

**ADDENDUM NO. 15 TO THE
FINAL ENVIRONMENTAL IMPACT STATEMENT
FOR THE SNOHOMISH COUNTY GMA
COMPREHENSIVE PLAN 2015 UPDATE**

**Adoption of Amendments to the General Policy Plan of the Snohomish County
GMA Comprehensive Plan and Implementing Development Regulations Related
to Final Docket XIX (SW4)**

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: July 13, 2018

FACT SHEET

- Project Title:** Final Docket XIX – Northshore School District (SW4).
- Proposed Non-Project Action:** The proposed non-project action considered under this State Environmental Policy Act (SEPA) review is the adoption of a Final Docket XIX proposal by the Northshore School District and identified as SW4. The proposal would amend the Future Land Use (FLU) Map of the General Policy Plan (GPP) by revising the boundary of the Southwest Urban Growth Area (SWUGA) to add 31.2 acres and redesignating this acreage from Rural Residential (RR) and Rural Urban Transition Area (RUTA) overlay to Public/Institutional Use (P/IU). The proposal site would be rezoned from R-5 to R-9,600 to implement the P/IU FLU map designation.
- Purpose of the EIS Addendum:** This addendum adds information relating to the non-project programmatic county action 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 proposal.
- Description of the Proposal:** The SW4 docket proposal would add the easterly portion of the Northshore School District’s recently built North Creek High School campus, containing the high school’s athletic facilities, to the SWUGA and include the site in the Public/Institutional Use plan designation and the R-9,600 zone which would place the entire campus under one plan designation and zone.
- The SW4 site is located east of 35th Avenue SE and south of 188th St. SE and is adjacent to the SWUGA and the Mill Creek Municipal Urban Growth Area (MUGA) to the west and adjacent to the SWUGA and the Bothell MUGA to the south.
- The SW4 site is part of the new North Creek High School campus which opened in the fall of 2017. The site contains recently constructed outdoor athletic fields and sport courts to serve the high school. The topography is flat to moderate in gradient. The north portion of the site is within the North Creek drainage basin, while the remainder of the site is within the Little Bear Creek drainage basin. There are several wetlands within the southern portion of the site.
- The site is within the Alderwood Water and Wastewater District service area boundaries and would be eligible for sanitary sewer if the site were added to the SWUGA. The district currently provides water service to the site.
- Vehicle access to the site consists of: 188th St. SE, an existing minor

collector on the north side of the site; 192nd St. SE, a new local road that connects west to 35th Ave SE; and 39th Ave. SE, an existing local road that was improved to provide access to the south to Jewell Road.

The SW4 proposed SWUGA expansion contains only the school district's property which is exclusively for public high school facilities and will not increase residential, commercial, or industrial land capacity.

**Related Adopted
SEPA Documents**

A Mitigated Determination of Non-Significance (MDNS) was issued by the Northshore School District for the construction of the North Creek High School facility on February 10, 2014. The MDNS was issued subject to conditions to mitigate impacts to noise, wetlands, stormwater and transportation.

**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 an ordinance amending the comprehensive plan and zoning related to the SW4 proposal.
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 also 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:**

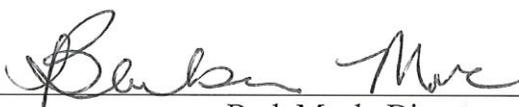
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Date of Issuance:

July 13, 2018

**SEPA Responsible
Official:**

Barb Mock, Director
Snohomish County Planning and Development Services
3000 Rockefeller Avenue, M/S #604
Everett, Washington 98201-4066

Signature 
Barb Mock, 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 (the review needed for a future site-specific land use or building permit application). 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 for the county's Comprehensive Plan 2015 Update on September 8, 2014, and issued a Final EIS on June 3, 2015. The elements of the environment addressed in both of these EIS documents included elements of both the natural and built environment: 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 197-11-600(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 Comprehensive Plan 2015 Update EIS is being issued pursuant to WAC 197-11-625 to meet the County's SEPA responsibility. The Comprehensive Plan 2015 Update EIS 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 EIS for the Comprehensive Plan 2015 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 proposed urban growth area (UGA) expansions to add Public/Institutional Use (P/IU) designated lands 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 proposed UGA expansions to add P/IU designated lands 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 proposed UGA expansions to add P/IU designated lands 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 proposed UGA expansions to add P/IU designated lands 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 proposed UGA expansions to add P/IU designated lands 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

Proposed UGA expansions to add P/IU designated lands are consistent with and implement relevant county, regional and state plans and policies including the GMA, the Puget Sound Regional Council VISION 2040, Countywide Planning Policies (CPP), the county GMACP, and the county Shoreline Master Program.

3) Population, Housing and Employment

Proposed UGA expansions to add P/IU designated lands are consistent with the CPPs and do not result in a net increase of population, housing or employment.

4) Cultural Resources

Any potential impacts to cultural resources that could result from proposed UGA expansions to add P/IU designated lands 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 proposed UGA expansions to add P/IU designated lands 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 proposed UGA expansions to add P/IU designated lands 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 proposed UGA expansion to add P/IU designated land to the SWUGA to include high school athletic facilities would not negatively impact school services. Any potential impacts to other public services and utilities including police, fire, parks, water systems, sewer and drainage systems, telecommunications and solid waste that could result from proposed UGA expansions to add P/IU designated lands 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.