DETERMINATION OF NONSIGNIFICANCE
CODE AMENDMENT/DESIGN GUIDELINES/
ZONING MAP AMENDMENT
ALDERWOOD-CITY CENTER TRANSITION AREA
(2012ERC0006)(2008CAM0003)

DESCRIPTION OF PROPOSAL:

PROPOSENDENT:
Community Development Department
City of Lynnwood
4114 198th Street SW., Suite 7
Lynnwood, WA. 98036

(425) 670-5409

LOCATION OF PROPOSAL:
The Alderwood Mall-City Center (ACC) Transitional area is located roughly between 36th Avenue W. to the west, 188th Street SW to the north, the proposed 194th Street SW extension to the south and 33rd Avenue W. A portion of the transitional area is situated between 33rd Avenue W. and Alderwood Mall Boulevard, north of the existing Edmonds School District Bus Barns (numerically 3101 Alderwood Mall Boulevard upward).

LEAD AGENCY:
City of Lynnwood
Community Development Department
4114 198th Street SW, Suite 7
P.O. Box 5008
Lynnwood, WA 98046

STAFF CONTACT:
For general information about the SEPA process, additional information about this determination or on the appeal process for this determination, please contact:
Gloria Rivera, Senior Planner
grivera@ci.lynnwood.wa.us
(425) 670-5409

Contact: (425) 670-5410

**ACTIVITY NUMBERS:**
2012ERC0006, 2008CAM0003

**SITE DESCRIPTION:**
Office buildings ranging from one to eight stories. One to two story retail and light industrial buildings. Residential four-plex units. The majority of the property slopes downward from west to east at a fifteen (15) percent degree over approximately 900 linear feet. There is an approximate two (2) to ten (10) percent degree slope on the southwest portion of the site (adjacent to 36th Avenue W.) for approximately 450 linear feet when a slightly downward slope to the east.

**PERMITS REQUIRED:**
Permits required, as known at the time of application:
- None

**DETERMINATION:**
The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. The determination that an environmental impact statement does not have to be filed does not mean there will be no adverse environmental impacts. City of Lynnwood codes governing noise control, land-use performance standards, construction and improvement of streets and roads, drainage control, fire protection and building practices will provide substantial mitigation of the aforementioned impacts.

This Determination of Nonsignificance (DNS) is issued under WAC 197-11-340(2). This determination is issued on the basis of compliance of the proposal with all applicable federal, state and local laws, regulations, and standards and does not modify or waive any such law, regulation or standard. This DNS is issued also on the basis of this proposal complying with all applicable Lynnwood Municipal Code (LMC) regulations and standards of the City. Specifically:

1. Not Applicable.

**COMMENT PERIOD:**
If there is new information or changes to the proposal after issuance of the DNS and prior to issuance of any required permit or approval indicating that the proposal will have probable significant adverse impacts, a new threshold determination will be required.

The lead agency will not act on this proposal for 15 days from the date of issue. Comments must be submitted by Thursday, March 22, 2012 to the staff contact listed above. This DNS
becomes final at 4:00 PM on Thursday, April 5, 2012, unless the determination is withdrawn or amended by the City’s SEPA Responsible Official (below).

APPEAL:
You may appeal this determination by submitting a letter stating the basis for the appeal to the City of Lynnwood Community Development Department at 4114 198th St SW, Suite 7, P.O. Box 5008 Lynnwood, WA 98046-5008. An appeal may be submitted only after the close of the comment period but no later than 4:00 PM on Thursday, April 5, 2012, which is 14 days from the end of the comment period. If you choose to appeal, you should be prepared to make specific factual objections to this determination. The fee for an appeal is as set forth in LMC 3.104.

Contact the City of Lynnwood Department of Community Development staff contact listed above to read or ask about the procedures for SEPA appeals.

RESPONSIBLE OFFICIAL: COMMUNITY DEVELOPMENT DIRECTOR

DATE OF ISSUE: March 7, 2012         DATE OF SIGNATURE: March 7, 2012

Paul Krauss, AICP

VOLUNTARY OFFERS AND APPLICABLE DOCUMENTS:
This threshold determination was reached on the basis of the plans, supporting documents, calculations and agreements contained in the voluntary submittals associated with activity number(s) 2012ERC0006, 2008CAM0003) and SEPA review. Specifically:

1. Environmental Checklist dated March 2, 2012
2. Lynnwood City Center Sub-Area Plan – Draft Environmental Impact Statement (SEIS) Issued April 19, 2004 – Incorporated by Reference
3. Lynnwood City Center Sub-Area Plan - Final Supplemental Environmental Impact Statement (FEIS) Issued September 4, 2004 – Incorporated by Reference
4. Lynnwood Comprehensive Plan – Draft Environmental Impact Statement (DEIS), published in 1995 (includes Lynnwood Subregional Center substantially similar to the City Center)
5. Lynnwood Comprehensive Plan – Final EIS (FEIS) published in 1995 (includes Lynnwood Subregional Center substantially similar to the City Center)

The voluntary offers and environmental documents listed above were considered and evaluated as part of this threshold determination.

DISCLAIMER:
The determination that an environmental impact statement does not have to be filed does not mean there will be no adverse environmental impacts. City of Lynnwood codes governing traffic control, land-use performance standards, construction and improvement of streets and roads, drainage control, environmental protection, fire protection and building practices will provide substantial mitigation of the aforementioned impacts.

The issuance of this DNS should not be interpreted as acceptance or approval of this proposal as presented. The City of Lynnwood reserves the right to deny or approve said proposal subject to
conditions if it is determined to be in the best interests of the City and/or necessary for the general health, safety and welfare of the public to do so.

Individual projects allowed under non-project actions will be reviewed in advance of planned construction to determine if SEPA review is required. Projects requiring SEPA review will be evaluated to identify any probable adverse environmental impacts and identify measures necessary to mitigate those impacts.

**DISTRIBUTION LIST:**
This DNS and SEPA checklist were mailed to the following:
- Applicant (checklist not mailed)
- United States Department of Army Corps of Engineers – Seattle District
- Snohomish County Planning Division
- Snohomish County Public Works Dept.
- Alderwood Water District
- City of Mill Creek
- City of Edmonds
- City of Mountlake Terrace
- City of Brier
- Washington State Department of Ecology – Environmental Review Section
- Washington State Department of Fish and Wildlife
- Washington State Department of Transportation
- Washington State Department of Natural Resources
- Puget Sound Air Pollution Control Agency
- Edmonds School District #15
- Community Transit
- Tulalip Tribe
- Muckleshoot Tribe

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