

Chapter 3. Additional Information and Errata

The Draft SEIS analyzed potential impacts associated with the Proposed Action and No Action alternatives. This chapter of the Final SEIS includes clarifications or changes to the Draft SEIS based on responses to comments presented in Chapter 4 of this Final SEIS, or based on County review of the Draft SEIS. The clarifications or corrections are organized in the same order as the Draft SEIS sections. The sources of the clarifications or corrections are noted before each amendment.

The purpose of the SEIS is to assist County decision makers and the public when considering future decisions on the GMA Comprehensive Plan's FLUM and associated rezones and policy amendments as part of the 2007 Final Docket XII. These nonproject-level decisions will provide direction and support for more site-specific actions in the future.

3.1. Changes to Draft SEIS Chapter 3.3 Wetlands

Add the following:

Section 3.3.3 SW28 Miller Shingle Co. Inc.

The existence of open water, tidal mud flats, and tidal salt marsh aquatic bodies was disclosed in the Surface Water and Floodplains and Wildlife sections of the Draft SEIS. The U.S. Fish and Wildlife Service's National Wetland Inventory (NWI) map (see Figure 3.1) identifies freshwater wetlands, including palustrine forested temporarily flooded (PFOA), palustrine scrub-shrub seasonally flooded (PSSC), and palustrine emergent temporarily flooded (PEMA) wetlands. Estuarine wetland habitats indicated by the NWI include estuarine intertidal emergent/unconsolidated shore regularly flooded (E2EM/USN), estuarine subtidal unconsolidated bottom subtidal (E1UBL), estuarine intertidal emergent irregularly exposed regularly flooded (E2EMN), and estuarine intertidal aquatic bed (E2AB). The estuarine intertidal wetlands were discussed briefly in the Draft SEIS Fisheries section. Any future site-specific development proposal would require a wetland delineation and further environmental review to assess the extent of wetlands on the site and to determine how the Critical Area Regulations would affect the proposal.

Impacts of Proposed Action

The proposed SMMP and FLUM changes could facilitate higher intensity development. The actual extent of on-site wetlands, as well as wetland functions and values, would be assessed at the time of a project-level environmental review. If permitted, development within a wetland or buffer could result

in the direct filling and subsequent loss of the resource. Development outside of wetlands and buffers would likely result in some indirect impacts on wetlands, including sedimentation from stormwater runoff, increased nutrient loading from road and lawn runoff, changes in the amount or time water is in the wetland, and associated changes to wetland vegetation and habitat. Development would also increase the probability of nonnative plant species invading wetland and buffer vegetation communities.

Impacts of the No Action Alternative

Under the No Action Alternative, the site would retain the current SMMP, FLUM, and zoning. The site would likely continue to be managed as a log sorting yard. However, low density, single-family housing, and other conditional uses are allowable under the A-10 zone, but would be unlikely, given the surrounding land uses. If development were to occur, the effect on wetlands would be similar to effects under the Proposed Action.

Mitigation Measures

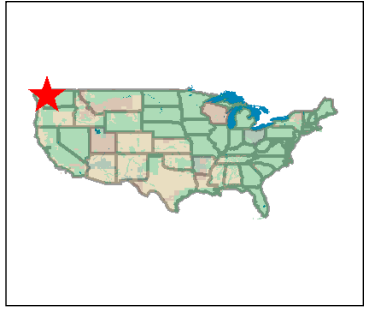
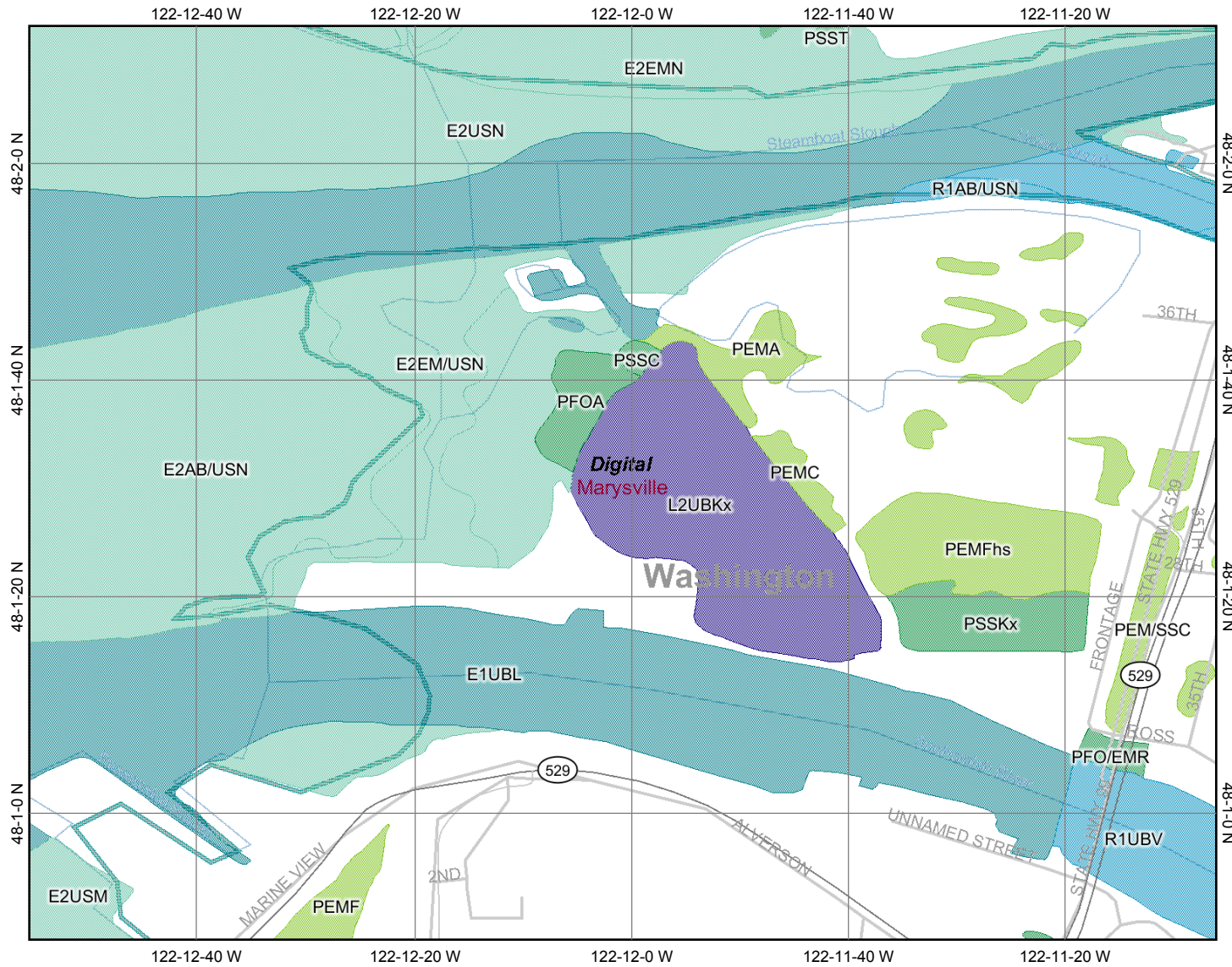
Development under the Proposed Action or the No Action Alternative may require mitigation to address specific direct and indirect wetland impacts. If future development is proposed for the property, specific impacts from development would be assessed at that time, and appropriate mitigation measures would be imposed through the County's State Environmental Policy Act (SEPA) authority and other applicable regulations.

General mitigation measures, as identified in the Environmental Impact Statement (EIS) for the 2005 GMA Comprehensive Plan Update, include the following:

- minimize impervious surface area,
- schedule construction activities to occur during the dry season to reduce impacts on soils near wetlands and streams, and
- encourage buffer enhancement. Where protected stream and wetland buffers are in a degraded condition, encourage enhancement of the buffer through means such as establishment of native vegetation and control of nonnative invasive plant species.

Unavoidable Adverse Impacts

If wetland or buffer areas cannot be avoided, then any future development would likely result in significant unavoidable adverse wetland impacts.



Legend

CONUS_wet_scan

- 0
- 1
- Out of range

Interstate

Major Roads

- Other Road
- Interstate
- State highway
- US highway
- Roads

Cities

USGS Quad Index 24K

Lower 48 Wetland Polygons

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

Lower 48 Available Wetland Data

- Non-Digital
- Digital
- No Data
- Scan

NHD Streams

Counties 100K

States 100K

South America

North America

Scale: 1:18,219

Map center: 48° 1' 31" N, 122° 12' 1" W

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

Figure 3-1. Miller Shingle National Wetland Inventory Map

3.2. Changes to Draft SEIS Chapter 3.8 Relationship to Plans and Policies

Section 3.8.5 LS1b Lake Stevens School District

Consistency Analysis – Proposed Action is amended as follows (Letter #2, Comment 3):

LU Policy 1.A.4: The Lake Stevens Sewer District has committed to serving the school, although ~~it will be several years before the District will extend the sewer line to the school~~ sewer service is not currently available; construction on the Southwest Interceptor is scheduled as of January 2008. See Section 3.9.2, Public Services (Lake Stevens School District). The Lake Stevens School District completed roadway improvements to accommodate the new school.

Section 3.8.9 SW10 Luschen

Consistency Analysis – Proposed Action is amended as follows (Letter #10, Comment 5):

LU Policy 1.A.4: ~~Utilities would need to be extended to the site.~~ Water services are available on the site. Sanitary sewer lines are available adjacent to the property but are not currently serving the site.

Section 3.8.11 STAN4 Tarte

Consistency Analysis – Proposed Action is amended as follows (Letter #6, Comment 1):

LU Policy 1.A.4: ~~Utilities would need to be extended to the site.~~ Water services are available on the site. Sanitary sewer lines are available adjacent to the property but may not be extended to the property until the property is annexed to the City of Stanwood.
