

SEPA ENVIRONMENTAL CHECKLIST

A. Background

1. Name of proposed project, if applicable:

City of Burlington Comprehensive Plan Update

2. Name of applicant:

City of Burlington

3. Address and phone number of applicant and contact person:

Brad Johnson, Community Development Director
833 South Spruce Street, Burlington Washington, 98233
bradmj@burlingtonwa.gov

4. Date checklist prepared:

February 14, 2023

5. Agency requesting checklist:

City of Burlington

6. Proposed timing or schedule (including phasing, if applicable):

Non-project action. The City anticipates final adoption of the Comprehensive Plan and related code changes on or after April 17, 2023

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain

The Comprehensive Plan and related implementing regulations are intended to guide public and private development through the year 2036. The proposed action will accommodate a minimum of 1,448 additional dwellings, housing approximately 3,808 people, and commercial development sufficient to accommodate an additional 3,516 jobs. The plan also includes improvements to public facilities as necessary to support this growth.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

- Development Capacity Report
- Housing Needs Assessment
- Best Available Science Report
- Parks, Recreation, and Open Space (PROS) Plan
- Impact Fee Projection Report
- Transportation Study
- Capital Improvement Plan (CIP)

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

Shoreline Master Program (SMP) update submitted to the Department of Ecology for final review and approval.

10. List any government approvals or permits that will be needed for your proposal, if known.

Skagit Regional Transportation Planning Organization (RTPO) consistency review (applies to Transportation Element of proposed Comprehensive Plan.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.

Repeal and replace existing City of Burlington Comprehensive Plan with a new comprehensive plan covering a 20-year period between the years of 2016 – 2036 in compliance with the Washington State Growth Management Act. The existing Burlington Comprehensive Plan was adopted in 1994 and last substantially updated in 2005. The project also includes updates to related functional plans, including:

- Surface Water Management Plan
- Sewer Comprehensive Plan
- Capital Improvement Plan

In order to implement the updated comprehensive plan, and to ensure consistency as required by the GMA, the City will also be adopting an updated zoning map and revising titles 12, 13, 14, 14A, 15, 16, and 17 of the Burlington Municipal Code.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you

are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The new Comprehensive Plan, revised functional plans, and updated municipal code will apply to all areas of the City of Burlington. Limited provisions of the Comprehensive Plan, Surface Water Management Plan, Sewer Comprehensive Plan, and municipal code updates will apply to the unincorporated portions of the City's Urban Growth Area. Certain provisions of the Sewer Comprehensive Plan will apply to areas where the City provides sewer services, including the Bayview Ridge Non-Municipal Urban Growth Area managed by Skagit County and existing sewer non-municipal sewer customers. No UGA expansion or changes are included.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site

(circle one): Flat, rolling, hilly, steep slopes, mountainous,
other _____

b. What is the steepest slope on the site (approximate percent slope)?

Most of the area impacted by the proposal is flat, or characterized by gently rolling topography. Burlington Hill is characterized by steep slopes and has a maximum elevation of 400 feet.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

A variety of soil types within the City of Burlington are granular and consist of gravels, sands, and silts. A small area of the City (Burlington Hill) is characterized by steep slopes, and highly erodible soils. Burlington Hill has limited areas of vertical, or near vertical rock faces, talus slopes, and other unique features.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

Burlington Hill is mapped by Skagit County as geologically hazardous area and contains soils categorized by the NRCS as highly erodible. Soils in low-lying areas may be subject to shallow groundwater and prone to liquefaction.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Non-project action – The proposal being considered does not authorize site specific disturbances or grading. The total quantity of grading that could result from this proposal is not known but is assumed

to be less than the baseline conditions. The updated Burlington Comprehensive Plan envisions accommodating most of the City's projected development on existing developed or partially developed sites through infill and redevelopment. Under the baseline conditions of the existing plan, much of the City's future growth would be accommodated in outlying, and relatively undeveloped, areas necessitating greater quantities of soils disturbing activities. In addition, the implementing regulations include limits on flood-water displacement impacts and strong incentives for structurally elevating buildings and improvements rather than using fill.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Yes, the plan is intended to accommodate development through the year 2036. All ground disturbing activities have the potential to cause erosion.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

The updated plan generally limits the maximum impervious surface coverage for new sites to 80 percent, the total coverage resulting from development through the year 2036 is estimated to be substantially less than that when accounting for park and open spaces areas and less intensive zones with lower impervious surface coverage limits. If all comprehensive plan designations were fully developed to their maximum permitted coverage at total of 1,632 square feet of impervious surface coverage, or 60 percent of the City's land mass, would be covered by impervious surfaces. This likely a substantial overestimate and does not include all of the areas currently covered by impervious surfaces, areas that will not develop during the plan period, and development that include less than the maximum permitted coverage. The estimate also does not account for areas covered by water.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Erosion control mitigation will be continually required as a part of the Project. Project specifications will require the contractor to implement Best Management Practices (BMP's), as defined by the Department of Ecology. All future development subject to Washington State water quality and erosion control laws. Comprehensive Plan and Development and implementing development regulations include measures to substantially limit development in erosion prone areas, such as Burlington Hill, and to add additional protections to areas near wetlands, rivers, and water-courses, including the establishment of new "special management areas" along Gages Slough and the Skagit River. Development, and potential sources of erosion, will be limited in the designated SMAs.

2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Non-project action. Total associated emissions are not known but assumed to be less than the baseline conditions under the existing comprehensive plan. Emissions from sources other than vehicles are regulated by the NW Clean Air Agency. The City has not revised the amount of industrial land or taken other actions that might affect non-vehicle air emissions. The Transportation reports prepared to support the development of the updated Burlington Comprehensive Plan include estimates of future vehicle travel. The Transportation Element includes goals, policies, and capital projects intended to reduce per-capita vehicle travel and increase the use of transit and non-motorized transportation modes. The Land Use Element of the updated Comprehensive Plan includes actions aimed at increasing mixed use development and increasing residential densities. Over the planning period these actions are projected to reduce trip lengths and the use of motorized vehicles.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

None known

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

The Transportation reports prepared to support the development of the updated Burlington Comprehensive Plan include estimates of future vehicle travel. The Transportation Element includes goals, policies, and capital projects intended to reduce per-capita vehicle travel and increase the use of transit and non-motorized transportation modes. The Land Use Element of the updated Comprehensive Plan includes actions aimed at increasing mixed use development and increasing residential densities. Over the planning period these actions are projected to reduce trip lengths and the use of motorized vehicles.

3. Water

- a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

The area subject to the plan update includes a number of wetland and open water areas, notably the Skagit River, Gages Slough, and Walnut Pond. Other small wetland areas exist near the base of Burlington Hill and on isolated sites throughout the City. Surface water from the City ultimately flows to the Skagit River, Samish River, and Padilla Bay via Joe Leary Slough.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

It is assumed that during the planning period development will occur within 200 feet of open water areas and wetland. Plan and associated development regulations include measures to limit such development and minimize any resulting impacts through restoration and mitigation.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

The Burlington Comprehensive Plan and its implementing regulations generally prohibit depositing fill in open water areas, wetlands, or similar features.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

The City of Burlington is currently requesting a water right for the purpose of irrigating Skagit River Park on a seasonal basis. The irrigation project is included in the Capital Improvement Plan and will involve pumping two cubic feet per second (900 gallons per minute). The irrigation water right is subject to a separate application with the Department of Ecology and a separate SEPA checklist and determination has been prepared for the project. No aspect of the comprehensive plan relies on the proposed seasonal irrigation. Domestic water in the City of Burlington is obtained from Skagit PUD. Skagit PUD's water plan addresses any water diversions or withdrawals planned by that agency.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

Yes. Most of the City of Burlington

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

- No.

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities

withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

- Domestic water in the City of Burlington is obtained from Skagit PUD. Skagit PUD's water plan addresses any water diversions or withdrawals planned by that agency. It is assumed based on PUDs water plan that PUD has sufficient water allocated to meet the City's needs for the duration of the planning period (through the year 2036).
- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

The plan and implementing regulations generally prohibit the use new septic tanks and include regulations and policies aimed at phasing out the use of existing septic tanks. Material could be discharged through storm-water infiltration facilities; however such improvements are regulated by Washington State Department of Ecology water quality laws.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

NA – Non-project action

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

Possibly, but such discharges are prohibited.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

Yes, possibly, subject to existing storm-water regulations.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

Construction BMPs for sedimentation and erosion control, compliance with water quality laws, limiting development in erosion prone areas and near surface water. Establishing regulations for hazardous material storage. Flood regulations for storage of potential contaminants.

4. Plants

- a. Check the types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other – **Walnut, Other Non-native**
- evergreen tree: **fir, cedar**, pine, other
- shrubs
- grass
- x pasture
- x **crop** or grain
- x Orchards, vineyards or other permanent crops.
- x wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- x water plants: water lily, eelgrass, milfoil, other
- x other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

It is assumed that all types of vegetation might be removed or altered during the planning period.

c. List threatened and endangered species known to be on or near the site.

The Best Available Science report included in the Natural Resources Chapter of Volume II of the Comprehensive Plan includes a complete list of endangered species that may potentially be associated with the City of Burlington. Salmon

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Regulations associated with the update include revised landscaping standards to increase the amount, and quality, of landscaping required for new projects.

e. List all noxious weeds and invasive species known to be on or near the site.

Unknown

5. Animals

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

birds: hawk, heron, **eagle**, **songbirds**, other:

mammals: **deer**, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

- No nesting areas have been noted. Only the occasional small local birds are seen in the area.

b. List any threatened and endangered species known to be on or near the site.

The Best Available Science report included in the Natural Resources Chapter of Volume II of the Comprehensive Plan includes a complete list of threatened or endangered species that may potentially be associated with the City of Burlington.

c. Is the site part of a migration route? If so, explain.

Western Washington is part of the Pacific Flyway, a known migration route for birds. All species of salmon and steelhead use the Skagit River.

d. Proposed measures to preserve or enhance wildlife, if any:

As documented in the Natural Resources Element of Volume I and the Natural Resources Chapter of Volume II, a number of changes were identified through the review of Best Available Science to preserve and enhance wildlife. The Comprehensive Plan envisions protecting large habitat blocks and corridors, notably Burlington Hill, the Skagit River corridor, and Gages Slough through the use of Special Management Areas and associated limits on intensive development.

e. List any invasive animal species known to be on or near the site.

Not known.

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Completed residential and non-residential development will require electrical power, and to a lesser extent natural gas. Electrical power is provided by Puget Sound Electric (PSE), the City is unaware of the exact sources of PSE's electrical power. Natural gas is provided by Northwest Natural Gas. Over the course of the planning period it is envisioned that an increasingly large share of residential and non-residential power needs will be supplied by renewable sources. Since this plan does not alter baseline assumptions regarding population and employment projections, but does envision accommodating a larger share of residential growth in multiunit residential buildings which tend to be more energy efficient than detached structures, the per capita energy consumption will likely not increase as a result of this proposal.

Energy for transportation purposes will come from fossil fuel sources. It is anticipated that during the planning period vehicle power will increasingly be electric. Plan includes goals, policies, and projects aimed at reducing per-capita vehicle travel and increasing transit use and non-motorized travel. These actions may reduce energy needs for transportation.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

- Not known – non- project action

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

Plan envisions accommodating a larger share of residential growth in multiunit residential buildings which tend to be more energy efficient than detached structures, the per capita energy consumption will likely not increase as a result of this proposal.

Energy for transportation purposes will come from fossil fuel sources. It is anticipated that during the planning period vehicle power will increasingly be electric. Plan includes goals, policies, and projects aimed at reducing per-capita vehicle travel and increasing transit use and non-motorized travel. These actions may reduce energy needs for transportation.

Compliance with Washington State Energy Code requirements

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

- 1) Describe any known or possible contamination at the site from present or past uses.

- Not known – non-project action
- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

- Not known – non-project action

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

Some development occurring during the planning period may include toxic or hazardous chemicals in small quantities. Plan and implementing regulations prohibit bulk storage and manufacturing due to shallow groundwater and floodplain conditions. Regulations and policies also included to require safe storage of chemicals stored accessory to a permitted use.

- 4) Describe special emergency services that might be required.

- City of Burlington provides fire, EMS, and police service. As described in the Capital Facilities Element of the Comprehensive Plan, no capital improvements were identified as necessary to support planned growth.

5) Proposed measures to reduce or control environmental health hazards, if any:

- Full implementation of plan policies and regulations.

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

- Noise emissions from railroads and freeways. Industrial uses may emit noise.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Not known – non-project action

3) Proposed measures to reduce or control noise impacts, if any:

- Planning policies and regulations limit noise emitting uses to industrial zones and implement additional buffer and screening requirements to separate industrial and residential uses.

8. Land and shoreline use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

- Land uses in Burlington include residential, commercial, industrial, park, open space, public facilities, and limited areas of agriculture.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

- Yes, portions of the City were previously used for agriculture, and to a lesser extent forestry. No lands of long term significance will be affected by this proposal. No UGA expansions are planned. Tax status of lands not known.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversized equipment access, the application of pesticides, tilling, and harvesting? If so, how:

- Possibly; however no significant change from baseline conditions under current plan and regulations. Intensive agricultural operations about the City of Burlington and areas affected by the Plan. Plan and implementing regulations include additional separation and buffering requirements to protect the integrity of agricultural operations, reduce complaints, and minimize light, noise, and dust impacts on City developments.

c. Describe any structures on the site.

- Various types of structures are located throughout the City.

d. Will any structures be demolished? If so, what?

- Yes – number and type not known. Non-project action.

e. What is the current zoning classification of the site?

- Areas affected by plan include all of the City's current zoning designations including R-1, R-2, R-3, MR-NB, RS, B-1, C-1, C-2, BP, M-1, and OSPA.

f. What is the current comprehensive plan designation of the site?

- Areas affected by the plan include all of the City's current comp plan designations including SF-D, M-F, CB, HC-I, OSPA, and UGA.

g. If applicable, what is the current shoreline master program designation of the site?

- Plan encompasses natural, aquatic, and urban conservancy designations.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

- Yes, all critical areas are present in the City of Burlington including wetlands, FWHCA, floodplains, and geologically hazardous areas.

i. Approximately how many people would reside or work in the completed project?

- Over the planning period (2016 – 2036) the City's population is expected to increase by 3,808 and employment is expected to increase by 3,516. In the year 2036 the City will have total employment of 13,412 and a total population of 14,272.

j. Approximately how many people would the completed project displace?

- Not known – but displacement is not expected to occur to any significant extent.

k. Proposed measures to avoid or reduce displacement impacts, if any:

- Comprehensive plan and implementing regulations are intended to promote a robust supply of market rate housing of all types and densities and all for construction of subsidized housing and housing for populations with special needs. Housing construction will be focused in existing commercial area where little housing currently exists. These actions are expected to minimize displacement impacts.

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

- Comprehensive plan includes policies, goals and implementing regulations intended to ensure consistency within the plan and between plans.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

- Policies to discourage or prohibit future UGA expansions
- Requirements for City developments abutting ag lands in unincorporated Skagit County to include buffers and screening
- Policies stating the City will not attempt to urbanize agricultural land.

9. Housing

b. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

- A minimum of 1,448 housing units may be constructed through the year 2036. 869 (60 percent) of the projected housing units will be attached. 579 (40 percent) will be detached. The exact income range for housing units is not known but it is estimated that the majority of housing will be market rate low- to middle income based on City's economic profile. Plan enable the construction of subsidized housing and housing for populations with special needs in all zones allow residential development. Capital Improvement Plan includes expansion of City owned shelter housing at Pease Road to include transitional housing.

c. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

- Not known, but unlikely a significant number of units will be lost.

d. Proposed measures to reduce or control housing impacts, if any:

- Comp plan include goals, policies and implementing regulations intended to promote the construction of a significant number of housing units and allows a variety of housing types and densities throughout the City.

10. Aesthetics

e. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

- Non-project action – not known. The tallest buildings resulting from the plan and implementing regulations may be 3-5 stories (45 – 75 feet) in height.

f. What views in the immediate vicinity would be altered or obstructed?

- Not known.

g. Proposed measures to reduce or control aesthetic impacts, if any:

- Comp plan and implementing regulations include design standards for height, bulk, setbacks, and façade modulation.

11. Light and glare

h. What type of light or glare will the proposal produce? What time of day would it mainly occur?

- Development occurring under the proposed plan and implementing regulations will involve outdoor lighting. Some projects may involve 24 hour operations.

i. Could light or glare from the finished project be a safety hazard or interfere with views?

- Potentially, without mitigation measures included in the plan

j. What existing off-site sources of light or glare may affect your proposal?

- Not known

k. Proposed measures to reduce or control light and glare impacts, if any:

- Implementing regulations include detailed standards for outdoor lighting limiting intensity levels, requiring screening, and establishing procedures for reviewing lighting plans.

12. Recreation

l. What designated and informal recreational opportunities are in the immediate vicinity?

- As detailed in the Parks and Recreation Element of the Comprehensive Plan, the City currently has ownership of, or access to approximately 195 acres of park and open space.

m. Would the proposed project displace any existing recreational uses? If so, describe.

- No. Additional parks and recreation facilities would be established.

n. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

- Implementation of Parks and Recreation Element, Capital Facilities Plan, and Parks Recreation and Open Space plan.

13. Historic and cultural preservation

o. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.

Yes, City-owned Carnegie Library Building.

p. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

- Not known.

q. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

- Continued coordination with, and notice to, DAHP and tribes.

r. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

- City ownership of Carnegie Library building. Notice to DAHP and tribes of major development proposals. Inadvertent discovery plan requirements for major ground disturbing activities.

14. Transportation

s. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

- As documented in the Transportation Element of the Comprehensive Plan, there are 56 miles of roadway in the City's UGA including 35 miles of city streets, 5 miles of state highway, and 21 miles of county-road and private streets. BNSF operates two rail lines that pass through Burlington.

t. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

- Yes. Skagit Transit operates four routes serving the City of Burlington and is planning on initiating a fifth "circulator route". Plan envisions concentrating approximately 36 percent of future residential growth and 70 percent of employment growth along the Burlington Boulevard corridor and within one-quarter miles of Skagit Transit's route 208 service.

u. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

- Not known - non project action.

v. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

Transportation Element of the Comprehensive Plan includes 20 projects to improve local transportation facilities and 6 projects to improve state highways.

w. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

- Yes

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

- Detailed traffic modeling included in Transportation Report.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

- There is no indication that this proposal will affect or be affected by the movement of either.

- x. Proposed measures to reduce or control transportation impacts, if any:

Project includes upgrades to several intersections to address LOS problems. Other improvements can be classified as demand management and include the construction of multi-use paths, sidewalk improvements, bike lanes, land use strategies intended to reduce per-capita VMT.

15. Public services

- y. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

The Public Facilities and Services Element includes a detailed description of how the plan may impact public services.

- z. Proposed measures to reduce or control direct impacts on public services, if any.

Construction of projects identified in the Public Facilities and Services Element and Capital Improvement Plan.

16. Utilities

- aa. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

- bb. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

All types of utilities will be provided. Sewer and fiber optic communications provided by City. Water provided by Skagit PUD. Waste collection provided by Sanitary Services under contract for the City. Other utilities provided privately.

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Name of signee : **Brad Johnson**

Position and Agency/Organization : **Community Development Director, City of Burlington**

Date Submitted: **February 14, 2023**

D. Supplemental sheet for nonproject actions [\[HELP\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Population growth and residential and non-residential development forecasted in plan could result in additional discharges to water and air emissions (primarily from transportation related sources). Noise impacts could be associated with industrial developments.

Proposed measures to avoid or reduce such increases are:

Plan and implementing regulations include goals, policies, and projects to reduce water discharges through the application of low impact development techniques, erosions BMPs, and full compliance with Washington State water quality laws. Plan and regulations include limits on impervious surface coverage and promote the use of native landscaping materials. Air emission generally regulated by NW Clean Air Agency. Plan envisions reducing transportation related emissions on a per-capita basis by shifting travel to non-motorized modes, reducing trip lengths, and transit use.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Development could impact habitat through loss of vegetation, activity, noise, and light impacts. Water quality impacts could affect aquatic species.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

As described in the Natural Resources Element of the Comprehensive Plan and in the Natural Resources Chapter of the Volume II, the plan includes policies and regulations based on best available science to reduce habitat impacts. Notable changes include the establishment of special management areas that restrict development. Special management areas are established for Burlington Hill, Gages Slough, and the Skagit River corridor. Additional site specific buffer and mitigation standards also apply.

3. How would the proposal be likely to deplete energy or natural resources?

Residential and non-residential growth will consume energy both for the construction and operation of buildings and industrial processes but also for transportation.

Proposed measures to protect or conserve energy and natural resources are:

Plan envisions accommodating a minimum of 60 percent of future residential growth in attached residential buildings which are thought to be more energy efficient than detached structures. By directing a large percentage of the City's future growth to centrally located areas with good access to jobs, shopping, services, and transit, the City hopes to reduce average travel distances and motorized vehicle use. Capital and Transportation plan include a significant number of non-motorized transportation improvements to promote walking and biking. Development located approximately 36 percent of future residential growth and 70 percent of employment growth will be located along Burlington Boulevard corridor and within ¼ mile of Skagit Transit Route 208 to promote transit use.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Natural Resources Chapter of the Volume II of the Comprehensive Plan include a summary of best available science, identifies potential impacts, and recommends actions to ensure to minimize crucial area impacts. Proposal will not impact farm lands. Includes policies to improve buffers between city and adjacent Ag activities. No UGA expansions onto prime farmland proposed.

Proposed measures to protect such resources or to avoid or reduce impacts are:

Natural Resources Element of the Comprehensive Plan includes goals and policies intended to implement the recommendations of the best available science summary. Changes to the City's development regulations have also been made to minimize critical area impacts.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The Burlington Comprehensive Plan and related functional plans and implementing regulations are intended to accommodate population and employment growth through the year 2036 within the City's existing municipal boundaries. No UGA expansions are proposed and little if

any land will be annexed. The plan envisions changing the way land is used and developed and accommodating most of the City's anticipated growth through infill and redevelopment. Residential densities will be significantly increased, particularly in existing commercial areas where they are expected to reach or exceed 32 dwellings per acre and where regulatory changes will allow up to 50 percent of existing land inventory to be used for residential or mixed use buildings. In addition 80 acres of land previously zoned for detached residential uses has been rezoned to allow attached residential uses.

In order to ensure consistency with other plans and the provision of public service amendments to the City's CIP, Sewer Comprehensive Plan, and Surface Water Plan were developed in tandem with the Comprehensive Plan.

Shoreline Areas of the City along Skagit River are mostly in public ownership and not available for development. Comprehensive Plan envisions adoption of Special Management Areas along Gages Slough and Skagit River corridor to ensure consistency between land use and shoreline plans and minimize critical area impacts.

Proposed measures to avoid or reduce shoreline and land use impacts are:

Comprehensive plan is intended to avoid sprawling low density development in undeveloped outlying areas. Such development patterns increase energy consumption, vehicle travel, trip lengths, critical area impacts, and impervious surface coverage. The updated Burlington Comprehensive Plan envisions accommodating all allocated population and employment growth within the City's existing municipal boundaries through infill and redevelopment. By concentrating development in existing developed areas with good access to jobs, shopping, services, and public facilities travel distances are reduced, the number of trips made using non-motorized modes or transit can be increased, and the need for expensive infrastructure extensions can be minimized or eliminated. Redeveloping existing developed sites or repurposing existing buildings minimizes vegetation loss, impervious surface coverage, and critical area impacts.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

The pattern of development envisioned by the Burlington Comprehensive Plan may increase demand for non-motorized transportation facilities and transit service.

Proposed measures to reduce or respond to such demand(s) are:

Future transportation impacts will be addressed through a combination of traditional vehicle LOS driven response, such as intersection improvements, and demand management techniques to reduce future travel and shift travel to less costly modes. Plan includes bike, and pedestrian projects including a significant number of multiuse paths, sidewalk improvements, and traffic calming measures. By concentrating residential development in commercial areas trip lengths can be reduced and percentage of trips made using non-motorized modes can be increased. Plan and implementing regulations include measures to ensure greater consistency between Burlington's plan and Skagit Transit services and establishes LOS standard for transit.

The infill and redevelopment strategy articulated in the Comprehensive Plan will reduce or eliminate growth related capital facility needs. As described in the Public Facilities and Service Element, park and transportation improvements will be needed to support future growth, but other services will not require growth related improvements.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

No known conflicts.