

**ADDENDUM NO. 22 TO THE
FINAL ENVIRONMENTAL IMPACT STATEMENT
FOR THE SNOHOMISH COUNTY GMA
COMPREHENSIVE PLAN 2015 UPDATE**

**Adoption of Amendments to the Snohomish County Growth Management Act
(GMA) Comprehensive Plan and Implementing Development Regulations Related
to Final Docket XX (CFP1, SW5, SW7) and 2021 County-Initiated Technical
Corrections (GPP21-3)**

Prepared Consistent with

The Washington State Environmental Policy Act of 1971
Chapter 43.21C Revised Code of Washington
Chapter 197-11, Washington Administrative Code
Snohomish County Code Title 30



Snohomish County Planning and Development Services

Date of Issuance: June 7, 2021

FACT SHEET

Project Title: Adoption of amendments to the Snohomish County Growth Management Act (GMA) Comprehensive Plan and implementing development regulations related to Final Docket XX (CFP1, SW5, SW7) and 2021 County-Initiated Technical Corrections (GPP21-3)

Proposed Non-Project Actions: The proposed non-project actions considered under this State Environmental Policy Act (SEPA) review consist of the adoption of the following:

Final Docket XX proposal by Olympic View Water and Sewer District (OVWSD), identified as CFP1, proposes to amend the county's Capital Facilities Plan to address a wastewater service area boundary change proposed in OVWSD's comprehensive sewer plan;

Final Docket XX proposal by Edward Tokarz, identified as SW5, proposes to amend the Future Land Use (FLU) Map of the General Policy Plan (GPP) and implementing zoning to increase planned residential density on a property in the Southwest Urban Growth Area (SWUGA);

Final Docket XX proposal by Marv Thomas, identified as SW7, proposes to amend the FLU Map of the GPP and implementing zoning to add planned employment density on a property in the SWUGA; and 2021 county-initiated comprehensive plan amendments, identified as GPP21-3, to make technical corrections to the maps of the GPP to recognize properties that are no longer under county jurisdiction due to city and town annexations.

Purpose of the EIS Addendum: This addendum adds information relating to the non-project programmatic county actions described above. This information does not change the analysis of previously identified significant impacts of the alternatives to the county's GMA comprehensive plan within the SEPA documents dated September 8, 2014, (Draft EIS) and June 3, 2015, (Final EIS).

This addendum is being issued in accordance with WAC 197-11-625 and WAC 197-11-630. The adopted environmental documents listed herein, together with this addendum, meet the county's environmental review needs for the current proposals.

Description of the Proposals: The CFP1 proposal would increase the size of OVWSD's sanitary sewer service area to include the Point Wells site which was formerly claimed by Ronald Sewer District. This docket proposal requires an amendment to the county's Capital Facilities Plan (CFP) public wastewater inventory table and map to assign OVWSD as the sanitary sewer provider for the Point Wells site instead of Ronald Sewer District.

The SW5 proposal would amend the FLU Map of the GPP to redesignate 0.72 acres in the SWUGA from Urban Medium Density Residential (UMDR) to Urban High Density Residential (UHDR) and rezone the proposal site from R-8,400 to Multiple Residential (MR). The SW5 property consists of a detached single-family residence

that is served by public water and sanitary sewer service from the Olympic View Water & Sewer District. The SW5 site is located on 228th St SW, which intersects with State Route 99 approximately 550 feet east of the site.

The SW7 proposal would amend the FLU Map of the GPP to redesignate 6.61 acres in the SWUGA from Urban Low Density Residential (ULDR) to Urban Commercial (UC) and rezone the proposal site from R-7,200 to Community Business (CB). The SW7 property consists of one farmhouse with farm structures including a silo and several large barns. The applicant intends to start a winery on the proposal site using existing structures. The SW7 site is located along Lowell-Larimer Road, between the Seattle Hill Road/March Road and State Route 9. The site is served by public water provided by the Cross Valley Water District and is currently on a septic system. Future sewer service to the proposal site would be provided by the Silver Lake Water and Sewer District.

The GPP21-3 technical corrections to the maps of the GPP to recognize three city and town annexations that were finalized since the last county adoption of technical map corrections in 2020: The 108 acre City of Arlington Butler Wetland Annexation located adjacent to the northwest portion of the Arlington city limits; the 107 acre Town of Darrington Annexation located adjacent to the west portion of the Darrington town limits; and the 66 acre City of Lake Stevens Machias Industrial Annexation located adjacent to the east portion of the Lake Stevens city limits.

**Action Sponsor
Lead Agency:**

Snohomish County Department of Planning and Development Services
3000 Rockefeller Avenue, M/S #604
Everett, WA 98201-4066

**Required Approval
Review:**

Snohomish County Council – adoption of ordinances amending the comprehensive plan and implementing zoning. Washington State Dept. of Commerce – coordination of state comments.

**Circulation and
Comment:**

This addendum, or notice of availability, is being sent to all recipients of the previously issued Final EIS for the Comprehensive Plan 2015 Update as required by WAC 197-11-625, and to all commenters on that EIS. No comment period is required for this addendum under WAC 197-11-502(8)(c).

**The EIS Addendum is
available by
contacting:**

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Date of Issuance:

June 7, 2021

**SEPA Responsible
Official:**

Mike McCrary, Director
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Signature *Michael McCrary*
Michael McCrary (Jun 7, 2021 14:44 PDT)

Mike McCrary, Director

ENVIRONMENTAL REVIEW

Overview

The adoption of amendments to the GMA Comprehensive Plan is a non-project action under the Washington State Environmental Policy Act (SEPA). This Addendum is not intended to satisfy individual project action SEPA requirements, as that is a level of review needed for site-specific land use or building permit applications. This Addendum does not significantly change the analysis of impacts and alternatives contained in the Environmental Impact Statement (EIS) prepared in 2015 for the Comprehensive Plan 2015 Update, nor does it identify new or significantly different impacts.

Prior Environmental Review

The county issued a Draft EIS (DEIS) for the county's 2015 Comprehensive Plan Update on September 8, 2014 and issued a Final EIS (FEIS) on June 3, 2015. The elements of the environment addressed in both EIS documents included the natural and built environments: earth, air, water, plants and animals, land and shoreline use, population and employment, cultural resources, transportation, energy, public services, and utilities.

Addendum Environmental Review

According to the SEPA Rules, an Addendum to an EIS provides additional analysis and/or information about a proposal or alternatives where their significant environmental impacts have been disclosed and identified in a previous environmental document (WAC 197-11-706, WAC 197-11-600(3)(b)(ii)). An Addendum is appropriate when the impacts of the new proposal are the same general types as those identified in the prior document, and when the new analysis does not substantially change the analysis of significant impacts and alternatives identified in the prior environmental documents (WAC 197-11-600(4)(e), WAC 197-11-706).

This Addendum to the 2015 Comprehensive Plan Update FEIS is being issued pursuant to WAC 197-11-625 to meet the County's SEPA responsibility. The 2015 Comprehensive Plan Update FEIS evaluated plan alternatives and impacts that encompass the same general policy direction, land use patterns, capital facilities planning, and environmental impacts that are expected to be associated with the proposed amendments identified in this Addendum. No additional significant impacts beyond those identified in the county's FEIS for the 2015 Comprehensive Plan Update are expected to occur as a result of the proposed amendments. No additional programmatic level environmental review will be required to the extent that the existing environmental documents listed in this Addendum and other published documents have analyzed the proposed amendments.

Affected Environment, Significant Impacts, and Mitigation Measures – Natural Environment

1) Earth, Topography, Soils, and Erosion

Any potential earth, topography, soils, and erosion impacts that could result from Final Docket XX proposals CFP1, SW5, and SW7, and from the GPP21-3 technical corrections are addressed in the DEIS and FEIS. Any future site-specific development or land use proposal not exempted by WAC 197-11-800 or SCC 30.61.035 would be subject to a separate SEPA review. No additional mitigating measures are warranted beyond those identified in the DEIS and FEIS.

2) Air Quality and Climate Change

Any potential air quality impacts that could result from Final Docket XX proposals CFP1, SW5, and SW7, and from the GPP21-3 technical corrections are addressed in the DEIS and FEIS. Any future site-specific development or land use proposal not exempted by WAC 197-11-800 or SCC 30.61.035 would be subject to

a separate SEPA review. No additional mitigating measures are warranted beyond those identified in the DEIS and FEIS.

3) Water Resources (Ground and Surface)

Any potential water resources impacts that could result from Final Docket XX proposals CFP1, SW5, and SW7, and from the GPP21-3 technical corrections are addressed in the DEIS and FEIS. Any future site-specific development or land use proposal not exempted by WAC 197-11-800 or SCC 30.61.035 would be subject to a separate SEPA review. No additional mitigating measures are warranted beyond those identified in the DEIS and FEIS.

4) Fish, Wildlife, Vegetation, and Wetlands

Any potential fish, wildlife, vegetation, and wetlands impacts that could result from Final Docket XX proposals CFP1, SW5, and SW7, and from the GPP21-3 technical corrections are addressed in the DEIS and FEIS. Any future site-specific development or land use proposal not exempted by WAC 197-11-800 or SCC 30.61.035 would be subject to a separate SEPA review. No additional mitigating measures are warranted beyond those identified in the DEIS and FEIS.

Affected Environment, Significant Impacts, and Mitigation Measures – Built Environment

1) Land and Shoreline Use

Any potential land use and shoreline impacts that could result from Final Docket XX proposals CFP1, SW5, and SW7, and from the GPP21-3 technical corrections are addressed in the DEIS and FEIS. Any future site-specific development or land use proposal not exempted by WAC 197-11-800 or SCC 30.61.035 would be subject to a separate SEPA review. No additional mitigating measures are warranted beyond those identified in the DEIS and FEIS.

2) Plans and Policies

The Final Docket XX proposals CFP1, SW5, and SW7, and the GPP21-3 technical corrections implement relevant county, regional, and state plans and policies including the GMA, the Puget Sound Regional Council VISION 2050, Countywide Planning Policies (CPP), the county GMA Comprehensive Plan, and the county Shoreline Master Program.

3) Population, Housing and Employment

Any potential increases in population, housing, or employment that could result from Final Docket XX proposals CFP1, SW5, and SW7, and from the GPP21-3 technical corrections are addressed in the DEIS and FEIS. No additional mitigating measures are warranted beyond those identified in the DEIS and FEIS.

4) Cultural Resources

Any potential impacts to cultural resources that could result from Final Docket XX proposals CFP1, SW5, and SW7, and from the GPP21-3 technical corrections are addressed in the DEIS and FEIS. Any future site-specific development or land use proposal not exempted by WAC 197-11-800 or SCC 30.61.035 would be subject to a separate SEPA review. No additional mitigating measures are warranted beyond those identified in the DEIS and FEIS.

5) Transportation

Any potential transportation impacts that could result from Final Docket XX proposals CFP1, SW5, and SW7, and from the GPP21-3 technical corrections are addressed in the DEIS and FEIS. Any future site-specific development or land use proposal not exempted by WAC 197-11-800 or SCC 30.61.035 would be subject to a separate SEPA review. No additional mitigating measures are warranted beyond those identified in the DEIS and FEIS.

6) Energy

Any potential energy impacts that could result from Final Docket XX proposals CFP1, SW5, and SW7, and from the GPP21-3 technical corrections are addressed in the DEIS and FEIS. Any future site-specific development or land use proposal not exempted by WAC 197-11-800 or SCC 30.61.035 would be subject to a separate SEPA review. No additional mitigating measures are warranted beyond those identified in the DEIS and FEIS.

7) Public Services and Utilities

The Final Docket XX proposals CFP1, SW5, and SW7, and the GPP21-3 technical corrections would not negatively impact schools, police, fire, or telecommunications. Any potential impacts to other public services and utilities including water, sewer, drainage systems, and solid waste that could result from Final Docket XX proposals CFP1, SW5, and SW7, and from the GPP21-3 technical corrections are addressed in the DEIS and FEIS. Any future site-specific development or land use proposal not exempted by WAC 197-11-800 or SCC 30.61.035 would be subject to a separate SEPA review. No additional mitigating measures are warranted beyond those identified in the DEIS and FEIS.