SEPA[1] 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.

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

A. Background

Find help answering background questions[2]

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

   Mukilteo Critical Areas Ordinance Update

2. **Name of applicant:**

   City of Mukilteo

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

   Kristina Cerise, Planning Manager
   11930 Cyrus Way, Mukilteo, WA 98275
   425-263-8045

4. **Date checklist prepared:**

   October 22, 2025

5. **Agency requesting checklist:**

   City of Mukilteo

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

   November 3, 2025: SEPA determination and noticing
   November 20, 2025: Planning Commission briefing and overview
   January 15, 2026: Planning Commission Public Hearing
   Council Work Session: January – February 2026
   Council Public Hearing and Adoption: February – March 2026

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

   No future additions, expansion, or further activity related to or connected with this proposal is planned.

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

   1. Wetland Guidance for Critical Area Ordinance (CAO) Updates: Western and Eastern Washington

   2. Wetland Mitigation in Washington State: Part 1 - Agency Policies and Guidance

   3. Complete Critical Areas Handbook (PDF)

   4. Critical Areas Checklist, March 2024 (PDF)

   5. FEMA Flood Mapping

   6. 2021 Washington State I-Codes

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

7. ASCE 24 Highlights

8. FEMA Region X Worksheet

9. SI/SD Desk Reference

10. Floodplain Habitat Assessment and Mitigation

11. https://geologyportal.dnr.wa.gov/2d-view#tsunami_evac?-14056695,-12882622,5696004,6352140

12. DNR volcanic hazard map

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.**

Amendments to the critical area code apply city-wide and affect any property regulated for critical areas. Projects currently under review are vested to the existing code. Any project application received after the new critical areas ordinance takes effect would be subject to the new critical areas code.

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

Anticipated adoption through Mukilteo City Council by March of 2026.

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.)**

The Critical Areas code (MMC 17.52–17.52D) is being updated to:

- Streamline and condense the code to remove duplication
- Consolidate general provisions from individual chapters into a single chapter
- Clarify mitigation sequencing
- Eliminate the Critical Areas Mitigation Program (CAMP)
- Add protective fencing
- Align with current state and federal requirements
- Incorporate Best Available Science, Washington State Department of Commerce Critical Area Ordinance guidance, and other applicable agency standards.

As part of the update, MMC Chapter 17.08, Definitions will be revised to add new definitions needed to support updates, revise existing definitions to align with state agency standards, and remove terms that are not used. MMC Chapter 15.12 will also be repealed to facilitate all flood regulations being relocated to 17.52D.

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 proposal is City-wide.

B. Environmental Elements

1. Earth
[Find help answering earth questions](#)[3]

    a. General description of the site:

This is a non-project action that applies city-wide and affects future development of property with critical areas and their buffers.

Circle or highlight one: <u>Flat</u>, rolling, <u>hilly, steep slopes</u>, mountainous, other:

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

This is a non-project action that applies city-wide and affects future development of property with regulated critical areas and buffers. Many areas within the City have slopes exceeding 40%.

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

This is a non-project action that applies city-wide and affects future development of property with regulated critical areas and buffers. Many types of soil can be found within the City.

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

This is a non-project action that applies city-wide and affects future development of property with regulated critical areas and buffers. Hazards including erosion, landslide, and liquefaction are generally mapped on the City's [GIS Map](#).

    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.

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

This is a non-project action. There is no grade or fill associated with the proposal. Excavation, grading, and filling proposals on sites containing critical areas are subject to review under the critical areas code at the project level.

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

This is a non-project action. There is no grade or fill associated with the proposal. The regulations are specifically designed to limit clearing in areas that would cause erosion impacts. Any erosion resulting from clearing, construction, or site use would be reviewed under the Mukilteo Critical Areas Code and must comply with applicable stormwater pollution prevention requirements at the project level.

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. There are no impervious surface increases associated with the proposal. Nothing in this proposal changes the requirement for future development projects to comply with hard surface limits in Title 17 and meet the stormwater standards for impervious surfaces through the Mukilteo Development Standards, Title 13, and the 2024 Stormwater Management 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 that will not cause any erosion or earth impacts on its own. However, the project is specifically intended to reduce potential erosion and earth impacts. The proposed regulations define geologically hazardous areas and regulate development in or near landslide hazard area to ensure public safety. The regulations are specifically designed to limit future clearing in areas that would cause erosion impacts.

2. Air
Find help answering air questions[4]

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

This is a non-project action. This proposal is not expected to generate or increase air emissions.

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. Emission sources within the city will not affect the proposal.

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

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

This is a non-project action. The focus of the project is on critical areas. No new air or emission standards are proposed, but we are also not changing or reducing any existing standards. Development in Mukilteo must follow best management practices for sediment and dust control.

3. Water
[Find help answering water questions](#)[5]

a. **Surface:**
[Find help answering surface water questions](#)[6]

1. **Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

This is a non-project action. Mukilteo contains various streams and wetlands, including but not limited to: Japanese Gulch Creek, Brewery Creek, Goat Trail Creek, Bug Gulch Creek, and both Chennault Beach Creeks, as well as various unnamed tributaries. The western and north boundary of Mukilteo borders the Puget Sound, a shoreline of statewide significance. All surface waters and associated buffers are regulated either under the Critical Areas Code in Title 17, or through the Shoreline Master Program which has corresponding Shoreline Management Regulations in [Title 17B](#) and its own Critical Areas Code.

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 non-project action. No in-water or near-water work is authorized by these amendments. Any such work would require review under the Mukilteo Critical Areas Code and Shoreline Master Program at the project level.

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 non-project action. The proposal does not authorize or require any fill or dredging activities. Any future project-specific activities would require review under the Mukilteo Critical Areas Code.

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

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

   This is a non-project action. The proposal does not authorize or require any surface water withdrawals or diversions. Any withdrawals or diversions to surface water is reviewed on a project specific basis and subject to compliance with applicable local, state, and federal requirements.

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

   This is a non-project action. Some properties within Mukilteo lie in designated flood hazard areas. The proposed regulations (specifically MMC 17.52D) will apply in the 100-year floodplain. Any development within those areas would undergo project specific review consistent with 17.52D Flood Hazard Areas and subject to compliance with applicable local, state, and federal requirements.

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.**

   Any discharge of waste materials to surface waters is reviewed on a project specific basis and subject to compliance with applicable local, state, and federal requirements.

b. **Ground:**
   [Find help answering ground water questions](https://ecology.wa.gov/)[7]

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

   This is a non-project action. No groundwater withdrawals are proposed. Any proposal involving groundwater withdrawal or discharge is reviewed on a project specific basis and subject to compliance with applicable local, state, and federal requirements.

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

   This is a non-project action. No waste discharges are proposed. Any development proposing to discharge waste into the ground reviewed on a project specific basis and subject to compliance with local regulations.

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

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 non-project action. It will not generate runoff. Future development would be subject to project specific review, including compliance with the most current version of the Mukilteo Development Standards, Title 13, and the 2024 Stormwater Management Manual for Western Washington.

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

   This is a non-project action. No waste discharges are proposed. Future development on sites with critical areas and buffers would be reviewed under the Mukilteo Critical Areas Code and Mukilteo Stormwater Management to prevent impacts.

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

   This is a non-project action. No drainage patterns will be altered.

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

The regulations are intended protect water resources. They increase protections of wetlands (a key to managing runoff), better protect riparian management zones around streams, and codify requirements to avoid pesticide use and dumping in these areas. The regulations reduce the likelihood that waste materials enter ground or surface 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**

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

This is a non-project action. No vegetation will be removed. Any future proposal to remove or disturb vegetation will be reviewed at the project level to ensure compliance with the Mukilteo Critical Areas Code and the city's tree preservation standards.

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

This is a non-project action. The proposed regulations enhance protection for fish and wildlife conservation areas. Any site found to contain threatened or endangered plant species would be subject to project specific review that includes protective measures for habitat preservation.

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

This is a non-project action. No landscaping is proposed. However, the proposed regulations provide protections for existing vegetation within critical areas and their buffers and require restoration and enhancement with native vegetation when these areas are disturbed.

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

This is a non-project action. Noxious weeds are known to exist within the city and county. The proposed regulations include provisions for removal of noxious and invasive species in critical areas and their buffers when the removal is done in a manner that minimizes harmful effects.

5. Animals
[Find help answering animal questions](#)[8]

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

This is a non-project action. Wildlife in Mukilteo includes various birds, fish, and mammal species, such as but not limited to: hawks, herons, eagles, songbirds, salmon, deer, coyotes, beaver, and bats.

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.

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

This is a non-project action. The proposed regulations ensure protections for threatened and endangered species. Any site found to contain threatened or endangered species would be subject to project specific review that includes protective measures for habitat preservation.

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

Mukilteo lies within the [Pacific Flyway](#), a major migratory route for birds.

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

The proposed critical areas code requires no net loss of ecological function and habitat value in fish and wildlife conservation areas.

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

There are no known animal species within Mukilteo, but Critical Area reports and the [Washington Invasive Species Council](#) website are resources for identifying them. Management of invasive animal species follows regional best practices.

6. Energy and natural resources
[Find help answering energy and natural resource questions](#)[9]

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

This is a non-project action with no direct energy needs. Any future development in areas regulated by the proposed code must meet all applicable state and local energy codes.

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

This is a non-project action with no direct impacts on solar energy potential. Nothing in the proposed regulations is expected to impact solar access for properties with Critical Areas.

    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.

This is a non-project action with no direct energy needs. Energy conservation measures for future development in areas regulated by the proposed code will be addressed through compliance with applicable building and energy codes during project review.

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

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[9] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou
[10] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health

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.**

This is a non-project action. Individual projects with any site contamination or hazardous materials will be reviewed as part of the permit review process. Known contaminated sites are identified on [Ecology's Toxics Cleanup](#) database.

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

   This is a non-project action that affects future development on properties containing critical areas and buffers.

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.**

   This is a non-project action that affects future development on properties containing critical areas and buffers.

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.**

   This is a non-project action that affects future development on properties containing critical areas and buffers.

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

   This is a non-project action that affects future development on properties containing critical areas and buffers.

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

   This is a non-project action that affects future development on properties containing critical areas and buffers. The regulations include larger buffers for wetlands when the adjacent use is a high impact use more likely to have a spill or other toxic impact. The proposed regulations also include standards for the use of pesticides to prevent hazardous chemicals from entering critical areas.

b. **Noise**

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

   This is a non-project action. Noise conditions vary by location. The proposal does not amend existing noise control standards in the Mukilteo City Code.

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)?**

   This is a non-project action. No direct noise impacts are anticipated.

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

This is a non-project action that affects future development on properties containing critical areas and buffers. Increased buffer widths will reduce potential harms associated with noise from adjacent uses.

8. Land and shoreline use

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

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

Current land uses in Mukilteo include residential, commercial, industrial, and Parks/Open Space. The proposed code update does not change zoning or allowed land uses within each zone. The proposed code does require larger critical area buffers for higher intensity land uses.

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?**

Mukilteo does not include areas actively used for commercial agriculture or forestry, and this proposal will not change that condition.

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?**

Mukilteo does not contain active working farmlands or forest lands, and this proposal will not change that condition.

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

This proposal is city-wide and non-site-specific, some properties may contain existing structures, while others do not.

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

This is a non-project action. No demolition is proposed.

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

This is a non-project action. The proposed Critical Area regulations will apply in all zoning districts within Mukilteo.

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

b. This is a non-project action. The proposed Critical Area regulations will apply in all comp plan designations within Mukilteo.

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

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

This is a non-project action. The proposed Critical Area regulations apply outside of shoreline jurisdiction. Properties within the shoreline jurisdiction are regulated under the Mukilteo Shoreline Master Program Critical Areas Code in Title 17B.

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

This is a non-project action. The proposed code update is specifically related to critical areas. Critical areas in Mukilteo, as defined in Title 17, include geologic sensitive areas, fish and wildlife habitat conservation areas, wetlands, flood hazard areas, and aquifer recharge areas. However, Mukilteo does not contain any aquifer recharge areas.

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

The proposal is not site-specific and will not directly result in population increases or displacement.

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

This is a non-project action. No displacement impacts are anticipated.

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

None needed. No impacts anticipated.

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

The Critical Areas Ordinance update aligns local regulations with state and federal standards and implements the environmental protection policies of the Comprehensive Plan.

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

Mukilteo does not contain active working farmlands or forest lands.

9. Housing
[Find help answering housing questions](#)[12]

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

This is a non-project action. This proposal does not authorize or propose new housing.

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

This is a non-project action. This proposal does not propose the removal of housing.

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

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

The proposed regulations have been designed to balance property rights and development potential with environmental protection. The regulations allow existing development within critical areas and buffers to remain and be maintained. Development feasibility on sites with critical areas may vary based on site conditions and applicable regulations. A reasonable use process is in place to ensure each residential lot can facilitate at least a single, modest sized home.

10. Aesthetics
[Find help answering aesthetics questions](#)[13]

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

This is a non-project action. No new structures are proposed as part of the Critical Areas Ordinance update. The code update does not change allowed heights in the city.

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

This is a non-project action. This proposal applies to future development on properties containing critical areas and buffers. The code update does not change regulations related to views or heights.

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

Any future development will be subject to applicable design standards of Title 17 during the project level review.

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

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

This is a non-project action. It will not produce light or glare.

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

Not applicable. No light or glare impacts.

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

This is a non-project action related to critical areas city wide. Light and glare sources exist throughout the city.

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

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[13] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics
[14] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare

This is a non-project action that will not generate light or glare impacts. The critical area buffers are intended to protect these areas from light and glare impacts associated with surrounding development.

12. Recreation
[Find help answering recreation questions](#)

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

Recreational opportunities within Mukilteo include both developed and natural parks, trails, and open space areas that may contain critical areas. Passive recreation such as, but not limited to wildlife observation is permitted.

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

This is a non-project action. No existing recreational uses will be displaced.

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

The code allows for low-impact recreation such as trails on the outer 25% of a buffer, and educational activities like interpretive field trips, bird watching, hiking, and interpretive signage. The code includes provisions for continuance of existing, non-conforming recreational uses that may exist in or near critical areas.

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

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

This is a non-project action that will apply citywide. The City of Mukilteo contains several structures on the National, State, and local historic registers.

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.**

This is a non-project action that will apply citywide. The City of Mukilteo contains landmarks associated with the Point Elliott Treaty as well as evidence of historic Indian settlements. This is not a site-specific proposal; no studies have been done. Cultural resources are evaluated during project review.

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

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

A SEPA determination is distributed to state agencies, tribes, and relevant departments for review. Cultural and historic resource information is available through the [Washington Information System for Architectural and Archaeological Records Data](#) (WISAARD). The proposed amendments do not modify existing review procedures.

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.**

This is a non-project action that will not disturb cultural resources. Future development projects will be required to comply with applicable preservation requirements.

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

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

This is a non-project proposal. The City of Mukilteo includes several state highways and a local street network. This proposal does not change existing transportation infrastructure.

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?**

This is a non-project proposal that will not impact existing transit services. Public transit exists along SR 525 and around the Harbour Pointe Area. Mukilteo also has the Sound Transit line and Mukilteo Ferry Terminal in the north end of the city.

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).**

No. This is a non-project action not associated with transportation improvements.

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

This Critical Areas Ordinance update is a city-wide non-project action that may involve areas near the rail, ferry, or air transportation.

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?**

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

This proposal does not involve construction or development. It will not generate any vehicular trips, peak traffic, or truck traffic.

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

No. This is a non-project action with no impacts on the movement of agricultural or forest products.

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

The proposed code allows for maintenance of existing transportation infrastructure and includes provisions for new infrastructure when needed.

15. Public services
Find help answering public service questions[17]

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.

No. This is a non-project action that will not increase demand for public services such as police, fire, or schools.

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

None. No impacts are anticipated.

16. Utilities
Find help answering utilities questions[18]

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

A full range of utilities services are available throughout Mukilteo, although the goal is to completely phase out septic systems and move to sanitary sewer.

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.

This is a non-project action. No utilities are proposed.
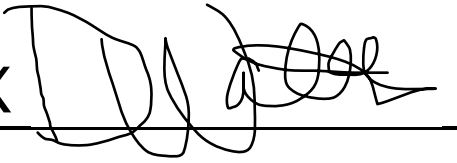
C.Signature
Find help about who should sign[19]

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[17] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services
[18] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities
[19] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-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.

X ⟨signature⟩

Type name of signee: Devyn Walter

Position and agency/organization: Associate Planner, City of Mukilteo

Date submitted: October 28, 2025

D. Supplemental sheet for nonproject actions

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

Do not use this section for project actions.

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

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

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

   This non-project proposal is not expected to increase discharges to water, emissions to air, or the production, storage, or release of hazardous materials or noise.

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

     This code update enhances existing environmental protections by increasing buffer widths adjacent to high intensity uses to reduce the risk of hazardous materials entering critical areas.

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

   The proposed code updates improve protection of plant, animal, fish, and marine habitats by incorporating best available science.

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

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

This code update includes stronger provisions for buffer protection, mitigation sequencing, and habitat protection to ensure no net loss of ecological function or habitat value.

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

This non-project proposal will not increase energy consumption. It provides better protections for natural resources such as wetlands.

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

     This code amendment ensures long term protection of wetlands and other critical areas that provide valuable natural resource benefits to the city. The regulations also protect critical habitats from loss.

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 entire focus of this code update is to provide better protections for environmentally sensitive areas. The proposed code strengthens regulations for wetlands, streams, floodplains, geologically hazardous areas, and wildlife habitat. The proposal aligns with the Growth Management Act and best available science.

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

     This proposal protects sensitive resources by requiring mitigation sequencing that prioritizes avoidance, minimization, and compensation for impacts to critical areas. It also ensures compliance with stormwater, pollution prevention, and critical area performance standards for any future development.

5.   How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The proposed code limits development within critical areas and their buffers. It strengthens environmental protections while ensuring reasonable use of all properties. The proposed code amendments apply to critical areas outside of shoreline jurisdiction. The Shoreline Master Program remains unchanged by this non-project action.

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

     The proposed code includes reasonable use provisions that ensure the critical area regulations do not deprive private property owners of all reasonable use. The proposed regulations balance environmental protections with development goals. There is no impact on the shoreline jurisdiction; critical areas within 200 feet of the OHWM are regulated by the SMP which is unchanged by this proposal.

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

This proposal is not expected to increase demand on transportation, public services, or utilities.

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

  The proposed code includes provisions for installation and maintenance of utility and transportation infrastructure – balancing these urban needs against environmental protection of critical areas. While some utility and transportation activities are exempt from the updated regulations, the requirement to still try to avoid or minimize impacts on critical areas applies.

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

This proposal is not expected to conflict with local, state, or federal environmental laws. It aligns with the Washington State Growth Management Act (GMA) by protecting critical areas and guiding development consistent with local plans. It complies with the State Environmental Policy Act (SEPA) by addressing potential environmental impacts through mitigation and review. The purpose of this update is to bring the city's critical areas regulations into alignment with state laws and best available science.