

SKAGIT COUNTY ENVIRONMENTAL CHECKLIST

A. BACKGROUND INFORMATION

1. Name of proposed project, if applicable:

Guemes Island Subarea Plan (an extension of the Skagit County Comprehensive Plan)

2. Name of applicant:

Skagit County Planning & Development Services

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

Skagit County
Planning & Development Services
1800 Continental Place
Mount Vernon, WA 98273

Contact: Carly Ruacho (360) 336-9410

4. Date checklist prepared: July 19, 2010

5. Agency requesting checklist:

Skagit County
Planning & Development Services
1800 Continental Place
Mount Vernon, WA 98273

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

Planning Commission public hearing scheduled for August 10, 2010, review and deliberation scheduled for September 14, 2010. Anticipated adoption by Board of County Commissioners in late 2010.

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

No.

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

SEPA Checklist.

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

No.

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

Adoption by Board of County Commissioners as part of annual amendment to the Skagit County Comprehensive Plan.

11. Give a 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 which ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.

Proposed adoption of the Guemes Island Subarea Plan includes recommended changes to implementing development regulations, Future Land Use Map designation changes and new policies related to development on Guemes Island. See Draft Plan for a complete description.

12. Location of the proposal. Please give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any. If a proposal should occur over a range of area, please provide the range or boundaries of the site(s). Please provide a legal description, site plan, vicinity map, and topographic map if possible. 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. (Indicate if maps or plans have been submitted as part of a permit application)

See Draft Plan maps. Guemes Island is approximately 8 sq. miles or 5,100 acres separated from Anacortes on Fidalgo Island by the Guemes Channel.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (circle one): flat, rolling, hilly, steep, slopes, mountainous, other(describe).

Guemes Island contains a range of topography from flat plain to rolling headlands and shoreline bluffs.

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

Most of the island is relatively flat. However there are some steep marine bluffs that exceed 40% slope along portions of the southern, western and northern shorelines. A few very small areas of the rocky headlands in the eastern part of the island exceed 75% 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, please specify and note any prime farmland.

There are no prime farmland soils on the island. Soils are characterized as primarily sandy and clayey.

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

Unstable or geologically hazardous soils in the area are very limited (most prevalent in unstable feeder bluffs, especially along portions of the south shore) and are not subject to proposed land use or zoning changes.

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

Does not apply.

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

Does not apply.

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

Does not apply.

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

Existing Skagit County codes and standards related to erosion control would remain in effect for any new development authorized by this proposal.

2. Air

a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction, and when the project is completed? If any, generally describe and give approximate quantities if known.

The island is subject to typical rural residential air emissions such as wood smoke, blown dust and automobile exhaust. There are no industrial activities on the island that emit significant air emissions. The Subarea Plan, nevertheless, proposes some mitigation measures to combat air quality.

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

The March Point refineries (located across the Guemes Channel and Padilla Bay) emit air emissions and odors that can adversely affect the island's air quality, especially in winter.

c. What are the proposed measures to reduce or control emissions or other impacts, if any:

The Subarea Plan proposes some mitigation measures to maintain air quality, including enhanced performance standards for emissions and review of island air quality by the Northwest Air Pollution Authority.

3. Water

a. Surface:

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

Guemes Island is entirely surrounded by the marine waters of Puget Sound. Guemes Island also includes limited wetland areas. An extensive wetland complex is found in the valley near the eastern end of Edens Road. It serves to regulate stormwater runoff through seasonal Cayou Creek into the Guemes Channel. Other wetlands include Veal Pond just north of the western end of Edens Road and the wetland at North Beach.

2) Will the project require any work over 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.

Does not apply.

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

No.

5) Does the proposal lie with a 100-year flood plain? Note location on the site plan, if any.

Portions of the areas west of Veal Pond and the North Beach area are susceptible to coastal flooding from wave action during winter storm events, especially when combined with high tides.

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:

1) Will ground water be withdrawn or recharged? Give general description, purpose, and approximate quantities if known.

No groundwater will be directly withdrawn or recharged as a result of adoption of this proposal. See below for further discussion of groundwater impacts.

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.

No wastes will be directly discharged into the ground as a result of adoption of this proposal.

c. Water runoff (including storm water):

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

Does not apply.

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

Does not apply.

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

Existing Skagit County codes and standards related to stormwater management would remain in effect for any new development authorized by this proposal. In addition, the Subarea Plan proposes several measures aimed at mitigating the impacts of increased groundwater withdrawal likely to be caused by new development. Proposed measures to control groundwater impacts include:

- *Prohibition on density bonuses in CaRDs*
- *Enhanced site assessment requirements for new SFR's and ADU's*
- *Prohibition of ADU's if water source exceeds certain standards for chlorides.*
- *Allow no more than 20 total new SFR's/ADUs per annum*
- *Adopt minimum standards for private reverse osmosis systems*
- *Continued enforcement of the Guemes Island Seawater Intrusion Policy regarding management of new wells*

4. Plants

a. Check or circle types of vegetation found on the site: All.

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain

- ___ wet soil plants: cattail, buttercup, bulrush, 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?

No vegetation removal will occur directly as a result of adoption of this proposal.

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

None known.

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

The Subarea Plan proposes adoption of integrated vegetation management approaches for vegetation management on public lands on the island.

5. Animals

a. Circle any birds and animals which have been observed on or known to be on or near the site:

All.

birds: hawk, heron, eagle, songbirds, other

mammals: deer, beaver, other

fish: salmon, trout, shellfish, other

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

Bald eagles nest on the island. Juvenile Chinook salmon reside in the island's extensive eel grass beds. Local bird watchers indicate that several species, including the Brandt's comorant, merlin, pileated woodpecker, Vaux's swift and western grebes are present on the island and are listed as State Candidate Species.

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

Salmon migrate throughout Puget Sound including the waters immediately adjacent to Guemes Island.

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

The Subarea Plan proposes increased coordination among Skagit County, Washington DOE and WDFW to identify and evaluate potential sites suitable for Fish and Wildlife Habitat Conservation Area designation.

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 needs? Describe whether it will be used for heating, manufacturing, etc.

Does not apply.

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

Does not apply.

c. What kinds of energy conservation features are included in the plans of this proposal?

Does not apply.

d. What are the proposed measures to reduce or control energy impacts, if any?

Does not apply.

7. Environmental Health

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

Does not apply.

b. Describe special emergency services that might be required.

Does not apply.

c. What are the proposed measures to reduce or control environmental health hazards, if any?

Does not apply.

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties?

The island is generally characterized by rural residential, isolated rural commercial uses and small-scale agriculture activities.

b. Has the site been used for agricultural purposes? If so, describe.

Portions of the island are used for small-scale hobby farming and animal husbandry.

c. Describe any structures on the site.

Houses, barns, small-scale stores and cottage industries.

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

No.

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

Rural and NRL designated lands are present on the island.

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

Rural Reserve (RRv) = 3,888 acres

Rural Intermediate (RI) = 722 acres

Rural Resource-Natural Resource Lands (RR-NRL) = 492 acres

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

Existing shoreline environment designations include Aquatic, Natural, Rural and Rural Residential. See Guemes Island Subarea Plan maps for shoreline environment designations.

h. Has any part of the site been classified as an “environmentally sensitive” area? If so, specify.

See Guemes Island Subarea Plan maps for location of critical areas. Critical areas include wetlands, frequently flooded areas, critical aquifer recharge areas, geologically hazardous areas and fish and wildlife habitat conservation areas.

i. What are proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The Subarea Plan proposes some changes to existing Skagit County land use map designations to reduce allowable density in selected areas subject to known groundwater availability limitations.

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

The Subarea Plan indicates that the 2000 US Census population estimate of the island was 563 persons. There are currently approximately 627 homes on the island according to the Subarea Plan. The Plan also indicates that at maximum buildout under existing zoning the island could accommodate an additional 957 new homes.

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

No persons would be directly displaced by adoption of the Subarea Plan. However, the Plan indicates a general concern that as homes and property values rise, some lower or fixed-income residents could be adversely affected and may have to leave the island to find more affordable housing.

l. What are proposed measures to avoid or reduce displacement or other impacts, if any?

Allowance of ADUs to provide for more affordable housing opportunities.

9. Housing

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

The Subarea Plan proposes some changes to existing zoning or land use plan designations that would slightly lower the buildout potential on the island compared to current zoning. There are currently approximately 627 homes on the island according to the Subarea Plan. The Plan also indicates that at maximum buildout under existing zoning the island could accommodate an additional 957 new homes.

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

None known.

c. What are proposed measures to reduce or control housing impacts, if any?

The Subarea Plan proposes to establish a maximum cap of 20 new dwelling units permitted each year on the island as a means to slow growth and preserve the island's rural character.

10. Noise

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

Typical rural noises include vehicles, rural cottage industries, chain saws, etc.

b. 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)?

No significant increase in noise levels normally experienced on the island today would be expected as a result of adoption of the Subarea Plan. Although over time, increased growth would likely result in increased vehicular traffic.

c. What are the proposed measures to reduce or control noise impacts, if any?

The Subarea Plan proposes policies that would require on-site sound levels not to exceed levels established by the Department of Labor and Industries and consistent with noise levels emitted to adjacent properties as regulated by the DOE.

11. Aesthetics

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

Does not apply.

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

None.

c. What are the proposed measures to reduce or control aesthetic impacts, if any?

Enhanced development standards are proposed to encourage better building design, pedestrian safety and separation from vehicle traffic, as well as enhanced parking, signage and lighting regulations for new development and the island ferry terminal area.

12. Light and Glare

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

Does not apply.

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

Does not apply.

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

Does not apply.

d. What are the proposed measures to reduce or control light and glare impacts, if any:

The Subarea Plan proposes that artificial lighting shall use full cut-off fixtures so that direct light from intensity lamps will not result in glare. Lighting should also be directed away from adjoining properties so that no more than 1-foot candles of illumination leaves the property boundaries.

13. Recreation

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

There are no formal public parks on the island but there are informal trails in several areas of the island. In addition, bird watching, beachcombing, small game hunting, fishing, and crabbing are popular recreational activities pursued on the island.

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

None anticipated.

c. What are the proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any?

The Subarea Plan proposes increasing public access to shorelines in some areas while respecting private property rights.

14. Historic and Cultural Preservation

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

None known.

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on the site.

Historic cemetery, community church and community hall were all originally established in the early 1900's.

c. What are the proposed measures to reduce or control impacts, if any?

None.

15. Transportation

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

Guemes Island has almost 30 miles of roads. Approximately 20 miles are public roads designated as rural major collectors or local access roads. Skagit County classifies Guemes Island Road, West Shore Drive and South Shore Drive as rural major collectors. Local access roads include Edens Road, South Shore Road, Section Avenue and Holiday Boulevard. There are also about 8 miles of private roads on the island.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

Regularly scheduled public transit service from SKAT serves Guemes Island residents via regularly scheduled stops at the Anacortes Ferry terminal at 6th Avenue and I Street in Anacortes. There is no on-island public transit except for Dial-A-Ride van shuttle services to and from Mangan's Landing provided by the County during ferry disruptions.

c. How many parking spaces would the completed project have? How many would the project eliminate?

Does not apply.

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

Yes. The Subarea Plan proposes design improvements to South Shore Road to resolve eroding bluff-related soil failures and the deteriorating Cayou Creek culvert on South Shore Road between Guemes Island Road and Holiday Boulevard. The Plan also encourages traffic monitoring along Edens Road during peak summer months to determine if further traffic management measures are needed.

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

Yes. The Subarea Plan proposes improvements to the ferry parking and waiting areas at Mangan's Landing, including improved bicycle storage, pedestrian waiting areas and enhanced parking for ferry users.

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

No significant increase in projected vehicle trips is anticipated to occur due to adoption of the proposed Subarea Plan. Although the Subarea Plan does propose limiting or rationing growth to 20 new dwelling units per year.

g. What are proposed measures to reduce or control transportation impacts, if any?

The Subarea Plan proposes a range of policies aimed at improving ferry service for island residents, including better coordination between islanders and the City of Anacortes, SKAT and Skagit County as well as promotion of more foot passengers and other non-motorized modes of transportation, car-pooling, improved vehicle parking and queuing areas at both the Anacortes ferry terminal and at Mangan's Landing, and improved transit service to and from the Anacortes ferry terminal.

16. Public Services

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

No, not beyond those already anticipated in the Subarea Plan and the county-wide Capital Facilities Plan adopted by Skagit County.

b. What are proposed measures to reduce or control direct impacts on public services, if any?

The Subarea Plan indicates several factors that should be incorporated into the County's evaluation of changes to the Guemes Island Ferry service schedule, including establishment of a rural ferry level-of-service standard and an assessment of potential impacts resulting from an increased frequency of ferry runs, including costs, congestion, parking, growth and effects on critical areas (e.g., critical aquifer recharge area) and the island's rural character.

17. Utilities

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

Other than natural gas and sanitary sewer service, all of the listed utilities are available within all or some portion of the island. Water is provided by means of private wells or community association wells.

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

None anticipated.

C. SIGNATURE

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

Signature: CRuachw

Date Submitted: July 19, 2010

D. SUPPLEMENT SHEET FOR NONPROJECT ACTIONS

(DO NOT 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 effect the item at a greater intensity or at a rate then 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 or noise?

The proposal, in and of itself, will not increase the amount of total development allowed on Guemes Island. In fact, it may reduce total potential development. The total amount of development capacity for the island will not increase beyond that amount already authorized by the existing Skagit County Comprehensive Plan and associated development regulations. In fact the draft Guemes Island Subarea Plan proposes several new policies and measures that could slow growth over the planning period. Specific measures likely to have that effect include a proposed limit of 20 new homes and ADU's allowed annually as well as proposed restrictions on allowance of new ADUs based on the presence of more than 25 ppm chlorides in wells that would serve the new development. Nevertheless, surface water discharges, marine water discharges, automobile emissions and the potential for discharge of hazardous substances would continue to occur whether the proposal is adopted or not.

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

All development activities authorized under this proposal would be regulated by the Skagit County Comprehensive Plan policies and implementing regulations, including wetlands, aquifer recharge areas, and fish and wildlife habitat protection standards found in the County's Critical Areas Ordinance. However, future growth on Guemes Island will continue to adversely affect the Island's plants, animals, fish and marine life on an incremental basis.

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

Maintain full compliance with the Skagit County Critical Areas Ordinance and other development regulations to mitigate the impacts of new development in rural areas (e.g., clearing and grading, stormwater runoff and erosion control). The proposal also includes new policies and measures aimed at slowing the loss of fish and wildlife habitat caused by new development, including encouraging preservation of more private open space through conservation easements and open space tax classification agreements with Skagit County. The proposal also calls for increased coordination among the County, WDFW and WDOE to protect important fish and wildlife habitat on the island. The Subarea Plan also proposes restoration of selected shorelines on the island to their natural state and the use of "soft" shoreline stabilization measures for new development rather than hardened bulkheads and seawalls.

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

The proposal could lead to a slightly decreased rate of energy consumption and depletion of natural resources on the island. Nevertheless, continued development could lead to increased tree removal or logging of some parcels. However, no changes to current Natural Resource Lands (NRLs) are proposed as part of the Subarea Plan.

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

Maintain full compliance with the Skagit County Critical Areas Ordinance and other development

regulations to mitigate the impacts of new development in rural areas (e.g., clearing and grading, forest practices act requirements, stormwater runoff and erosion control). The proposal also includes new policies and measures aimed at slowing the rate of growth (new development that would consume more energy) and measures aimed at slowing the withdrawal of groundwater in areas particularly susceptible to or already impacted by seawater intrusion.

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 farm lands?

The proposal could increase protection of environmentally sensitive areas by proposing that the County prepare a drainage plan for the island to alleviate localized flooding and it encourages private property owners to take advantage of private or public open space conservation incentives such as conservation easements and the County's open space public benefit tax program. In addition, no losses of existing designated Rural Resource-NRLs are proposed as part of the Subarea Plan. Nevertheless, some marginal losses to environmentally sensitive areas may occur as a result of proposed shoreline road stabilization improvements and continued incremental shoreline residential development.

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

Maintain full compliance with the Skagit County Critical Areas Ordinance and other development regulations to mitigate the impacts of new development in rural areas (e.g., clearing and grading, forest practices act requirements, stormwater runoff and erosion control).

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 Guemes Island Subarea Plan would not increase the residential development capacity of the island beyond that now allowed by the Skagit County Comprehensive Plan. In fact, future residential capacity could be reduced and future growth could actually slow under the proposal, if the proposed 20 unit per year cap on new homes is adopted as well as additional restrictions on ADUs and more stringent well requirements. The Subarea Plan proposes limited changes to existing land use map designations identified under the current adopted Skagit County Comprehensive Plan. That, if adopted, would reduce development potential.

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

Changes to existing shoreline master program environment designations are proposed as part of this Plan. They would, cumulatively, result in greater shoreline environment protections (enhanced shoreline stabilization techniques and shoreline restoration incentives, etc.) and increased shoreline setbacks than are allowed under the current shoreline master program. The Subarea Plan also proposes significant requirements for new residential development in areas susceptible to seawater intrusion (i.e., shorelines) to reduce future adverse impacts on groundwater quality. New policies and standards are also proposed to increase side yard setbacks, reduce light and glare from new development and adopt improved building design standards.

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

Ridership on the Guemes Island Ferry is projected to increase slowly but steadily over the course of the planning period. The proposed adoption of the Guemes Island Subarea Plan would not, in and of itself, however, lead to increased demands on transportation or public services. No new roads are proposed as part of the Subarea Plan, although improvements to some existing roads, such as Edens Road and South Shore Road are indicated. No additional population growth or residential

development capacity are proposed beyond those already indicated in the overall Skagit County Comprehensive Plan. There are no proposed urban growth area designations included in the proposed Guemes Island Subarea Plan. The adopted levels-of-service for the rural roads on the island are being met and are likely to continue to be met throughout the planning period.

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

The Subarea Plan proposes that the County establish a rural ferry level-of-service standard, in coordination with the island residents, so as to better ensure consistent and predictable ferry service for the long term. In addition, the Subarea Plan proposes several measures to encourage car-pooling, and more walk-on and bicycle use of the ferry as means to reduce the rate of future vehicular demand for ferry service.

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

None known.