

SEPA ENVIRONMENTAL CHECKLIST

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.

A. Background [Find help answering background questions](#)

1. Name of proposed project, if applicable:

ReZone Portion of Skagit County Parcel 21003

2. Name of applicant:

Port of Skagit

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

Port of Skagit
Attn: Heather Rogerson, Director of Planning and Development
15400 Airport Dr.
Burlington, WA 98233
(360) 757-0011

4. Date checklist prepared:

August 28, 2023

5. Agency requesting checklist:

Skagit County

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

Rezone proposal to be considered on the 2023 docket.

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

The Port plans to include this parcel in a Binding Site Plan and develop as part of Watershed Business Park Project 1. Development of the parcel anticipated to commence in 2024.

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

SEPA Checklist for Watershed Business Park, Binding Site Plan Projects #1, #2, #3 was prepared 05/30/2023. Mitigated Determination of Nonsignificance was issued 06/15/2023.

Subsurface Exploration, Geologic Hazard, and Preliminary Geotechnical Engineering Report prepared by Associated Earth Sciences Inc. (2023)

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.

None pending currently.

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

The Port has applied for a Comprehensive Plan and Zoning amendment for P21003. The Port will submit applications for binding site plan approval and permits for development of Watershed Business Park Project 1, which will include the subject parcel.

11. Give a 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.)

Skagit County Parcel 21003 is a total of 7.5 acres, of which approximately 6.29 acres is zoned Bayview Ridge Light Industrial (BR-LI) and approximately 1.17 acres is zoned Bayview Ridge Residential (BR-R). The Port proposes to revise the Comprehensive Plan Maps and corresponding zoning to change the 1.17 acres from BR-R to BR-LI, removing the split zoning on this parcel.

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.

Parcel P21003 is located within the Bayview Ridge Subarea within Skagit County, Washington. The parcel is on the southside of Peterson Rd, approximately 3,750 feet west of the Peterson Rd/Avon-Allen Rd intersection. The parcel is located in the NW quarter of Section 2, Township 34N, Range 3E, Willamette Meridian. The parcel is split zoned; it is the eastern-most portion of the parcel, currently zoned BR-R, that is the focus of this rezone proposal.

B. Environmental Elements

1. Earth [Find help answering earth questions](#)

a. General description of the site:

Parcel 21003 is currently an undeveloped lot with a surface of mowed grass.

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

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

2%

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.

The NRCS Web Soil Survey identifies the soils in the area as Bow gravelly loam, which is considered a somewhat poorly drained soil. A geotechnical assessment of the entire Watershed Business Park site was completed in 2023. Core samples from P21003 (EP-3, 4, 5, 6, and 7) determined underlying soil to be Everson Glaciomarine Drift, a silt and clay soil with sand, gravel, and occasional cobbles and boulders.

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

No.

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.

None with rezone. Following rezone the subject parcel will be developed as part of 40 acre Watershed Business Park Project 1 the total of which is estimated to include excavation of approximately 330,425 cy and approximately 182,650 cy of fill.

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

None due to rezone. Yes with development, as surface vegetation is removed and soils are exposed to rainfall there is potential for erosion to occur.

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

Development within Watershed Business Park Project #1 is anticipated to have building footprints of 25% of lot and additional impervious surface of 65%, resulting in open space of 10% of lot.

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

Compliance with applicable regulations.

2. Air [Find help answering air questions](#)

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.

None from rezone. During development there will be limited emissions from construction equipment. If there are processes occurring in any onsite development that generate emission, the design of the equipment will be a component of the site's building design.

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

No.

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

Best management practices during construction and compliance with existing regulation.

3. Water [Find help answering water questions](#)

a. Surface Water: [Find help answering surface water questions](#)

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.

No.

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.

No.

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.

None.

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

None.

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

No, the parcel is on the elevated plateau of Bayview Ridge.

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

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.

No. Watershed Business Park will be served by public water purveyor.

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.

None. Watershed Business Park will be served by public sanitary sewer, operated by the City of Burlington.

c. Water Runoff (including stormwater):

a) 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.

Stormwater from Project #1, once developed, will be detained within a pond and released via a control structure at the location where water currently discharges from the project area, located to the southeast, conveying water to an existing ditch on Ovenell Road.

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

No.

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

No.

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

N/A

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?

None with rezone. The future development of the lot will likely result in complete disturbance of the existing grass and pasture. Along the easterly side of the lot, a 100-foot wide tract is proposed to retain as much of the existing vegetation as possible

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

No priority habitats or species are listed for this location.

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

Along the easterly side of the lot, a 100-foot wide vegetated screening will provide a visual barrier between residentially developed lots to the east and the development of light industrial lots within Watershed Business Park. Additional conifers that comply with the AEO height restriction will be planted within this buffer. All landscaping within the development will be in conformance with the requirements set forth in SCC 14.16.830 .

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

None.

5. Animals [Find help answering animal questions](#)

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: coyote
- Fish: bass, salmon, trout, herring, shellfish, other:

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

There are no known threatened or endangered species in the vicinity, nor is there suitable habitat present for any of the listed species known to be present in Skagit County. There are no priority habitats or species identified by WDFW at this location.

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

All of Skagit County is part of the Pacific Flyway. No significant perching, nesting, or foraging habitat is present at this location.

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

None.

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

None.

6. Energy and Natural Resources [Find help answering energy and natural resource questions](#)

1. 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.

The parcel will be developed as part of Watershed Business Park Project #1. It is likely that electricity, natural gas, and solar will be used to meet the development's energy needs.

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

No.

3. 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.

The design of future buildings will incorporate all applicable Energy and Building Code standards.

7. Environmental Health [Find help with answering environmental health questions](#)

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.

None from rezone. With development of the parcel construction equipment will operate on the property and must be maintained regularly to reduce potential for leaks and spills. Following construction businesses operating on the site must comply with applicable regulations and implement best management practices to address any risks.

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

None known.

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.

An existing Olympic pipeline is located along the east boundary of the parcel and an existing Transmountain pipeline runs diagonally across the SE corner of the parcel. The Port will coordinate with the pipeline owners to locate the pipelines and inform the design of the development to ensure no impact to the pipelines.

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.

Individual lot development will be limited to compatible uses within the BR-LI zoning code.

4. Describe special emergency services that might be required.

None.

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

None for rezone. Development will comply with applicable regulations.

b. Noise

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

None.

- 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)?**

Noise related to development construction will generally occur weekdays, typically 7am to 5pm. Any noise generated by future occupants will be required to conform with Skagit County regulations. Skagit County code provides for buffering between industrial and residential lands.

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

Development will comply with all Skagit County regulations.

8. Land and Shoreline Use [Find help answering land and shoreline use questions](#)

- 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 subject property is currently undeveloped. Generally, the parcel is surrounded on three sides by lands zoned BR-Light Industrial. A residential development lies immediately to the east.

- 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?**

No. There is no known history of the property supporting working farmlands outside of occasional hay harvesting, nor any working forest lands.

- 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?**

No.

- c. Describe any structures on the site.**

None.

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

N/A

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

P21003 is currently split-zoned; 84% of the parcel is zoned BR-LI. The eastern-most 1.17 acres is zoned BR-R.

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

The Parcel comprehensive plan designation of the parcel is the same as the zoning, split with majority BR-LI and approximately 1 acre Bayview Ridge-Residential.

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

N/A

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

No.

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

Future development of the parcel as light industrial use could be anticipated to support up to 8 jobs per acre.

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

None.

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

N/A

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

The proposed amendment creates a small, but important, increase in Light Industrial zoned property and enables the Port to market and develop all of P21003, along with adjacent Light Industrial zoned property, for large-lot industrial development, all of which complies with Comprehensive Plan provisions. In addition to allowing more efficient use of the parcel, the amendment improves surrounding land use compatibility with Skagit Regional Airport; WSDOT aviation compatibility study has indicated that industrial land uses are generally more compatible with airport operations than residential uses.

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

N/A

9. Housing [Find help answering housing questions](#)

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

None.

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

N/A

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

N/A

10. Aesthetics [Find help answering aesthetics questions](#)

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

Per Skagit County code, buildings within BR-LI are limited to a maximum height of 50'. Buildings within 100' of adjacent residential boundary lines are limited to a maximum height of 35'.

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

As with any development, views from adjacent properties will be altered.

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

The vegetated buffer, required frontage landscaping, and open space requirements prescribed by in Skagit County Code will reduce aesthetic impacts.

11. Light and Glare [Find help answering light and glare questions](#)

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

Street and building lighting within the development will provide illumination during nighttime hours.

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

No., lighting will be designed to cast downward.

- 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.**

Skagit County Code requires full cut-off lighting within 250' of a residential zone. Lighting throughout the development will be shielded and directed downward to avoid offsite impacts, including impacts to airplane operation at Skagit Regional Airport.

12. Recreation [Find help answering recreation questions](#)

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

The Port of Skagit pedestrian circulation trails are on adjacent Port-owned property. The proposed development of Watershed Business Park will feature additional walking trails.

- 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.**

Walking trails are planned to be incorporated into the future development of Watershed Business Park.

13. Historic and Cultural Preservation [Find help answering historic and cultural preservation questions](#)

- 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.**

No.

- 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.**

No

- 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.**

A Cultural Resources Report has been prepared for this project by ERCI. The associated field investigation found no protected cultural resources within the site.

The DAHP WISSARD predictive map tool identifies the area as being “moderately low risk” of archaeological resources being present.

- 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.**

An Inadvertent Discovery Plan will apply during all future development activities.

14. Transportation [Find help with answering transportation questions](#)

- 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 parcel lies on the south side of Peterson Road. New internal roads servicing the Watershed Business Park will connect to the existing road west of the subject parcel.

- 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?**

There is an existing Skagit Transit stop at the intersection of Peterson Road and Higgins Airport Way,

approximately ½ mile from the parcel.

- 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).**

A Traffic Study has been conducted and road improvements are being developed in consultation with Skagit County.

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

There is no water or rail transportation services in the immediate area. It is possible that future developments may utilize air services at the adjacent Skagit Regional Airport.

- 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?**

The quantity of traffic generated will be established at the time of the lot's development proposal to Skagit County.

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.

No.

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

Road improvements and modifications will be completed as required by Skagit County.

15. Public Services [Find help answering public service questions](#)

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.

Any development requires public services whether residential or industrial. This lot is within the Urban Growth Area and the majority of the lot is already identified in the Skagit County Comprehensive Plan as appropriate for light industrial development.

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

None other than payment of applicable impact fees associated with the future development of this lot.

16. Utilities [Find help answering utilities questions](#)

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

Utilities are available in the adjacent right-of-way.

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.

The lot is included in Watershed Business Park Project #1 and will require infrastructure development, including utilities.

C. Signature [Find help about who should sign](#)

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: Heather Rogerson

Position and agency/organization: Director of Planning and Development

Date submitted: Click or tap to enter a date.

D. Supplemental sheet for nonproject actions [Find help for the nonproject actions worksheet](#)

IT IS NOT REQUIRED to 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?

While the amendment will have a large impact on the development potential of P21003 and adjacent Light Industrial zoned property, the impact of the small area rezone is anticipated to be small. If rezoned, the 1.17-acre portion of P21003 will be developed for light industrial uses as part of an approximately 3-acre lot within a 40-acre binding site plan, rather than residential use.

- **Proposed measures to avoid or reduce such increases are:**

With approval of the amendment, the entire P21003 and adjacent industrial zoned property will be served by a regional stormwater facility designed to the current Department of Ecology Stormwater Manual. New facilities will conform with local, state, and federal regulations governing development and operations. Buffers between Light Industrial and remaining Residential zones will apply pursuant to Skagit County Code to mitigate any impact of noise and or light from industrial uses.

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

The proposal is unlikely to have a significant impact as the property is currently a vacant mowed field located out of the flood plain.

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

None.

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

Light Industrial development will utilize energy resources including electricity and or natural gas for operations.

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

Compliance with applicable building and energy code requirements for future building development on the parcel.

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?

No impacts anticipated, as no environmentally sensitive areas are present on the subject parcel.

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

Not applicable.

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 proposed amendment creates a small, but important, increase in Light Industrial zoned property and enables the Port to market and develop all of P21003, along with adjacent Light Industrial zoned property, for large-lot industrial development. All of which complies with Comprehensive Plan provisions to encourage development within Urban Growth Areas, plan for compact industrial centers within Urban Growth Areas, and attract industry to these areas by ensuring an adequate supply of land.

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

None other than compliance with County code including buffer between Bayview Ridge Light Industrial and Bayview Ridge Residential zoned property.

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

With the rezone, traffic to and from the 1.17-acre portion of rezoned property will be industrial in nature rather than residential. Public utilities will be brought in to serve the subject parcel as part of Watershed BSP Project 1, designs will be coordinated with utility purveyors.

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

Heavy truck traffic will be required to travel west to Higgins Airport Way rather than east on Peterson Road. Necessary improvement will be made to Peterson Road with development of the subject parcel as part of Watershed BSP Project 1. The Skagit County 6 Year Transportation Improvement Program includes a project to widen Peterson Road from the Bayview residential development to Higgins Airport Way to meet urban standards, which supports increased industrial truck traffic.

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

Following rezone, development of the parcel will comply with exists with local, state, and federal laws and environmental requirements so no conflict exists.