non-project action.

As a matter of information, though, the City of Mukilteo's physical topography ranges from relatively flat lands to steep sloped ravines and coastal bluffs.

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

The proposal is a non-project action.

As a matter of information, though, areas of the City range from being flat to some slopes which are nearly vertical.

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.

Primarily Vashon Till (Glacial) and Sand with sand lenses. There are no farmlands.

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

Coastal Bluffs and side slopes in the gulches and ravines have a history of being unstable.

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. Clearing, grading, or filling are not being proposed with this code amendment.

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

This is a non-project action. Clearing and construction are not being proposed with this code amendment.

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

N/A. This is a non-project action. No site coverage is proposed with this code amendment.

As a matter of information, though, the ode amendment expands the eligibility for parcels to be converted to an interim commercial parking to also include existing paved, vacant parcels is applicable in the Downtown Business District zone. So lots subject to the code amendment would already be paved.

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

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

While this is a non-project action, as with any construction site and activities, erosion can occur during the construction phase(s) of a project. During the construction phase, all projects will be subject to Best Management Practices to prevent and control erosion and sedimentation as identified in the applicable Department of Ecology Storm Water Management Manual for Western Washington. Construction activities may require, as examples, the installation of temporary erosion and sedimentation control measures such as silt fences, temporary holding/siltation ponds, use of straw bales, and/or hydroseeding of cleared areas.

2. Air

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.

N/A. This is a non-project action (code amendment) that proposes to expand the eligibility for parcels to be converted to an interim commercial parking to include existing paved, vacant parcels in the Downtown Business District zone.

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

N/A. This non-project action.

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

N/A. This non-project action.

Although a non-project action, as a matter of general information construction related emissions associated with machinery could occur, such as diesel fumes.

Development proposals are required to use Best Management Practices which typically include turning off idling equipment or hauling trucks waiting to queue for either loading or unloading of material, keeping all large equipment in good working condition, wheel washing, street cleaning, and de-watering storm runoff, and adhering to a spill prevention plan.

3. **Water**

a. Surface Water:

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

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

The City of Mukilteo is surrounded by Port Gardner Bay to the north and Possession Bay to the west. Physically the City and its urban growth area has fourteen (14) steep sloped ravines with small streams and drainage ways that feed into Possession Bay or Lake Washington. Upland there are several wetland systems that feed into these ravines and drainage ways. Japanese, Big, and Picnic Point Gulches are the largest and most critical ravine and stream systems in the City. Lake Serene also lies within the City's Municipal Urban Growth Area (MUGA).

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

However, as a matter of information, a portion of the Downtown Business District zone lies within 200 feet of the Possession Sound Ordinary High Water Mark (OHWM).

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.

4) 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 action.

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

Mukilteo has two primary developed areas within a 100-year floodplain: North Mukilteo in the vicinity of Lighthouse Park/Front Street/Ferry Terminal and the Naketa Beach area west of the BNSF railroad tracks. Parts of the Downtown Business (DB) District and Waterfront Mixed Use (WMU) zone lie within the 100-year floodplain.

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.

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

b. Ground Water:

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 general description, purpose, and approximate quantities if known.

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

2) **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.**

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

As a matter of general information, the majority of the City is on public water and public sewer. Properties subject to redevelopment or development are either currently being served by public water or public sewer or will be required to connect to the public system prior to acceptance or occupancy of their proposed development.

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.**

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

As a matter of information, rainwater runoff from rooftops and/or impervious surfaces is collected in the City's storm water system. Subsequent development will be required to control storm water release rates to pre-development conditions, in accordance with the Department of Ecology's stormwater standards, as a condition of permit approval.

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

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

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

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

As a matter of information, subsequent to site development the drainage should follow the natural drainage pattern per the current Department of Ecology stormwater standards.

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

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

As a matter of information, subsequent to site development all improvements to the stormwater system shall meet the requirements of the Washington State Department of

Ecology Stormwater Standards. Temporary erosion control measures will be required to control runoff, including use of silt fences, straw bales across drainage ways, placement of riprap, construction of temporary siltation/holding ponds, and use of oil/water separators. The limits of clearing and grading will be posted prior to any site disturbance.

4. **Plants**

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

__X_deciduous tree: alder, maple, aspen, other
__X_evergreen tree: fir, cedar, pine, other
__X_shrubs
__X_grass
____pasture
____crop or grain
__X_ Orchards, vineyards or other permanent crops.
__X_ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
__X_water plants: water lily, eelgrass, milfoil, other
__X_other types of vegetation

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

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

However, in general, certain vegetation might be removed with project construction, depending on the project.

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

N/A. This is a non-project action

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 action.

As a matter of information, developments will be required to meet the City's grading, critical area, and landscape codes.

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

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

5. **Animals**

a. List any birds and other animals which 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.

N/A. This is non-project action.

As a matter of information, marine species use Port Gardner Bay & Possession Sound, while bald eagles use Japanese Gulch, Mukilteo Olympic View Ravine, Big Gulch, and Lower Chennault Gulch. Heron have been seen in Japanese Gulch.

Specific threatened and endangered species include:

- Bald Eagle nesting Territory – Threatened
- Potential Peregrine Falcon Foraging – Threatened
- Potential Steller Sea Lion Foraging – Threatened
- Puget Sound Chinook Salmon – Endangered
- Bull Trout – Endangered
- Steelhead - Threatened
- Orca - Endangered

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

Mukilteo and much of Western Washington lies within the Pacific Flyway for migratory birds.

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

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

As a matter of information, the Mukilteo Comprehensive Plan contains policies requiring the protection of critical areas in the City. Any future development is required to meet the City's adopted critical area regulations, which include: steep slopes, flood hazard areas, wetlands, and fish and wildlife habitat (streams). Development utilizing this amendment will be required to be consistent with the critical area regulations. Non-exempt projects will also require SEPA review.

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.

However, as a matter of information, the City of Mukilteo is currently served with all the utilities necessary to serve an urban environment: public water, public sewer, stormwater facilities, gas, power, telephone, and cable.

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.

However, to the extent the code amendment relates to interim surface parking, impacts on solar energy use on adjacent properties should be minimal.

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.

7. **Environmental Health**

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

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

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

N/A. This is a 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.

N/A. This is a 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.

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

4) Describe special emergency services that might be required.

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

However, as a matter of information, no special emergency services are anticipated to be required due to the code amendment proposal. The City provides and will continue to provide full police and emergency services.

5) Proposed measures to reduce or control environmental health hazards, if any:
N/A. This is a non-project action.

As a matter of general information, the City will continue to provide emergency response to 911 calls. The Mukilteo Police, Fire, and Public Works Departments are

experienced in containing and managing on-site spills. The Washington State Department of Ecology will be notified per standard procedures if needed. As a standard practice, an emergency response plan will be prepared by the contractors working individual projects and will be used in the event that an accident occurs during construction.

b. Noise

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

N/A. This is a non project action.

As a matter of information, there are several sources of noise within the City limits including, but not limited to: Washington State Ferries, Lighthouse fog horn, SR 525 traffic, Burlington Northern-Santa Fe Railroad, Paine Field airport flights, emergency services, and vehicle traffic.

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)? Indi- cate what hours noise would come from the site.

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

As a matter of information, interim commercial parking lots could create traffic noise.

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

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

However, as a matter of information the City does have adopted noise regulations

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.

However, as a matter of information, a full range of land uses, residential, commercial and industrial, occur in the City of Mukilteo although the primary and predominant land use is single family residential and open space.

c. 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.

However, as a matter of information there are no on-going and sustainable agricultural lands in the City of Mukilteo. In the 19th Century to the mid 20th Century, various parcels in the

City have been used for farm animals and fruit trees.

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:**
N/A. This is a non-project action. There are no on-going and sustainable agricultural lands in the City of Mukilteo.

d. Describe any structures on the site.

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

However, the expansion of the eligibility for parcels to be converted to an interim commercial parking lot applies to existing paved, vacant parcels in the Downtown Business District zone. Parcels affected by this expansion are to be vacant.

Citywide, there are a range of building types throughout the City to support a full range of land uses - residential, commercial and industrial, parks etc.

d. Will any structures be demolished? If so, what?
N/A. This is a non-project action.

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

Interim commercial parking lots are currently allowed in the following zoning districts: DB, CB, CB(S), CB(S)-2, and WMU zoning districts. No change to this is proposed

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

The City's Comprehensive Plan land use designations include:

- Single-Family Residential – Low Density
- Single-Family Residential – Medium Density
- Single-Family Residential – High Density
- Multi Family Residential – Low Density
- Multi Family Residential – High Density
- Commercial
- Commercial Mixed Use
- Industrial
- Parks & Open Space

Zoning Districts which allow interim commercial parking lots implement the "Commercial" and "Commercial - Mixed Use" land use plan designations.

g. If applicable, what is the current shoreline master program designation of the site?
N/A. This is a non-project action.

However as a matter of information, certain areas of the Mukilteo waterfront landward of the OHWM near and where the Downtown Business District is located have an "Urban Waterfront" and "Urban Waterfront Park" shoreline environment designation.

g. 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.

However, was a matter of information, within the City there are streams, wetlands, geologic sensitive areas (steep slopes), fish and wildlife habitat conservation areas, shorelines, and flood hazard areas. Part of the Downtown Business District zone are in the flood hazard area. As required by the Washington State Growth Management Act, the City has an adopted critical areas ordinance for their protection.

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

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

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

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

As a matter of information, the proposal would expand the eligibility for parcels to be converted to an interim commercial parking to existing paved, vacant parcels in the Downtown Business District zone. So parcels affected by this expansion are to be vacant.

k. Proposed measures to avoid or reduce displacement impacts, if any:
N/A. This is a non-project action.

As a matter of information, the proposal would expand the eligibility for parcels to be converted to an interim commercial parking is to existing paved, vacant parcels in the Downtown Business District zone. So parcels affected by this expansion are to be vacant.

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

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

However as a matter of information, the current interim commercial parking lot code (MMC section 17.56.140(A)) has provisions for maintaining compatibility with adjacent land uses including, as examples, the following requirements:

> 17.56.140(A)(6)
> A solid fence at least four feet high shall be located between the parking lot and residential uses on parcels adjacent to the parking lot.
>
> 17.56.140(A)(8)
> The requirements of Section 17.58.070, Screening between districts, shall be

conformed to where the parking lot is on a parcel adjacent to a single-family use.

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

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

9. Housing

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

N/A. This non-project action.

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.

As a matter of information, the proposal would expand the eligibility for parcels to be converted to an interim commercial parking is to existing paved, vacant parcels in the Downtown Business District zone. So parcels affected by this expansion are to be vacant.

c. Proposed measures to reduce or control housing impacts, if any:
N/A. This is a non-project action.

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.

As a matter of information, interim commercial parking lots are mainly surface parking. No buildings are typically associated with such lots.

b. What views in the immediate vicinity would be altered or obstructed?
N/A. This is a non-project action.

h. Proposed measures to reduce or control aesthetic impacts, if any:
N/A. This is a non-project action.

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.

As a matter of information, interim commercial parking lots could result in vehicle headlights and possibly parking lot lighting.

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

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

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

N/A. This is non-project action.

d. Proposed measures to reduce or control light and glare impacts, if any:
N/A. This is a non-project action.

As a matter of information, the City does have provisions for parking light illumination (MMC Section 17.56.120) which requires that any lights provided to illuminate any public parking area, any semi-public parking area, or used car sales area be arranged so as to reflect the light away from any dwelling unit and the public right-of-way.

12. Recreation

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

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

However, there are recreational facilities citywide. The Parks, Recreation, Open Space and Arts (PROSA) Plan adopted in 2017 includes an inventory of such designated facilities/opportunities.

b. Would the proposed project displace any existing recreational uses? If so, describe.
N/A. This is a non-project action.

However, as a matter of information, the proposal would expand the eligibility for parcels to be converted to an interim commercial parking to existing paved, vacant parcels in the Downtown Business District zone. So parcels affected by this expansion are to be paved and vacant making displacement of any existing recreational uses unlikely.

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.

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 located on or near the site? If so, specifically describe.

The City of Mukilteo has a total of 10 properties listed on either the City, State, or Federal Register of Historic Places (NOTE: Point Elliott Treaty Monument is on both the State Heritage Register and National Register):

- City Register: McNab-Hogland House, Epps House, Boys and Girls Club, Siemens House, and the Nelson House.
- State Heritage Register: Point Elliot Treaty Site, Mukilteo Pioneer Cemetery, and the Fowler Pear Tree Site. Point Elliott Treaty Monument
- National Register: Mukilteo Light Station and Point Elliot Treaty Monument.

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.

However, as a matter of information, the Mukilteo Downtown Business District zone extends along the Mukilteo waterfront, which lies within the traditional territory of the Snohomish Tribe. The Washington State Department of Archaeology and Historic Preservation (DAHP) recorded several archaeological sites in the vicinity of the Mukilteo waterfront.

Also, parts of the Mukilteo waterfront area is associated the former Japanese immigrant community employed by the Crown Lumber Company around the1920's - 1930's.

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.

However, as a matter of information, projects involving ground disturbance in certain areas have required consultation with tribes and the Washington State Department of Archaeology and Historic Preservation, archaeological surveys, historic maps, GIS data, etc.

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.

14. **Transportation**

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

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

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?

N/A. This is a non-project action

As a matter of information, Community Transit has several bus routes that run through the city and Everett Transit has one route serving the city. All of the routes have several transit stops throughout the city. Sound Transit operates the Sounder commuter rail station and the Washington State Ferries operates the ferry terminal.

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.

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

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

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.

However, as a matter of information the Downtown Business District zone is located near the newly relocated Washington State ferry terminal, BNSF rail lines, and the Sounder commuter rail station.

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

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

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

N/A. This is non-project action.

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

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

15. **Public Services**

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

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

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

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

16. **Utilities**

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

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

However, as a matter of information, the City of Mukilteo is currently served with all the utilities necessary to serve an urban environment: public water, public sewer, gas, power, telephone, and cable.

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 action.

C. Signature

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.

Signature: David Osaki

Name of signee DAVID OSAKI

Position and Agency/Organization Community Development Director / City of Mukilteo

Date Submitted: April 1, 2022

D. supplemental sheet for nonproject actions

(**IT IS NOT NECESSARY** to use this sheet for project actions)

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

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

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

Adoption of the code amendment itself will not result in increases to discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise.

However, new interim commercial parking lots could increase air pollution associated with vehicle use.

Proposed measures to avoid or reduce such increases are:

Individual projects must comply with regulations regarding discharge to water, emissions to air, production/storage of release of toxic or hazardous substances, or production of noise governed by the Washington State Department of Ecology, the City of Mukilteo and other regulatory agencies.

Also, non-exempt projects under SEPA will be reviewed for impacts associated with increased discharge to water, emissions to air, production, storage, or release of toxic or hazardous substances, and production of noise.

2. **How would the proposal be likely to affect plants, animals, fish, or marine life?**
Adoption of the proposal itself will not directly affect plants, animals, fish, or marine life. The code amendment expands the allowance for interim commercial parking lots to parcels in the Downtown Business District zone that are already paved and vacant (i.e. no landscaping or natural habitat should be directly affected).

Proposed measures to protect or conserve plants, animals, fish, or marine life are:
All projects not exempt from SEPA will be subject to environmental review and be required to comply with applicable environmental regulations.

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

Adoption of the code amendment itself will not directly deplete energy or natural resources.

Expanding the eligibility for parcels to be converted to an interim commercial parking to include existing paved, vacant parcels in the Downtown Business District zone could deplete energy or natural resources (i.e. fuel consumption for site improvements and/or additional traffic generation).

Proposed measures to protect or conserve energy and natural resources are:
All projects not exempt from SEPA will be subject to environmental review and be required to comply with applicable environmental regulations. This could, for example, include incorporating energy conservation features, if applicable.

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?

Adoption of the code amendment proposal itself will not directly 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.

Interim commercial parking lots allowed by the code amendment need to be existing, paved and vacant. Direct impacts to critical areas such as wetlands, historic or cultural sites etc. would be unlikely. Interim commercial parking lots could occur in the floodplain or near parks.

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

All projects, not exempt from SEPA, will be subject to environmental review and be required to comply with applicable environmental and safety regulations, including regarding environmentally sensitive areas at the time of permitting.

The City also has adopted critical areas ordinance, including flood hazard regulations, that are applied to development proposals, as applicable. Required permits, such as for the floodplain, must be obtained. New ground disturbance in areas that may have historical significance would require coordination with the Washington State Department of Archaeology and Historic Preservation.

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?

Adoption of the code amendment proposal itself will not directly affect land and shoreline use. In general, the code amendment would expand the eligibility for parcels to be converted to an interim commercial parking to include existing paved, vacant parcels in the Downtown Business District zone. The proposal also extends the sunset date for interim commercial parking lots in any zone where they are permitted from December 31, 2023 to December 31, 2026.

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

All applicable land use, flood hazard and shoreline permits will be required for any interim commercial parking lot, if applicable to the location.

Also, the current interim commercial parking lot code (MMC section 17.56.140(A) has provisions for maintaining compatibility with adjacent land uses including, as examples, the following requirements:

> 17.56.140(A)(6)
> A solid fence at least four feet high shall be located between the parking lot and residential uses on parcels adjacent to the parking lot.
>
> 17.56.140(A)(8)
> The requirements of Section 17.58.070, Screening between districts, shall be conformed to where the parking lot is on a parcel adjacent to a single-family use.

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

Adoption of the code amendment itself will not directly increase demands on transportation or public services and utilities. In general, the code amendment expands the eligibility for parcels to be converted to an interim commercial parking to include existing paved, vacant parcels in the Downtown Business District zone. The proposal also extends the sunset date for interim commercial parking lots in any zone where they are permitted from December 31, 2023 to December 31, 2026.

There could be additional traffic that could result from new interim commercial parking lots. The exact impact depends on the size of the interim commercial parking lot and prior use of the site. New utility requirements for interim commercial parking lots that are already paved should be minimal.

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

Projects not exempt from SEPA will be subject to environmental review and will be be required to comply with applicable environmental and other regulations.

Traffic impact fees, if applicable, could apply.

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

It is not anticipated that the proposal conflicts with local, state or federal laws or requirements for projection of the environment. All projects will be subject to environmental review and be required to comply with applicable environmental and safety regulations, and will obtain necessary permits for the specific project.