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## SEPA Mitigated Determination of Non-Significance (MDNS)

**Date:**

November 26, 2025

**Description:**

The City of Burlington is adopting an updated Capital Improvement Plan (CIP). The CIP is a component of the City's comprehensive plan and includes a detailed project list and financing plan. The purpose of the CIP is to identify the capital projects needed to support growth and development for a six-year period, along with probable sources of funding. The City updates the CIP every year as part of its annual budget development process.

**Proponent:**

City of Burlington

**Location:**

N/A – non-project action

**Lead Agency:**

City of Burlington, 833 South Spruce Street, Burlington, Washington 98233

**Threshold Determination:**

Mitigated Determination of Non-Significance (MDNS); the Responsible Official has determined that, subject to the conditions listed below, this action 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 reviewing a completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request. This determination is subject to the following conditions:

1. Except as specifically noted in this MDNS, application of the City's adopted comprehensive plan policies and development regulations will mitigate the anticipated environmental impacts of the projects listed in the 2026 CIP to a level of non-significance. Therefore, projects included in the 2026 CIP shall fully comply with applicable laws and regulations including state and local permitting requirements.
2. Under Burlington Comprehensive Plan Policy (BCPP) 6.4.1.2.b, capital projects will only be considered permitted uses and granted permits if they are identified in a conforming capital plan. The purpose of this policy is to ensure the cumulative environmental

impacts of all capital projects planned by public agencies in the City of Burlington are evaluated together, and to ensure adequate mitigation measures are provided for in the City's development regulations. This policy is also intended to ensure consistency between planning documents and agencies with overlapping jurisdiction as required by RCW 36.70A.070, 100, 103, and 150. Only projects identified in the City's approved 2026 CIP, or a conforming capital plan submitted to, and approved by, the City of Burlington shall be considered permitted uses and granted permits.

3. Under Burlington Comprehensive Plan Policy (BCPP) 6.4.1.2.c, City of Burlington funds and resources may only be used to support capital projects that are identified in the City's approved 2026 CIP or a conforming capital plan submitted to, and approved by, the City of Burlington. The purpose of this policy is to ensure the cumulative environmental impacts of all capital projects planned by public agencies in the City of Burlington are evaluated together and to ensure adequate mitigation measures are provided for in the City's development regulations. This policy is also intended to ensure consistency between planning documents and agencies with overlapping jurisdiction as required by RCW 36.70A.070, 100, 103, and 150, and to ensure that the City's activities and capital budget decisions conform to the Burlington Comprehensive Plan as required by RCW 36.70A.120. Therefore, only those projects listed in the approved 2026 CIP or a conforming capital plan shall receive City funding.
4. Subsequent permit and project specific SEPA environmental reviews shall ensure consistency with the goals and policies of the Burlington Comprehensive Plan.

**Comments:**

Public comments will be received for a 14-day period following the issuance of this determination. This determination was issued on November 26, 2025; therefore, comments must be submitted, in writing, by December 10, 2025. The Burlington City Council will hold a public hearing on the proposal on December 11, 2025. Additional information regarding public hearings related to this proposal can be found on the City's website.

**Appeals:**

This determination may be appealed by submitting an appeal in accordance with the applicable procedures established by Chapter 36.70A RCW and Chapter 43.21C RCW. Any SEPA appeal shall be of the government action and its accompanying environmental determination(s). The proposed government action is the adoption of an updated Capital Improvement Plan (CIP) by the City of Burlington.

**Signed:**

SEPA Responsible Official:

Brad Johnson,  
Community Development Director

  
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