



Snohomish County

Planning & Development Services

Addendum to
Final Environmental Impact Statement
Of the Proposed Critical Area Regulations

July 2007

Fact Sheet

Project Title

Snohomish County Critical Area Regulations Update

Lead Agency Information

Responsible Official: Craig Ladiser, Director

Snohomish County Planning and Development Services
Administration Building
3000 Rockefeller Avenue, M/S 604
Everett, WA 98201
425.388.3311

Contact:

Terri Strandberg, Project Manager
Snohomish County Planning and Development Services
Administration Building
3000 Rockefeller Avenue, M/S 604
Everett, WA 98201
425.388.3311 ext. 2359

Proposed Action

Pursuant to the requirement in the Growth Management Act (Revised Code of Washington), Snohomish County Planning and Development Services is considering adoption of regulatory and policy changes to critical area regulations and policies to protect wetlands and fish and wildlife habitat and to improve public safety. While these changes are primarily intended to address requirements in the Growth Management Act, they also have some relationship to other state and federal laws, including: the Endangered Species Act, repetitive loss established through the National Flood Insurance Program Community Rating System Program, National Pollutant Discharge Elimination System permit, and portions of the new Washington State Department of Ecology stormwater requirements. Changes also include procedural and administrative improvements for consistency within the County Code.

The Draft Environmental Impact Statement (DEIS), issued last year (April 7, 2006), addressed the environmental impacts of updating the critical area regulations and was prepared pursuant to the State Environmental Policy Act as a programmatic or non-project analysis. The DEIS evaluated two alternatives:

- No Action: Maintains the current critical area regulations
- Proposed Action: Modifies the current critical area regulations consistent with new state requirements

After issuance of the DEIS, the County Council identified several potential amendments to the proposed action alternative during the public review process. These amendments are not expected to result in new adverse environmental impacts beyond the scope of those analyzed in the DEIS. The Final EIS includes responses to the comments received on the DEIS and in a separate addendum, addresses the proposed amendments to the original proposed action alternative.

Permits, Certifications, and Licenses and Other Required Actions or Approvals

Because this proposal is regulatory and programmatic, the action of adopting the critical area regulations does not require individual licenses or permits.

Date of Issuance:

Draft Environmental Impact Statement: April 7, 2006

Final Environmental Impact Statement and Addendum: **July 23, 2007**

Anticipated Final Action Date

The County Council will not take action until at least seven days after issuance of the FEIS and Addendum.

Document Availability

Copies will be available for review at the County Administration Building, 3000 Rockefeller Avenue, 4th Floor Administration Building West, Everett, WA.

The DEIS, FEIS and Addendum will be available on the Snohomish County web site:
http://www1.co.snohomish.wa.us/Departments/PDS/Divisions/Code_Development/CAR.

Copies of the DEIS, FEIS and Addendum are available on CD-ROM from Snohomish County for \$2. To obtain copies on CD-ROM, please contact Celia Driver at Snohomish County: <celia.driver@co.snohomish.wa.us> or 425.388.3311 ext. 2490.

A limited number of paper copies are also available for purchase at Snohomish County Planning and Development Services, located at 3000 Rockefeller Avenue, 4th Floor Administration Building West, Everett, WA 98201-4046.

Location of Background Material

Background material and supporting documents are available for review at Snohomish County Planning and Development Services located at 3000 Rockefeller Avenue, 4th Administration Building West, Everett, WA.

Authors and Principal Contributors

This EIS has been prepared by Snohomish County Planning and Development Services.

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Chapter 1 - Introduction

1.1 Proposed Action

Pursuant to the requirement in the Growth Management Act (Revised Code of Washington), Snohomish County Planning and Development Services is considering adoption of regulatory changes to critical area regulations. While these changes are primarily intended to address requirements in the Growth Management Act, they also have some relationship to other state and federal laws, including: the Endangered Species Act, repetitive loss established through the National Flood Insurance Program Community Rating System Program, National Pollutant Discharge Elimination System permit, and portions of the new Washington State Department of Ecology stormwater requirements. Changes also include procedural and administrative improvements for consistency within the County Code.

This SEPA analysis is intended to address the environmental impacts of updating the critical area regulations and is being prepared pursuant to the State Environmental Policy Act for a programmatic or non-project analysis. The DEIS analysis evaluated two alternatives:

- No Action: Maintains the current critical area regulations
- Proposed Action: Modifies the current critical area regulations consistent with new state requirements

Analysis of these alternatives evaluates the relative degree to which each may result in significant adverse environmental impacts. However, both the no action and proposed action alternatives represent land use codes that protect the natural environment. Neither alternative is expected to result in adverse impacts to the environment. This analysis looks at how well each alternative mitigates impacts on the environment from land use actions.

1.2 SEPA Procedures

As the lead agency, Snohomish County determined that the above actions to modify existing regulations must be assessed for potential significant adverse impacts on the environment. The County issued a Scoping Notice on September 26, 2003 announcing a Determination of Significance and a decision to prepare an EIS. The purpose of the scoping process was to provide an opportunity for interested and affected agencies, Tribes, and the general public to comment on proposed actions and alternatives. The Scoping Notice was published in a local newspaper and mailed to selected citizens and affected agencies. Comments were received until October 20, 2003.

After reviewing scoping comments, a Draft Environmental Impact Statement (DEIS) was prepared and issued on April 7, 2006. Comments were received on the DEIS until May 8, 2006.

During the comment period on the DEIS, the County received eight comment letters. An FEIS was prepared to respond to the comment letters received. The FEIS was issued on July 23, 2007.

The council conducted a public hearing on April 17, 2007 and held deliberative sessions on April 23 and 25, May 23 and 30, and June 11, 2007 to discuss testimony submitted. During this public process several amendments were discussed and will be considered by the council at an additional hearing on August 1, 2007. The public will have the opportunity to comment on these proposed amendments at the August 1st public hearing.

Several of these amendments represent changes to the proposed action which were not discussed in the DEIS and are therefore addressed here in this addendum. While these amendments were not included in the DEIS analysis, they are not expected to result in new significant adverse environmental impacts beyond the scope of impacts addressed in the DEIS. The scope of the environmental impacts of these amendments either fall between the expected impacts of the no action alternative and the proposed action alternative; are the same as the proposed action alternative; or, actually improve the protection for the environment beyond the level expected by the proposed action alternative. These amendments and their expected impacts are discussed in detail in the next chapter.

Chapter 2 - Amendments to the Proposed Action

2.1 Overview

Both the no action alternative and the proposed action alternative consist of land use codes that mitigate environmental impacts due to development activities and land use actions. Neither alternative is expected to result in significant adverse environmental impacts as both are designed to prevent or reduce impacts on the natural environment.

During the public review process, amendments to the proposed action alternative were recommended. Several of the proposed amendments represent changes to the proposed action which were not discussed in the DEIS but whose environmental impacts are within the scope of the two alternatives compared in the DEIS: the no action and the proposed action. A few of the proposed amendments are outside of the scope of the proposed action analyzed in the DEIS but result in stronger environmental protection than either the no action or proposed action alternatives as originally described. None of the amendments result in a level of environmental protection below that provided by the no action alternative. Table 1 below provides a general overview of the expected impacts of each of the proposed amendments relative to the no action and the proposed action alternatives. Each proposed amendment is discussed in more detail in subsequent sections of this chapter.

Table 1

Expected Impacts of Amendments to the Proposed Action		
Amendments with impacts lying between the no action and proposed action alternatives	Amendments with impacts equivalent to the proposed action alternative	Amendments which improve environmental protection relative to the proposed action alternative
Agricultural provisions	Riparian Habitat Areas vs. Buffers	Species added to definition of “critical species”
	Structural setbacks from buffer edge	Wetland mitigation measures for high intensity land uses
	Provisions for Urban Transit Pedestrian Villages	Monitoring and adaptive management plan
	Lot size averaging for rural short plats	

2.2 Agricultural Provisions

Due to SSB 5248 (Chapter 353, Laws of 2007), the county is prevented from adopting new critical area regulations that would apply to agricultural activities on designated agricultural or rural lands. Critical area protection requirements with regard to agricultural activities must remain unchanged. Given the state mandate in SSB 5248, the County must keep the critical area codes, chapters 30.62, 30.64 and 30.65 SCC, as the protection for critical areas applicable to those agricultural activities which meet the definition in SSB 5248. Chapters 30.62 and 30.64 SCC were originally intended to be replaced by new chapters 30.62A, B and C under the proposed action alternative. Therefore, for agricultural activities which meet the definition in SSB 5248, the expected impacts will be the same as those expected for the no action alternative as described in the DEIS.

However, outside of the designated agricultural or rural lands, the new critical area protection provisions in 30.62A and B as discussed in the proposed action alternative, may be applied to agricultural activities. These proposed regulations had broad support from the local farming community and could be applied to agricultural activities within the unincorporated portions of the urban growth areas and non-agricultural resource lands. The proposed regulations would allow farmers to use best management practices which are designed specifically to address impacts from agricultural activities. Under specific circumstances where the potential for impacts to critical areas is greatest, these best management practices would be documented and monitored in a required farm conservation plan.

Ultimately, the regulatory effect for agricultural activities is a combination of the no action alternative which would be applied in designated agricultural and rural lands, and the proposed action alternative which would be applied everywhere else – i.e., Urban Growth Areas and non-agricultural resource lands. The net result in terms of environmental protection would lie somewhere between the two alternatives analyzed in the DEIS. Therefore, this proposed amendment does not result in new or significant adverse environmental impacts beyond the scope of those addressed in the DEIS.

The agricultural provisions described in the proposed action alternative will be applied only within unincorporated portions of the UGAs and forest resource lands. A mapping analysis using GIS data and aerial photography was conducted for these areas to determine the extent to which agricultural activities are or may be conducted within these areas. Parcels of 200,000 square feet (approximately 4.5 acres) or larger that are undeveloped or underdeveloped were identified within the unincorporated portions of UGAs. Many of these properties had an appearance similar to known agricultural lands and others were vacant and uncleared. Within the unincorporated UGAs approximately 15,700 acres were identified as having potential for agricultural activities where the new regulatory provisions may be applied. Within the designated forest lands (CF and FTA) nearly 2,600 acres were identified as non-forest use. Most of these properties looked to be developed as single family residences with several showing similar characteristics to known agricultural areas. In total, the new regulatory provisions could be applied to agricultural activities on approximately 18,300 acres. Table 2 below summarizes the data collected in the mapping analysis.

Table 2

With this GIS data, agricultural activities within unincorporated portions of the UGAs and forest resource lands can be monitored as part of the County’s monitoring and adaptive management plan. The new regulatory provisions for agricultural activities can be monitored more effectively knowing where in the county they are likely to be applied. The County’s monitoring and adaptive management plan is discussed in more detail in section 2.9 of this Addendum.

Location	Acres
Arlington UGA	478
Stanwood UGA	378
Darrington UGA	580
Marysville UGA	279
Lake Stevens UGA	5004
Granite Falls UGA	936
SW UGA	5910
Snohomish UGA	759
CMC UGA	207
Monroe UGA	579
Sultan UGA	627
Gold Bar UGA	0
Index UGA	0
CF / FTA	2591
TOTAL	18328

2.3 Riparian Habitat Area vs. Buffer

The proposed action alternative described in the DEIS designates riparian habitat areas (RHA) as critical areas due to the functions performed in these upland areas adjacent to streams, lakes, wetlands and marine waters. RHAs are vital contributors to water quality and habitat functions. They are typically protected as buffers adjacent to aquatic areas.

Actions taken by the Planning Commission during the County’s public review and adoption process have resulted in dropping the term “RHA” and referring to these areas as “buffers”. And the buffers are *no longer* designated as critical areas under the current proposed critical area regulations. This change in designation and terminology from the original proposed action alternative has not resulted in changed treatment or protection for buffers. All the protection measures originally proposed for RHAs still apply to buffers. Therefore, these changes to the proposed action alternative do not result in new impacts beyond those assessed in the DEIS.

2.4 Structural Setbacks from Buffer Edge

The proposed action alternative described in the DEIS contained a regulatory requirement to maintain a fifteen-foot structural setback from the outer edge of the buffer. This setback was required to prevent damage to the edge of the buffer from construction and maintenance activities and to reduce fire hazards. This specific requirement has been removed from the current version of the proposed critical area regulations. However, the general requirement to maintain the integrity of the buffer and prevent damage to its outer edge remains in the draft regulations. Because this more general standard is still a requirement in the draft CAR, the level of protection for the outer edge of the buffer is unchanged.

2.5 Provisions for Urban Center Transit Pedestrian Village

As discussed in the DEIS, the proposed action alternative contained a provision allowing for innovative development design which deviates from the prescriptive standards as long as the same level of protection is achieved. Proponents using the innovative approach must demonstrate in a critical area study that the innovative approach provides protection at least equivalent to the standard requirements and the end result is the protection of the critical area functions and values.

Council has proposed an amendment which addresses the unique characteristics of Urban Center Transit Pedestrian Villages (UCTPVs). This amendment relates specifically to the policies adopted in the comprehensive plan for UCTPVs addressing location, development density and design. Due to the development standards for UCTPVs, the flexibility provided by the innovative development option is key to achieving the County's goals and objectives. While the proposed amendment provides more detail for UCTPVs, this flexibility was already allowed under the original proposed action alternative and analyzed in the DEIS. The net effect in terms of environmental impacts is the same as the original proposed action alternative.

2.6 Lot Size Averaging for Rural Short Plats

In the original proposed action alternative all critical areas and buffers were to be protected in separate tracts. The Planning Commission raised concerns regarding this requirement. Since rural short plats are not able to utilize lot size averaging provisions and include critical areas in their lot yield calculations, requiring separate tracts for critical areas would potentially reduce lot yield. As an alternative, the short plat code could be amended to allow rural short plats to utilize lot size averaging provisions. This would allow critical areas and their buffers to be preserved in separate tracts, a technique shown to provide better long-term protection, and at the same time preserve lot yield for rural short plats otherwise allowed under current zoning. Rural lot yield would be maintained but lot size averaging provisions do not allow for a density bonus. While this solution may be more complex, it satisfies both goals: protection of the environment and preservation of rural land capacity.

2.7 Species Added to Definition of Critical Species

The original proposed action alternative provided habitat protection for species listed by the state or federal government as “endangered” or “threatened”. In addition, the proposed action included a nomination process to include protection for habitat areas for species of local importance. All of these protected species were referred to as “critical species”. The Council has proposed an amendment to the original proposed action alternative to include six additional species currently listed by the state as “sensitive” for protection: Larch Mountain Salamander, Common Loon, Peregrine Falcon, Olympic Mudminnow, Pygmy Whitefish, and Gray Whale. The addition of these species to those considered “critical species” increases the potential area protected as critical species’ habitat.

2.8 Wetland Mitigation Measures Based on Land Use Intensity

Council is considering an amendment to the proposed action alternative adjusting buffer width requirements as a function of the adjacent land use intensity and the corresponding potential impacts. Table 3 below shows the buffer widths originally analyzed in the DEIS as the no action and proposed action alternatives compared to the recommendation by the state Department of Ecology (DOE).

Table 3

Wetland Rating	No Action	Proposed Action (original from DEIS)	DOE Recommendation¹
Category I	75-100 feet	75-225 feet	150-300 feet
Category II	50-75 feet	75-225 feet	100-300 feet
Category III	25-50 feet	60-110 feet	75-150 feet
Category IV	25 feet	40 feet	25-50 feet

¹Source: *Revised Draft Summary of Best Available Science for Critical Areas*. Snohomish County Planning and Development Services. Everett, Washington. March 2006.

Table 4 shows how buffer width requirements would vary depending on land use intensity. Wetland buffers would be larger than those described in the proposed action alternative (shown in Table 4 as the “Standard Buffer”) when adjacent to high intensity land uses and relatively smaller when low intensity land uses are proposed.

High intensity land uses would include: commercial or industrial uses; nonresidential use in zones where the primary intent is residential use as per SCC 30.21.025; residential use (4 or more units/acre); and high-intensity recreation (golf courses, ball fields, ORV parks, etc.). Low intensity land uses include: forestry (cutting of trees only); low-intensity open space (hiking, bird-watching, preservation of natural resources, etc.); unpaved trails; and utility corridors

without a maintenance road and little or no vegetation management. All other proposed uses would be subject to the “standard buffer” width.

Table 4

Wetland Buffer Widths (feet)			
Wetland Category and Description	High Intensity Land Use Buffer (feet)	Standard Buffer (feet)	Low Intensity Land Use Buffer (feet)
Wetlands containing salmonids (minimum)	150		
Category I:			
Washington Natural Heritage Program/DNR high quality <i>wetlands</i>	250	190	125
Bogs	250	190	125
Estuarine (at least 1 acre) & Coastal Lagoons	200	150	100
High Level Habitat Function (habitat function score is 29-36)	300	225	150
Moderate Level Habitat Function (habitat function score is 20-28)	150	110	75
Total score 70 or above but not meeting above criteria	100	75	50
Category II:			
Estuarine (less than 1 acre)	150	110	75
High level of function for habitat (habitat function score is 29-36)	300	225	150
Moderate level of function for habitat (habitat function score is 20-28)	150	110	75
High level of function for water quality improvement and low for habitat (water quality function score is 24–32 and habitat function score is less than 20)	100	75	50
Total score 51-69 but not meeting above criteria	100	75	50
Category III:			
Moderate Level Habitat Function (habitat function score is 20-28)	150	110	75
Total score of 30-50 but not meeting above criteria	80	60	40
Category IV:			
Total score for all functions less than 30 points	50	40	25

When the buffers in Table 4 are compared to the buffers in the no action alternative it is apparent that even the buffers for low intensity are at least as large as those in the no action alternative. The buffers described in the proposed amendment to the proposed action in Table 4 are comparable to the DOE recommendation summarized in Table 3.

When high intensity land uses are proposed adjacent to any wetland, additional mitigation measures would be required before a reduction from the “high intensity” buffer down to the “standard buffer” width would be allowed. All applicable measures described in Table 5 would be required to mitigate impacts from high intensity land uses.

Table 5

Examples of disturbance	Activities and uses that cause disturbances	Examples of measures to minimize impacts
Lights	<ul style="list-style-type: none"> • Parking lots • Warehouses • Manufacturing • Residential 	<ul style="list-style-type: none"> • Direct lights away from wetland
Noise	<ul style="list-style-type: none"> • Manufacturing • Residential 	<ul style="list-style-type: none"> • Locate activity that generates noise away from the wetland
Toxic runoff*	<ul style="list-style-type: none"> • Parking lots • Roads • Manufacturing • Residential areas • Landscaping 	<ul style="list-style-type: none"> • Route all new untreated runoff away from wetland while ensuring that wetland is not dewatered • Establish covenants governing use of pesticides within 150 feet of wetland • Apply integrated pest management
Stormwater runoff	<ul style="list-style-type: none"> • Parking lots • Roads • Manufacturing • Residential areas • Commercial • Landscaping 	<ul style="list-style-type: none"> • Retrofit stormwater detention and treatment for roads and existing adjacent development • Prevent channelized flow from lawns that directly enters buffer
Change in water regime	<ul style="list-style-type: none"> • Impermeable surfaces • Lawns • Tilling 	<ul style="list-style-type: none"> • Infiltrate or treat, detain, and disperse into buffer new runoff from impervious surface and new lawns
Pets and human disturbance	<ul style="list-style-type: none"> • Residential areas 	<ul style="list-style-type: none"> • Use privacy fencing; plant dense vegetation to delineate buffer edge and to discourage disturbance using vegetation appropriate for the ecoregion; place wetland and its buffer in a separate tract
<p>* These examples are not necessarily adequate for minimizing toxic runoff if threatened or endangered species are present at the site.</p>		

If a high intensity land use is proposed adjacent to Category I or II wetlands with habitat scores of 20 or greater, the wetland protection requirement would be to either, 1) apply the “high intensity” buffer width. or 2) apply the “standard buffer” and a combination of mitigation measures including all applicable measures in Table 5 and protection of habitat corridors. The habitat corridors would be required to provide natural connections between the Category I or II wetlands and other habitat areas on-site. Connections to off-site habitat areas may be preserved if the off-site areas have already been established as protected areas (i.e. parks, NGPA’s or CAPA’s, state or federal forest land, etc.). Habitat corridors would be required to average between 40 and 100 feet, depending on the wetland and its habitat characteristics. These options

would be considered appropriate mitigation for impacts to habitat functions from high intensity land uses adjacent to these high quality wetlands.

Table 6 shows how buffer widths may be reduced from the “high intensity” buffer width requirement to the “standard buffer” width with the application of the appropriate mitigation measures. In the table “mitigation measure 1” refers to the mitigation measures in Table 5 above and “mitigation measure 2” refers to the habitat corridor requirement.

If this amendment to the proposed alternative is adopted by the Council it is expected that the protection for wetland function and values will be improved over the level expected from the proposed alternative assessed in the DEIS. With larger buffers or protected habitat corridors for Category I and II wetlands with habitat scores of 20 or greater more land area may be held in a protected status and unavailable for development. There are alternatives available in county code to offset these impacts and assist in maintaining development density and lot yield helping to ensure that the unincorporated county can meet its growth goals. These alternatives include such options as innovative development design, lot size averaging, cluster development, buffer enhancement reductions and opportunities for off-site mitigation via banking.

This issue of growth capacity is of particular concern within UGAs. However, wetlands in urban or urbanizing areas usually don't meet the criteria to achieve high habitat scores. If these wetlands are classified as Category I or II it is more likely because of the contribution of their water quality scores to the total score. To determine the score for habitat functions, wetlands are rated based on several habitat-related criteria. Many of these criteria cannot be met by wetlands in urban or urbanizing areas. Habitat score is a function of wetland size, vegetation diversity and patterns, hydroperiod types, special habitat features, undisturbed buffers, corridor and connections, and proximity to important habitat areas and other wetlands. Because most wetlands in urban or urbanizing areas are surrounded by development and have likely been disturbed in some way, they probably will not achieve high habitat scores.

Wetlands that do not score at least 20 for habitat functions would not be subject to the habitat corridor mitigation requirement and could reduce the “high intensity” buffer width down to the “standard buffer” width by employing only the mitigation measures described in Table 5. These “standard buffer” widths are comparable to the buffer widths analyzed in the DEIS as part of the proposed action alternative. The measures in Table 5 would provide additional protection for habitat functions beyond the level associated with the proposed action alternative in the DEIS.

Overall, this potential amendment to the proposed action alternative would improve the level of environmental protection and is not expected to significantly impact the development capacity with the UGAs beyond the levels assessed in the DEIS and the County's Buildable Lands Report.

Table 6

Wetlands						
Wetland Category	Wetland Description	Buffer Width Requirements (feet)				
		Standard Buffer Width	High Intensity Land Use [30.62A.340(4)(b)]			Low Intensity Land Use
			Buffer w/out mitigation measure 1 or 2	Buffer w/mitigation measure 1 (*may use measure 1 OR 2)	Buffer w/mitigation measures 1 AND 2	
Wetlands containing salmonids (minimum)		150				
Category I	Washington Natural Heritage Program/DNR high quality wetlands	190	250	220*	190	125
	Bogs	190	250	220*	190	125
	Estuarine (at least 1 acre) & Coastal Lagoons	150	200	175*	150	100
	High Level Habitat Function (habitat function score is 29-36)	225	300	262*	225	150
	Moderate Level Habitat Function (habitat function score is 20-28)	110	150	130*	110	75
	Total score 70 or above but not meeting above criteria	75	100	75		50
Category II	Estuarine (less than 1 acre)	110	150	130*	110	75
	High level of function for habitat (habitat function score is 29-36)	225	300	262*	225	150
	Moderate level of function for habitat (habitat function score is 20-28)	110	150	130*	110	75
	High level of function for water quality improvement and low for habitat (water quality function score is 24 – 32 and habitat function score is less than 20)	75	100	75		50
	Total score 51-69 but not meeting above criteria	75	100	75		50
Category III	Moderate Level Habitat Function (habitat function score is 20-28)	110	150	110		75
	Total score of 30-50 but not meeting above criteria	60	80	60		40
Category IV	Total score for all functions less than 30 points	40	50	40		25

References for Section 2.8

Granger, T., T. Hruby, A. McMillan, D. Peters, J. Rubey, D. Sheldon, S. Stanley, E. Stockdale. April 2005. *Wetlands in Washington State - Volume 2: Guidance for Protecting and Managing Wetlands*. Washington State Department of Ecology. Publication #05-06-008. Olympia, WA.

Hruby, T. 2004. *Washington State wetland rating system for western Washington – Revised*. Washington State Department of Ecology Publication # 04-06-025.

Hruby, Tom. “A method for determining wetland buffers”. Email communication with Randy Middaugh. July 9, 2007.

Sheldon, D., T. Hruby, P. Johnson, K. Harper, A. McMillan, T. Granger, S. Stanley, and E. Stockdale. March 2005. *Wetlands in Washington State - Volume 1: A Synthesis of the Science*. Washington State Department of Ecology. Publication #05-06-006. Olympia, WA.

Snohomish County, 2006. *Revised Draft Summary of Best Available Science for Critical Areas*. March 2006. Snohomish County Planning and Development Services. Everett, WA.

2.9 Monitoring and Adaptive Management Plan

The county will develop and implement a plan to monitor environmental conditions to determine if the county is meeting the standard of “no net loss” of critical area functions and values. This plan shall determine a baseline from which to measure future conditions; identify measurable parameters as indicators of critical area functions and values; set thresholds that indicate loss of functions and values; and establish an adaptive management strategy employing corrective measures to prevent further net loss.

This monitoring and adaptive management program will be developed to complement Snohomish County’s Critical Areas Regulation (CAR) in order to meet the requirements of the Washington State Growth Management Act (GMA). The CAR, the monitoring and adaptive management program, and critical area restoration programs are central elements of Snohomish County’s overall program to meet the GMA requirement to prevent net loss of critical area functions and values.

The monitoring program, designed to detect changes in critical areas in a timely fashion, will consist of two main components: (1) assessment of changes in land cover parameters using primarily remote sensing methods, and (2) field assessment of select water quality and aquatic habitat parameters at randomly selected sites stratified by land use and/or application of code provisions. The adaptive management component, designed to provide greater certainty that the conservation goal will be achieved, will determine whether changes in parameters were due to the CAR, and whether modifications to the CAR or other County programs are needed to prevent

a net loss of functions and values. The adaptive management strategy includes several tools: education and incentives, enforcement and restoration, updates to best management practices and code requirements, and adjustments in the County’s restoration efforts. Figure 1 illustrates the decision process for the adaptive management strategy.

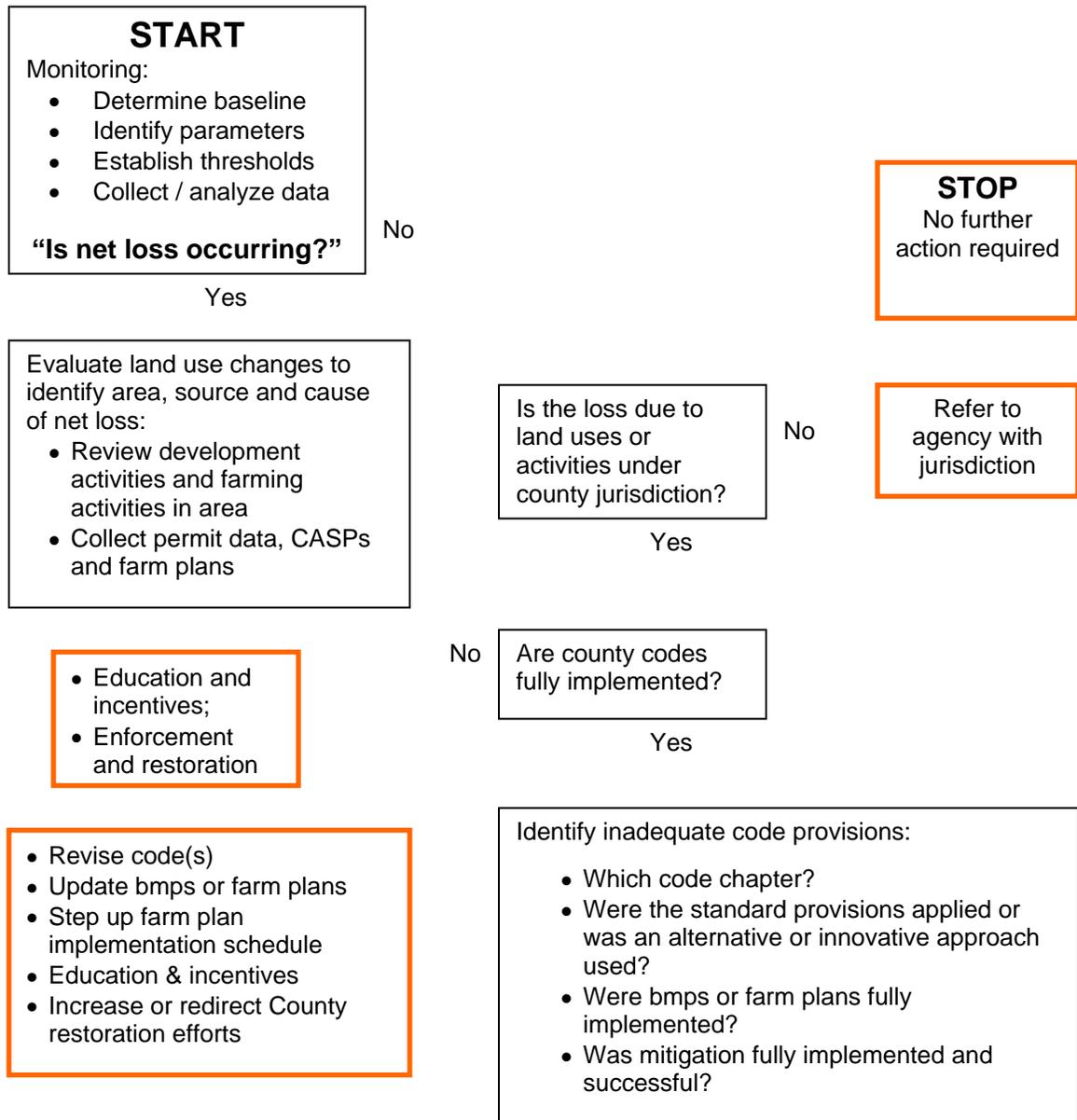


Figure 1

With this plan in place, the level of protection for critical area functions and values should be improved when compared with the no action alternative. The monitoring and adaptive management program should also help to maintain a more consistent level of protection over time.

Chapter 3 - Distribution List

Federal Agencies

U.S. Natural Resource Conservation
U.S. Environmental Protection Agency
U.S. Fish and Wildlife Service
National Marine Fisheries

U.S. Army Corps of Engineers
U.S. Dept. of Housing and Urban Development
U.S. Department of Agriculture, Forest Service

State Agencies

Department of Ecology
Department of Natural Resources
Department of Community Trade & Econ. Dev.
Department of Agriculture
Department of Social and Health Services
Utilities & Transportation Commission
Department of Fish & Wildlife

Department of Health
Department of Transportation
WA State Energy Office
Office of Archaeology and Historical Preservation
Parks and Recreation Commission
Department of Transportation, Northwest Region

Regional Agencies and Interest Groups

Puget Sound Water Quality Action Team
Puget Sound Clean Air Agency

Puget Sound Regional Council
Regional Transit Authority

Snohomish County Agencies and Interest Groups

Snohomish County Department of Public Works
Snohomish County Sheriff
Snohomish County Surface Water Mgmt. Division
Economic Development Council of Snohomish County
Snohomish County/Camano Island Board of Realtors
Master Builders Assoc. of King and Sno Co
Community Transit
1000 Friends of Snohomish County
So. Co. Preservation Assn.
Snohomish Arlington Trail Coalition
Canyon Firs Homeowners Assn.
Everett Chamber of Commerce
So. Sno. Co. Chamber of Commerce
Wandering Creek Homes
152nd St. Neighborhood Coalition
Jordan Road Citizens
Little Bear Cr. Protective Assn.
Martha Lake Community Club
McKee's Evergreen Beach
Silver Lake Action Comm.
Possession Bay Association
196th Neighborhood Alliance
Lund's Creek Water Watchers
Newberg Organization
Crestline Estates Action
Swamp Creek Locust Way
Stillaguamish Flood Control District
League of Women Voters
Barclay's North

Snohomish County Parks and Recreation Dept.
Snohomish County Solid Waste Division
Snohomish Health District
Housing Authority of Snohomish County
Snohomish County Conservation District
Cavalero Residents for Responsible Growth
Snohomish Wetlands Alliance
Pilchuck Audubon Society
Kayak Pt. Citizens Group
North Marysville Citizens
Agriculture Tomorrow
Action Council for Esperance
Professional Consultants
Everett Transit
Smartgrowth Campaign
Friends of Florence Acres
Arlington Heights Comm.
Martha Lake Homeowners
Picnic Point Community
Silver Lake Homeowners
Kennard Corner Homeowners
Stillaguamish Citizens Alliance
1000 Friends of Washington
Alderwood Community Council
Edmonds Chamber of Commerce
Thomas Lake Homeowners
North Creek Rural Areas
Sound Transit
Tom Ehrlichman

Neighboring Planning Departments

Island County Planning Dept.
Skagit County Planning Dept.

Dept. of Dev. & Environ. Services (King Co.)
Chelan County Planning Dept.

Tribes

Muckleshoot Tribes
Sauk/Suiattle Tribe

Tulalip Tribes
Stillaguamish Tribe

Utilities

Alderwood Water District
Lake Stevens Sewer District
Olympic View Water and Sewer District
Silver Lake Water and Sewer
Olympus Terrace Sewer District
Highland Water Assn.
Seven Lakes Water Assn.
Sky Meadow Water Assn., Inc.
Puget Sound Energy

Cross Valley Water District
METRO
Mukilteo Water District
Diking District #2
Cascade Natural Gas
Roosevelt Water Assn.
Three Lakes Water Assn.
Snohomish County PUD No. 1
King County Wastewater Treatment Division

Cities

City of Arlington
City of Brier
City of Edmonds
City of Gold Bar
Town of Index
City of Lynnwood
City of Mill Creek
City of Mountlake Terrace
City of Snohomish
City of Sultan

City of Bothell
Town of Darrington
City of Everett
City of Granite Falls
City of Lake Stevens
City of Marysville
City of Monroe
City of Mukilteo
City of Stanwood
Town of Woodway

Newspapers

The Herald
Citizen Newspaper
Arlington Times
Snohomish County Tribune
Mukilteo Beacon
Monroe Monitor
Marysville Globe
Bothell-Kenmore Reporter

Lake Stevens Journal
Seattle Times-North Bureau
Seattle PI
Mill Creek Enterprise
Woodinville Weekly
Enterprise Newspaper
The Edmonds Beacon

Libraries

Arlington Library
Brier Public Library
Edmonds Public Library
Granite Falls Library
Lynnwood Public Library
Mill Creek Library
Mountlake Terrace Library
Sno-Isle Regional Library
Stanwood Library
Woodinville Library

Bothell Library
Darrington Library
Everett Public Library
Lake Stevens Library
Marysville Public Library
Monroe Library
Mukilteo Public Library
Snohomish Public Library
Sultan Library

Diking and Drainage Districts

Diking District #1

Diking District #2

Diking District #3

Diking District #4

Drainage Improvement District 4 & 4a

Dike Improvement District #5

Dike & Drainage District #6

Dike & Drainage District #7

Drainage Improvement District #8

Dike & Drainage District #12

Drainage Improvement District #13

Biringer Dike

French Slough Flood Control

Marshland Flood Control

Stillaguamish Flood Control

Lundvall Dike

Snohomish Iron Works Dike