

Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use “not applicable” or “does not apply” only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to **all parts of your proposal**, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for Nonproject Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in “Part B: Environmental Elements” that do not contribute meaningfully to the analysis of the proposal.

¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance>

A. Background

[Find help answering background questions](#)²

1. Name of proposed project, if applicable:

RC1344 Burlington

2. Name of applicant:

Kimley-Horn and Associates, Inc.

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

Liz Willmot, PE

(206) 677-8610

1201 Third Ave, Suite 2800

Seattle, WA 98101

4. Date checklist prepared:

7/3/2025

5. Agency requesting checklist:

City of Burlington

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

Anticipated construction start date is August 2026, with projected store opening in October 2027. No phasing is proposed.

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

No future additions are proposed.

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

A Phase I ESA has been prepared for this proposal. No evidence of a recognized environmental condition was found, and no further assessment was recommended.

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.

At this time, the Applicant is not aware of any pending for governmental approvals of other proposals directly affecting the property covered by this proposal.

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

The proposal is pursuing approval of a Land Use Permit, Conditional Use Permit for drive-thru use, and Variance for maximum building setback concurrent with this SEPA

² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background>

review. A Grading Permit and Building Permit will be applied for at a later date. Review by Skagit PUD will be applied for at a later date.

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. (Lead agencies may modify this form to include additional specific information on project description.)

The project proposes the demolition of one existing building and associated parking areas and utility services. The project proposes construction of a new 3,298 SF restaurant with a covered patio for outdoor seating, two drive-thru lanes, trash enclosure, accessible and EV stalls, and associated parking areas, utilities, and earthwork. The project also proposes sidewalk frontage improvements along Burlington Boulevard.

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 proposal is located at 1075 S Burlington Blvd, Burlington, WA 98233.

B. Environmental Elements

1. Earth

[Find help answering earth questions](https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth)³

- a. General description of the site:

The site is currently developed with one building and a large asphalt parking lot.

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

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

The existing landscape buffer between the building and ROW is approximately 24% slope.

- 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.

³ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth>

Fill – Well graded gravel with sand, silty sand, silt, silt with sand, sandy silt were found onsite per the Geotechnical report. No agricultural soils were identified.

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

The Geotechnical Report identified a liquefaction hazard that could result in settlement in the event of a design level earthquake.

- 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.

Based on preliminary earthwork that has been prepared, the grading area will be approximately 1.2 acres. A net cut is proposed. Suitable structural soil for proposed structures will be brought in from offsite.

- f. Could erosion occur because of clearing, construction, or use? If so, generally describe.

Grading activities and rain events during construction may cause erosion. All erosion will be prevented to the greatest extent possible by implementing measures satisfying City erosion control requirements to protect the disturbed areas and minimize erosion leaving the project area.

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

Approximately 65% of the site will be covered with impervious surfaces after project construction.

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

A temporary erosion control plan will be designed per City standards to include approved Best Management Practices (BMPs). The BMPs will be installed to reduce and control erosion during the construction of the project. The project anticipates a silt fence is proposed around the entirety of the disturbed area, a temporary sediment pond to allow for construction stormwater settlement, and a construction entrance to reduce construction equipment tracking soil offsite.

2. Air

[Find help answering air questions](#)⁴

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.

During construction: dust, concrete batching, asphalt installation, painting, construction equipment emissions

⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air>

Operation: vehicular traffic emissions

Maintenance: painting

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

The applicant is not aware of any off-site sources of emissions or odor that may affect the proposal.

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

Construction equipment will meet state and local emissions standards. Permanent stabilization of the site will be achieved prior to construction completion.

3. Water

[Find help answering water questions](#)⁵

- a. Surface:

[Find help answering surface water questions](#)⁶

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.

There are no surface water bodies onsite or in the immediate vicinity of the site. Gages Slough is about half a mile south of the site.

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.

There are no surface water bodies within 200 feet of the site.

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.

Not applicable, see 3(a)(2).

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

The proposal will not require surface water withdrawals or diversions.

⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water>

⁶ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water>

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

The site is within the 100-year floodplain based on FEMA map 530153 0001 B dated 1/3/1985.

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.

Not applicable, see 3(a)(2).

b. Ground:

[Find help answering ground water questions](#)⁷

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 a general description, purpose, and approximate quantities if known.

Groundwater will not be withdrawn from a well.

2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (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.

Neither septic tanks nor any other waste material discharge into the ground is proposed.

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.

The project proposes to capture all stormwater runoff generated by the new and replaced pavement and treat it with a water quality vault as required by the DOE's SWMMWW. Water that is allowed to leave the site in compliance with flow control requirements will tie into an existing manhole at the SE corner of the site and enter an existing underground stormwater main that drains south with an eventual outfall into Gages Slough.

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

Waste materials will be prevented from entering ground or surface waters to the maximum extent feasible through the use of water quality measures consisting of a proprietary vault structure.

⁷ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater>

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

The proposal will alter onsite drainage patterns as a result of the replaced and new impervious surface. The proposal will maintain historic drainage patterns in the vicinity of the site by treating and detaining stormwater per the DOE's SWMMWW.

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

The project will implement erosion control BMPs to manage construction stormwater runoff. Runoff generated by the replaced and new impervious surface will be managed with two CMP detention facilities and a proprietary water quality structure.

4. Plants

[Find help answering plants questions](#)

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

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

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

The proposal will remove a total of seven (7) existing trees: four (4) *Fraxinus americana* (American Ash), one (1) *Pinus contorta* (Shore Pine), and two (2) *Ulmus glabra* 'Camperdownii' (Camperdown Elm).

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

No known threatened and endangered species are on-site or near the site.

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

The proposal includes new landscaping designed to meet all applicable requirements and standards outlined in the City of Burlington Municipal Code (BMC 17.81). In addition, two (2) existing trees will be preserved on-site: one (1) *Liquidambar styraciflua* (American Sweetgum) and one (1) *Fraxinus americana* (American Ash).

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

No known noxious weeds and invasive species are on-site or near the site.

5. Animals

[Find help answering animal questions](#)⁸

- a. List any birds and other animals that 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:

A FEMA Floodplain Habitat Assessment was performed as part of this submittal and has concluded impacts to existing wildlife are negligible.

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

A FEMA Floodplain Habitat Assessment was performed as part of this submittal and has concluded impacts to existing wildlife are negligible.

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

A FEMA Floodplain Habitat Assessment was performed as part of this submittal and has concluded impacts to existing wildlife are negligible.

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

The proposal will include new trees and landscaping that could provide habitats for wildlife. There will be a net increase in landscaping with the redevelopment of the site when compared to existing conditions.

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

The applicant is not aware of any invasive animal species on or near the site. The site is currently fully developed with limited existing vegetation and no surface water bodies that would attract animals.

⁸ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals>

6. Energy and natural resources

[Find help answering energy and natural resource questions](#)⁹

- 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.

- Natural gas – Kitchen fryers
- Natural gas – Make Up Air Unit(bringing in outside air into building)
- Electric – RTUs and other HVAC equipment, water heater, other cooking equipment.

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

No.

- 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.

Energy efficient lighting.

7. Environmental health

[Health Find help with answering environmental health questions](#)¹⁰

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

A used cooking oil tank will be stored on-site for the duration of the project's operational phase and will be serviced on a regular schedule. Additionally, a CO2 tank serving carbonated drinks will be stored in the corral. This tank will be equipped with a monitoring system.

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

RECs were not identified onsite according to the Geotech Report.

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.

There is an existing natural gas pipeline on the south side of the project along Cascade Mall Dr. The development proposes a service connection.

⁹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou>

¹⁰ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health>

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.

A used cooking oil tank will be stored on-site for the duration of the project's operational phase and will be serviced on a regular schedule. Additionally, a CO2 tank serving carbonated drinks will be stored in the corral. This tank will be equipped with a monitoring system.

4. Describe special emergency services that might be required.

Fire, police, and medical services are all available to the site. No special emergency services are anticipated.

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

The cooking oil is stored in appropriate containers and removed by an authorized vendor. A grease trap is proposed on the sewer line.

b. Noise

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

The project should expect noise from vehicle traffic along S Burlington Boulevard and Cascade Mall Drive.

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)?

Short-term, construction equipment and activities will generate noise for the approximate 6 month construction period. Long-term, vehicular traffic from customers can be expected during operating hours and semi-trucks will be making deliveries onsite multiple times per week before operating hours.

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

Construction activities will comply with City limitations on hours. Permanent plantings in landscape areas and buffers will be provided to help mitigate long-term noise.

8. Land and shoreline use

[Find help answering land and shoreline use questions](https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use)¹¹

- 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.

The current use of the site is a restaurant. The adjoining site to the north and west is retail. There is retail to the east and south across the street. Eating and drinking

¹¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use>

establishments are an allowed use, however the proposed use requires a Conditional Use Permit for drive-through facilities as they are only permitted in limited locations.

- 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 because 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?

Per the Phase I ESA by Terracon dated 4/25/2025, "The site consists of undeveloped land and/or apparent pastureland (1911-1943). The site is developed with a portion of a drive-in movie theater (1951-1981). The drive-in theater is no longer apparent, and site appears vacant (1990). The site is redeveloped with the existing restaurant building and paved parking areas (1998-2024).

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

There are no working farm or forest land operations in the vicinity of the site.

- c. Describe any structures on the site.

There is one existing building onsite. It is a single-story building that is approximately 7,340 square feet with an outdoor patio and trash enclosure adjacent to the building. The building is currently used as a restaurant.

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

The existing building will be demolished.

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

MUC-2 (Mixed-Use Commercial)

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

Commercial Core

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

Not applicable

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

Based on research with the City of Burlington and Skagit County, no critical areas or critical area overlays were found to be applicable to the site. The site is located within a FEMA floodplain, see section 3(5).

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

100 employees

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

No one is currently residing on the property. The project will displace zero people.

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

Not applicable

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

The proposed restaurant use is allowed by right. A Conditional Use Permit is requested to allow the proposed drive-through. The project is proposing modifications from the prototypical building to be compliant with maximum building setbacks by proposing a covered trellis across the drive-thru lanes on the east and south side.

- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

The site is not impacting any agricultural or forest lands of long-term commercial significance.

9. Housing

[Find help answering housing questions](#)¹²

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

No housing is proposed.

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

No housing is proposed to be eliminated.

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

Not applicable.

10. Aesthetics

[Find help answering aesthetics questions](#)¹³

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

The tallest element would be the "1" tower, where the top measurement is 23'-6". This is made of metal accent panels.

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

None

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

¹² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing>

¹³ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics>

The proposed colors and materials are thoughtfully selected to complement the surrounding development. The palette avoids any visually disruptive or low-quality finishes, ensuring a cohesive and refined appearance.

11. Light and glare

[Find help answering light and glare questions](#)¹⁴

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

Site lighting fixtures shall comply with BUG rating requirements. It would mostly occur at night.

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

No.

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

None.

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

House shields will be installed for lights along property lines to prevent glare and light spillage on adjacent properties. All lights will be controlled via building timeclock.

12. Recreation

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

Site is within the Cascade Mall shopping center.

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

No.

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

The proposed development will improve pedestrian interaction with the site by providing a raised pathway connecting the public sidewalk to the new covered outdoor patio.

¹⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare>

13. Historic and cultural preservation

[Find help answering historic and cultural preservation questions](#)¹⁵

- a. 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? If so, specifically describe.

The existing building onsite was built approximately around 1998 per available records and Phase I ESA.

- b. 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.

The site is currently fully developed and available historic aerial imagery does not indicate any Indian historic use or occupation.

- c. 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.

Per the DAHP WISAARD, the site is located in an area of moderately low risk for archaeological resources. The site is currently developed and based on available historic aerial imagery has been developed for over 25 years.

- d. 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.

There are no resources requiring compensation or permits that the design team is aware of.

14. Transportation

[Find help with answering transportation questions](#)¹⁶

- a. 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.

The site is located at the northwest corner of the intersection of S Burlington Blvd and Cascade Mall Dr. There are no new proposed connections to either street, the site is proposing access through an existing drive aisle in the mall parking lot.

- b. 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?

¹⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p>

¹⁶ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation>

The site is within the Skagit Transit system and is accessible via bus Route 208. The nearest bus stop to the site is approximately 450 LF south of the site on S Burlington Blvd.

- c. 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).

There are proposed improvements along S Burlington Blvd and Cascade Mall Dr. There is a portion of the sidewalk along Cascade Mall Drive that is too narrow and will be widened to five feet. Frontage improvements along S Burlington Boulevard include a ten foot sidewalk and five foot buffer strip between the sidewalk and road.

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

No water, rail, or air transportation is proposed to be used as part of this project.

- e. 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?

ITE was used to generate a preliminary analysis. A fast-food restaurant with drive-thru (3,298 SF) will be replacing a high-turnover sit-down restaurant (7,340 SF). This will result in a net increase of 245 ADT. No further vehicular information is available at this time, as no formal trip generation analysis or traffic impact analysis was requested by the City of Burlington at the time of application.

- f. 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.

It is not anticipated that the project will interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area.

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

The project will install bicycle parking onsite as required and is proposing the reuse of existing shared access instead of new access points.

15. Public services

[Find help answering public service questions¹⁷](#)

- a. 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 project is not anticipated to result in an increase in need for fire protection, police protection, or public transit because there is an existing business onsite that is utilizing

¹⁷ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services>

each of these services already. The project will not result in a need for health care or schools as it is not a residential project.

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

The project will pay required impact fees.

16. Utilities

[Find help answering utilities questions¹⁸](#)

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:

- b. 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.

Stormwater infrastructure necessary to satisfy City requirements for managing runoff will be installed onsite. / Electric service will be provided by Puget Sound Energy. The existing transformer on the south side of the site is proposed to be reused. / Natural Gas service will be provided by Cascade Natural Gas via a connection to the existing main in Cascade Mall Drive./ Water service is provided by Skagit PUD. Proposed taps on the existing main in an easement crossing the site will serve the new development with domestic, irrigation, and fire service / Skagit PUD is the sewer provider and the project will utilize an existing sanitary service and will not require a new tap on the main.

C. Signature

[Find help about who should sign¹⁹](#)

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.

X 

Type name of signee: Liz Willmot, P.E.

Position and agency/organization: Civil Engineer / Kimley-Horn and Associates, Inc.

¹⁸ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities>

¹⁹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature>

Date submitted: 7/3/2025

D. Supplemental sheet for nonproject actions

[Find help for the nonproject actions worksheet²⁰](#)

Do not use this section 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?

- Proposed measures to avoid or reduce such increases are:

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

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

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

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

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?

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

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?

²⁰ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions>

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

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

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

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