

# **SEPA<sup>1</sup> Environmental Checklist**

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## **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-

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

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](#)<sup>2</sup>

**1. Name of proposed project, if applicable:**

Skagit County Agritourism amendments to Skagit County Code Title 14.

**2. Name of applicant:**

Skagit County

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

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**4. Date checklist prepared:**

September 22, 2025

**5. Agency requesting checklist:**

Skagit County

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

The Board of County Commissioners’ consideration of adoption in December 2025.

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

No, this legislative proposal is the only code and policy changes related to agritourism that are proposed.

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

No environmental information has been prepared related to this proposal. Activities associated with tourism is already an allowed use in Skagit County Code (SCC 14.18.403). The proposed amendments replace that use and create more standards to mitigate potential impacts to the county road system, neighboring properties, the rural character, and agricultural land.

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

**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.**

No applications are pending for governmental approvals of other proposals directly affecting this project. Future development activities may submit applications and would be subject to the plans and regulations in place at the time.

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

The Skagit County Board of County Commissioners may adopt the proposed agritourism amendments following recommendations by the Planning Commission and a 60-day review by the Washington Department of Commerce. Public Hearings and corresponding opportunities to provide written and oral comments are being provided as part of public hearings before the Planning Commission and possibly the Board of County Commissioners. Skagit County will work to address both public and agency comments.

Information regarding public meetings, hearings, and opportunities to provide both oral and written comments may be found on the [project website](#).

**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 intent of the proposed is to allow agritourism activities in areas zoned Agricultural – Natural Resource Lands and in other zones that allow agricultural production. The amendments are intended to allow farm owners and operators to conduct agritourism activities as a secondary use to agriculture, providing opportunities for supplemental income while preserving agricultural land and minimizing potential impacts on surrounding properties.

The proposed agritourism amendments introduce a clear definition of agritourism, identifying it as a variety of activities conducted by the owner or operator of a working farm that engage the public for the purposes of agricultural education, enjoyment, or recreation. These activities may also provide supplemental income for the farm operator.

The definition, purpose, and intent underscores that agritourism in Skagit County is intended to:

- Support the preservation of working farmland
- Diversify farm income
- Increase public awareness and appreciation of agriculture
- Enhance overall farm viability
- Prevent interference with surrounding farming operations and practices

The amendments establish general limitations and performance standards to mitigate potential impacts related to lighting, noise, traffic, road access, and parking. Agritourism activities must remain secondary to and directly related to an ongoing agricultural use. They must not result in the permanent conversion of agricultural land or interfere with surrounding farming operations

and practices. Additionally, the amendments include enforcement provisions that allow for ongoing monitoring and evaluation of compliance. These provisions grant the Planning and Development Services (PDS) the authority to revoke special use permits for agritourism if the agritourism operation is violating the conditions of approval or other Skagit County Code requirements.

Agritourism uses are proposed to be allowed in the following zones:

- Agricultural – Natural Resource Lands (Ag-NRL)
- Rural Resource – Natural Resource Lands (RRc-NRL)
- Rural Reserve (RRv)
- Rural Intermediate (RI)

The code proposes **three tiers of agritourism uses**, based on intensity and required level of review:

<b>Agritourism Type</b>	<b>Max Number of Guests Allowed</b>	<b>Max Number of Days Allowed</b>
Agritourism 1 (Permitted Use)	50	10
Agritourism 2 (Administrative Special Use)	100	24
Agritourism 3 (Hearing Examiner Special Use)	As Conditioned*	As Conditioned*

The maximum number of guests and number of days allowed for an Agritourism 3 use will be based on the limits established in the conditions of approval of the Hearing Examiner Special Use Permit. The limits could be based on the number of agritourism activities by the applicant, the property size and location, and could be used to mitigate impacts to roads and neighboring properties. Between March 15 and May 15, activities that are officially registered with the **Skagit Valley Tulip Festival** may run for 30-days in addition to the allowed days specified for Agritourism 1, 2, and 3.

Applicants seeking approval for Agritourism 2 or 3 operations are required to meet the following additional criteria:

- **Verification of Ongoing Agricultural Use:** To ensure that agritourism remains a secondary use, the primary agricultural operation must have generated a gross income of at least \$500 per acre per year over the previous three years. Income must be verified by the Planning and Development Services (PDS) Director.
- **Agritourism 3 uses may not include farm-to-table activities:** This restriction is intended to prevent such uses from operating as de facto restaurants, particularly since Agritourism 3 allows greater flexibility in guest capacity and number of operating days.
- **Self-Certification:** The applicant of an Agritourism 2 and 3 use must comply with the annual self-certification requirements identified in SCC 14.51.080.
- **Agreement Required for Agritourism 2 and 3:** Prior to any application for an Agritourism 2 or 3 being granted, the applicant must sign an agreement, on a form

provided by the Director, agreeing that they will comply with all the requirements of SCC 14.18.407.

Additional proposed changes include:

- **Renaming “Temporary Use Events” to “Limited Event Venues”:** PDS is proposing this change because “Temporary Use Events” currently allows up to 24 events per year, with permits that do not expire annually or require renewal. As such, the term “temporary” is misleading. The proposed name “Limited Event Venues” more accurately reflects the nature and frequency of these activities. The amendments also clarify that events at permitted uses such as churches, restaurants, grange halls, community centers, and parks are not regulated as limited event venues.
- **Clarifying Permitted Single Events Across All Zones:** The proposal specifies that Outdoor Public Musical, Entertainment, Amusement, and Assembly Events (Single Events), as defined in SCC 9.08, are permitted in all zones. SCC 9.08 has been part of the Skagit County Code since 1970. This amendment connects Title 14 with SCC 9.08 by explicitly stating that such single events are allowed countywide.
- **Prohibiting Certain Uses in the Agricultural-NRL Zone:** The proposal would prohibit Limited Event Venues, restaurants, and regularly occurring celebratory gatherings (e.g., weddings) in the Agricultural-Natural Resource Lands zone.
- **Removing Existing Tourism Language from Agricultural Accessory Uses:** The amendment removes the phrase “activities associated with tourism that promote local agriculture...” from the definition of Agricultural Accessory Use, as this concept is now replaced with the new agritourism definition and standards.

**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.**

Skagit County is in northwest Washington State. It is bounded by Whatcom County to the north, Snohomish County to the south, and Puget Sound to the West. The proposed agritourism amendments affect all lands zoned Agricultural – Natural Resource Lands, Rural Resource – Natural Resource Lands, Rural Reserve, and Rural Intermediate within unincorporated Skagit County. The Skagit County zoning map can be found in the link below:

Skagit County iMap:

<https://www.skagitcounty.net/Maps/iMap/?mapid=a6cf480ed7fa449bac7dc6086ecfdf49>

## B.Environmental Elements

### 1. Earth

[Find help answering earth questions](#)<sup>3</sup>

#### a. General description of the site:

Located on the northwestern portion of Washington State, Skagit County includes 1,735 square miles of land area. Its topography includes mountains, river valleys, and marine shorelines with saltwater beaches (see Skagit County Background in the [Comprehensive Plan](#)).

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

There are a variety of topographies in Skagit County ranging from flat lands to very mountainous areas within the Cascade Mountain range.

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

The topography of Skagit County ranges from sea level to the 9,114-foot Mount Buckner.

#### 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.

Skagit County contains a number of soil series as identified in the Natural Resources Element of the Comprehensive Plan 2025 - 2045 and referenced pursuant to the [Soil Survey of Skagit County Area, Washington, USDA Soil Conservation Service, 1998](#). The predominant soil types in the resource lands include silt loam, silty clay loam, and fine sandy loam.

Skagit County includes agricultural lands. The Comprehensive Plan indicates soil types as shown in the exhibit below. Descriptions of these soil types can be found, by SCS map unit number, in the Soil Survey of Skagit County Area, Washington, USDA Soil Conservation Service, 1998. The proposed amendments prohibit agritourism uses from converting agricultural soils to impervious surfaces.

*Agricultural Land Soils*

SCS Map Unit #	Soil Description
Prime Alluvial Soils	
21	Briscot fine sandy loam

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

87	Larush fine sandy loam
88	Larush silt loam
89	Larush variant silt loam
92	Minkler silt loam
123	Skagit silt loam
96	Mt. Vernon very fine sandy loam
130	Snohomish silt loam
136	Sumas silt loam
157	Wickersham silt loam, 0-8% slopes
<b>Prime Alluvial Soils (if artificially drained)</b>	
10	Bellingham silt loam
11	Bellingham mucky silt loam
34	Cokedale silt loam
97	Mukilteo muck
101	Nookachamps silt loam
102	Norma silt loam
114	Samish silt loam
141	Tacoma silt loam
142	Tacoma silt loam, drained
<b>Prime Alluvial Soils (if protected from flooding)</b>	
56	Field silt loam
57	Field silt loam, protected
98	Mukilteo Variant muck
118	Sedro-Woolley silt loam

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

This is a non-project action (legislative proposal). Future development projects will be reviewed, as required, for compliance with the SEPA guidelines pursuant to [SCC 16.12](#) as well as County critical area regulations in [SCC 14.24](#). See Skagit County Critical Areas map for the locations of [geologic hazards](#) and [aquifer recharge areas](#).

- 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.**

This is a non-project action (legislative proposal). New development associated with agritourism may require filling, grading, and excavation. Any filling, grading, or excavation will be required to be completed in compliance with Skagit County Code and all applicable state and federal permitting requirements. The total area and quantities for fill are unknown at this time.

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

This is a non-project action (legislative proposal). However, future development will be subject to meeting stormwater requirements in SCC 14.32 and critical area requirements in SCC 14.24. Impacts from erosion which could occur because of future clearing and construction will be mitigated by application of county stormwater requirements in SCC 14.36. These requirements implement [National Pollutant Discharge Elimination System Permit \(NPDES\)](#) requirements, which is administered by the [Washington State Department of Ecology](#).

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

This is a non-project action (legislative proposal). The proposed amendments prohibit conversion of agricultural land. However, for all development in Skagit County, impacts associated with additional impervious surfaces will be mitigated stormwater requirements in SCC 14.32. In addition, mitigation will occur through lot coverage maximums and the application of environmental regulations, such as critical area and shoreline regulations to protect sensitive areas.

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

This is a non-project action (legislative proposal). The County, however, will apply its regulations geologic hazards in SCC 14.24 and stormwater requirements in SCC 14.32 to future development proposals.

## **2. Air**

[Find help answering air questions](#)<sup>4</sup>

- 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.**

This is a non-project action (legislative proposal).

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



Impacts associated with future development will include compliance with the Department of Ecology [air quality](#) requirements. The Northwest Region Clean Air Agency (NWCAA) monitors air quality in Skagit, Island, and Whatcom Counties. NWCAA enforces compliance with federal, state and local air quality rules and regulations.

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

This is a non-project action (legislative proposal). However, there are no known offsite sources of emissions which may impact future agritourism operations within Skagit County.

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

This is a non-project action (legislative proposal). Air quality standards of the Federal Clean Air Act will be applicable for future emissions. Northwest Clean Air Agency will enforce federal, state and local air quality regulations.

### 3. Water

[Find help answering water questions](#)<sup>5</sup>

**a. Surface:**

[Find help answering surface water questions](#)<sup>6</sup>

**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.**

Skagit County has 598 miles of rivers and streams, 53 lakes and reservoirs, and 228 miles of marine and estuarine shoreline.

Skagit County has numerous year-round and seasonal streams; shorelines adjacent to Skagit Bay, Padilla Bay, Samish Bay, and Rosario Strait; lakes, ponds, wetlands, and estuarine areas. Rivers, streams, and lakes which fall under the Shoreline Master program and shorelines of the state may be found [here](#). Skagit County GIS maps also provide robust data on [streams, lakes, and wetlands](#).

**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.**

This is a non-project action (legislative proposal). However, any proposal for development in these areas will be required to comply with the Skagit County Shoreline Master Program, Critical Areas regulations, and all state and federal permitting requirements. In addition, application of these codes would require

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

<sup>6</sup> <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>

impacts to be mitigated and project within lands covered by water would not be exempt from SEPA review even where the underlying permit is exempt from SEPA.

- 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.**

This is a non-project action (legislative proposal). Filling and/or dredging of material that would be placed in or removed from surface water or wetlands is not anticipated as part of this proposal. However, if proposed in the future, application of environmental regulations, such as critical area and shoreline regulations along with state and federal regulations, where applicable, would be applied to any proposal. Projects on lands covered by water would not be exempt from SEPA review even where the underlying permit is exempt from SEPA.

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

This is a non-project action (legislative proposal). However, no surface water withdrawals or diversions are anticipated because of this proposal.

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

The Skagit County FEMA Q3 100-Year Floodplain map is available at the following website:

[skagitcounty.net/GIS/Documents/Flood/FEMA\\_Q3\\_100\\_Year\\_Floodplain\\_Map.pdf](https://skagitcounty.net/GIS/Documents/Flood/FEMA_Q3_100_Year_Floodplain_Map.pdf)

This indicates FEMA Q3 floodway areas primarily along Skagit River, Samish River, and Sauk River. FEMA Q3 100 year floodplain consists mostly on the west side of the county in areas between La Conner and Mount Vernon. This also includes areas around Burlington, Allen and Edison.

- 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.**

This is a non-project action (legislative proposal). However, no discharges of waste materials to surface waters are anticipated because of this proposal.

**b. Ground:**

[Find help answering ground water questions<sup>7</sup>](#)

- 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.**

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<sup>7</sup> <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>

This is a non-project action (legislative proposal). However, groundwater withdrawal to support future development may occur. Quantities for groundwater withdrawals are not known but future uses will be required to demonstrate both that sufficient and legal water exists as part of county processes to evaluate subdivisions of land or prior to issuance of building permits.

- 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.**

Agritourism activities may require use of septic systems. Those systems will be required to be reviewed and approved by Skagit County or the Washington State Department of Health, depending on the type of system.

**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.**

This is a non-project action (legislative proposal). However, all new development will be required to meet and mitigate impacts through application of stormwater requirements in Skagit County Code 14.32.

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

This is a non-project action (legislative proposal). Any future proposal which could result in waste materials entering ground or surface water would be reviewed to ensure compliance with applicable county, state, and federal permitting requirements.

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

This is a non-project action (legislative proposal). However, the proposal does not propose to alter or otherwise affect drainage patterns in the vicinity of the site.

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

This is a non-project action (legislative proposal). The County will apply its regulations regarding critical aquifer recharge and stormwater for future development. All new development will be required to meet and mitigate impacts through application of stormwater requirements in Skagit County Code 14.32.

## **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?**

This is a non-project action (legislative proposal). Future potential impacts will be mitigated through application of county code and state or federal regulations or requirements, where applicable. Under Skagit County code, impacts will be mitigated through the use of low-impact development techniques in SCC 14.32.140.

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

This is a non-project action (legislative proposal).

However, Skagit County is home to threatened and endangered species including:

Species/Habitat	State status	Federal status
Bull Trout		Threatened
Chinook Salmon		Threatened
Chum Salmon		Threatened
Rainbow Trout/Steelhead/Inland Redband		Threatened
Canary Rockfish		Threatened
Oregon Spotted Frog	Endangered	Threatened
Marbled Murrelet	Endangered	Threatened
Short-tailed Albatross		Endangered
Northern Spotted Owl	Endangered	Threatened
Oregon Vesper Sparrow	Endangered	

Gray Whale		Endangered
Orca	Endangered	Endangered
Fisher	Endangered	
Grizzly Bear	Endangered	Threatened
Lynx	Threatened	Threatened
Wolverine		Threatened
Pinto Abalone	Endangered	

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

This is a non-project action (legislative proposal). The County will apply its regulations of fish and wildlife habitat area conservation for any future developments. Under Skagit County code, impacts will be mitigated through the use of low-impact development techniques in SCC 14.32.140.

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

Himalayan blackberry, Holly, and English ivy are known to be present within Skagit County. Other noxious weeds or invasive species may be present on a case-by-case basis. This is a non-project action (legislative proposal).

## 5. Animals

[Find help answering animal questions](#)<sup>8</sup>

- 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.**

This project is a legislative proposal, therefore, a non-project action. Future development will need to undergo its own separate environmental review process, which will require additional identification of birds, and other mammals in the region. A full list of habitats can be seen on the [Priority Habitats and Species \(PHS\) on the web app](#) and <https://geodataservices.wdfw.wa.gov/hp/phs/>

Examples include:

- Birds: hawk, heron, eagle, songbirds, other
- Mammals: deer, bear, elk, beaver, other
- Fish: bass, salmon, trout, herring, shellfish, other

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

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

Skagit County is home to threatened and endangered species, including but not limited to the following:

Species/Habitat	State status	Federal status
Bull Trout		Threatened
Chinook Salmon		Threatened
Chum Salmon		Threatened
Rainbow Trout/Steelhead/Inland Redband		Threatened
Canary Rockfish		Threatened
Oregon Spotted Frog	Endangered	Threatened
Marbled Murrelet	Endangered	Threatened
Short-tailed Albatross		Endangered
Northern Spotted Owl	Endangered	Threatened
Oregon Vesper Sparrow	Endangered	
Gray Whale		Endangered
Orca	Endangered	Endangered
Fisher	Endangered	
Grizzly Bear	Endangered	Threatened
Lynx	Threatened	Threatened
Wolverine		Threatened
Pinto Abalone	Endangered	

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

Yes, Skagit County is located within the Pacific Flyway and includes salmonid migratory routes.

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

This is a non-project action (legislative proposal). However, the County will apply its critical area regulations of fish to any future developments in order to mitigate possible project impacts.

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

Not applicable. This is a non-project action (legislative proposal).

## 6. Energy and natural resources

[Find help answering energy and natural resource questions](#)<sup>9</sup>

- 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.**

None proposed as part of the non-project action (legislative proposal). Site development projects will be reviewed, as necessary, for compliance with the SEPA guidelines pursuant to SCC 16.12 State Environmental Policy Act.

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

Not applicable. This is a non-project action (legislative proposal).

- 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.**

This is a non-project action (legislative proposal). However, future development projects will be reviewed, as necessary, for compliance with the SEPA guidelines pursuant to SCC 16.12: State Environmental Policy Act and [SCC 16.22](#) Commercial Property Assessed Clean Energy and Resiliency Program (C-PACER) could be utilized for agritourism projects.

## 7. Environmental health

[Health Find help with answering environmental health questions](#)<sup>10</sup>

- 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.**

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

This is a non-project action (legislative proposal). No known or possible contamination to sites associated with this proposal. Any future use will be required to meet all county, state, and federal requirements.

The Washington State Department of Ecology maintains a database of sites of environmental interest, including; State Cleanup sites, Federal Superfund sites, Hazardous Waste Generators, Solid Waste Facilities, Underground Storage Tanks; Dairies, and Enforcement, <http://www.ecy.wa.gov/fs/>.

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.**

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<sup>9</sup> <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>

<sup>10</sup> <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>

This is a non-project action (legislative proposal).

Four transmission pipelines cross Skagit County carrying natural gas or other hazardous liquids: Kinder Morgan Canada Inc., BP Olympic Pipe Line, Williams Northwest Natural Gas Pipeline, and Cascade Natural Gas Corporation. These are shown in the County's iMap service, <http://www.skagitcounty.net/Maps/iMap/>.

Facilities or sites with potentially hazardous materials, such as underground storage tanks, state cleanup sites, and hazardous waste generators, are compiled by the Washington State Department of Ecology in a searchable database, at <http://www.ecy.wa.gov/fs/>.

**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.**

Not applicable. This is a non-project action (legislative proposal).

**4. Describe special emergency services that might be required.**

Not applicable. This is a non-project action (legislative proposal)

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

This is a non-project action (legislative proposal). The County will apply its regulations of Health, Welfare and Sanitation (Title 12) and SEPA (SCC 16.12) for future developments. All future development will also be required to meet any applicable state or federal requirements.

Future site-specific development would be subject to County or Fire District codes and regulations, zoning regulations, and State hazardous materials regulations, as well as additional SEPA review on a case-by-case basis.

In addition, Skagit County Code (SCC) 14.27.020 requires consultation with the pipeline area for properties located within 100 feet of a transmission pipeline in unincorporated Skagit County before the County can issue a building permit or approve a land division.

Critical aquifer recharge areas regulations are intended to limit uses with a potential to contaminate groundwater (SCC Chapter 14.24)

**b. Noise**

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

This is a non-project action (legislative proposal). As Agritourism uses will only occur in agricultural areas, the most likely noises to occur would be from agricultural activities.

**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)?**



This is a non-project action (legislative proposal). However, agritourism uses may result in traffic, construction, and operation noises. However, all future agritourism uses will be required to meet Skagit County noise regulations in SCC 9.50, SCC 14.20.060, and WAC 173-60.

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

Performance standards for noise are administered pursuant to SCC Chapter 9.50 Noise Control and SCC 14.20.060 Noise. This is a non-project action (legislative proposal).

Skagit County Code includes performance standards for noise for all activities and uses within the county. This includes maximum permissible environmental noise levels emitted to adjacent properties, which are not to exceed levels of the environmental designations for noise abatement (EDNA) as established in 173-60 WAC. Noise studies may be required by the director as proposed in SCC 14.18.407(3)(a)(viii).

## **8. Land and shoreline use**

[Find help answering land and shoreline use questions](#)<sup>11</sup>

**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.**

This project is a legislative proposal, therefore, a non-project action. The proposal will affect the Agricultural – Natural Resource Lands, Rural Resource – Natural Resource Lands, Rural Reserve, and Rural Intermediate zones in areas with ongoing agricultural operations. Development standards, performance and use standards, and potential studies are required to mitigate impacts to neighboring properties, particularly to neighboring farm operations.

Future development will need to undergo its own separate environmental review process. Possible effects to current land uses on nearby or adjacent properties will be also evaluated through application of Skagit County Code and state and federal regulations, depending on the proposal.

**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?**

This is a non-project action (legislative proposal). The proposal would allow agritourism uses on working farms. Impacts to agricultural land of long-term commercial significance are proposed to be mitigated through development standards which require that agritourism uses cannot interfere with surrounding farming operations and cannot result in permanent conversion of farmland. Performance standards and potential

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<sup>11</sup> <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>

studies to reduce impacts from lighting, noise, and traffic are also proposed in the legislation. Also, agritourism uses are proposed in several zones outside of the Agricultural – Natural Resource Lands where agriculture is an allowed use in order to incentivize Agritourism uses outside of the AG-NRL zone.

- c. 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?**

This is a non-project action (legislative proposal). The proposal would allow agritourism uses on working farms. Impacts to farmland are proposed to be mitigated through development standards which require that agritourism uses cannot interfere with surrounding farming operations and cannot result in permanent conversion of farmland. Performance standards and potential studies to reduce impacts from lighting, noise, and traffic are also proposed in the legislation. Also, agritourism uses are proposed in several zones outside of the Agricultural – Natural Resource Lands where agriculture is an allowed use in order to incentivize Agritourism uses outside of the AG-NRL zone.

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

This is a non-project action (legislative proposal). Within Skagit County there are a variety of different types of structures.

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

This is a non-project action (legislative proposal). No structures are proposed to be demolished as part of this proposal.

- f. What is the current zoning classification of the site?**

The Skagit County Comprehensive Plan Land Use Designation map and Zoning map is available at the following website:

[Skagit County iMap](#)

The proposed code amendments to allow agritourism will affect the Agricultural – Natural Resource Lands, Rural Resource – Natural Resource Lands, Rural Reserve, and Rural Intermediate zones in areas with ongoing agriculture.

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

The Skagit County Comprehensive Plan Land Use Designation map and Zoning map is available at the following website:

[Skagit County iMap](#)

The proposed code amendments to allow agritourism will affect the Agricultural – Natural Resource Lands, Rural Resource – Natural Resource Lands, Rural Reserve, and Rural Intermediate zones in areas with ongoing agriculture.

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

The Skagit County Shoreline Master Program (August 23, 2022 version as it is being updated) identifies the following seven shoreline environmental designations within unincorporated Skagit County:

- Aquatic
- High Intensity
- Natural
- Rural Conservancy
- Rural Conservancy – Skagit Floodway
- Shoreline Residential, and
- Urban Conservancy

This is a non-project action (legislative proposal).

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

Critical areas in Skagit County include wetlands, aquifer recharge areas, frequently flooded areas, geologically hazardous areas, and fish and wildlife habitat conservation areas. The GMA requires Skagit County to designate and protect critical areas. See [geologic hazards](#) and [aquifer recharge areas](#) maps. Development projects that have the potential to impact a critical area or its buffers are evaluated for compliance with SCC Chapter 14.24, Critical Areas. This is a non-project action (legislative proposal).

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

The proposal should not result in any residential development. Agritourism uses may result in additional employment opportunities which would be disclosed at the time of project application submittal. This is a non-project action (legislative proposal).

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

This is a non-project action (legislative proposal). Agritourism activities will be allowed in zones that allow agricultural uses where there is ongoing agriculture. Single-family residences are only allowed in the Agricultural – Natural Resource Lands as an accessory use to agriculture. Since the proposal only affects agricultural areas where there is not a lot of residential development, the proposal should not result in displacement.

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

This is a non-project action (legislative proposal). Agritourism activities will be allowed in zones that allow agricultural uses where there is ongoing agriculture. Single-family residences are only allowed in the Agricultural – Natural Resource Lands as an accessory use to agriculture. Since the proposal only affects agricultural areas where there is not a lot of residential development, the proposal should not result in displacement.

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

This is a non-project action (legislative proposal). The proposal would allow agritourism uses on working farms. Impacts to farmland are proposed to be mitigated through development standards which require that agritourism uses cannot interfere with surrounding farming operations and cannot result in permanent conversion of farmland. Performance standards and potential studies to reduce impacts from lighting, noise, and traffic are also proposed in the legislation. Also, agritourism uses are proposed in several zones outside of the Agricultural – Natural Resource Lands where agriculture is an allowed use in order to incentivize Agritourism uses outside of the AG-NRL zone.

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

This is a non-project action (legislative proposal). The proposal would allow agritourism uses on working farms. Impacts to farmland are proposed to be mitigated through development standards which require that agritourism uses cannot interfere with surrounding farming operations and cannot result in permanent conversion of farmland. Performance standards and potential studies to reduce impacts from lighting, noise, and traffic are also proposed in the legislation. Also, agritourism uses are proposed in several zones outside of the Agricultural – Natural Resource Lands where agriculture is an allowed use in order to incentivize Agritourism uses outside of the AG-NRL zone.

## 9. Housing

[Find help answering housing questions](#)<sup>12</sup>

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

None. This is a non-project action (legislative proposal) to create perimeters for agritourism uses.

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

This is a non-project action (legislative proposal). However, the proposal does not propose eliminating any housing units.

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

None. This is a non-project action (legislative proposal) to create perimeters for agritourism uses and should not impact residential areas.

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

## 10. Aesthetics

[Find help answering aesthetics questions](#)<sup>13</sup>

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

This is a non-project action (legislative proposal). This project is not proposing to change allowed heights for structures.

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

This is a non-project action (legislative proposal). However, Skagit County Code does limit building heights in each zone. This proposal does not modify heights allowed within each zone.

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

This is a non-project action (legislative proposal). The County shall apply the Unified Development Code Title 14 and SCC 16.12 SEPA for any future developments. Impacts to farmland are proposed to be mitigated through development standards which require that agritourism uses cannot interfere with surrounding farming operations and cannot result in permanent conversion of farmland. Performance standards and potential studies to reduce impacts from lighting, noise, and traffic are also proposed in the legislation.

## 11. Light and glare

[Find help answering light and glare questions](#)<sup>14</sup>

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

This is a non-project action (legislative proposal). However, new development could result in light or glare. However, the proposal requires that artificial lighting must be consistent with SCC 14.20.040(3) and lighting studies may be required by the Director.

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

This is a non-project action (legislative proposal). However, the proposal requires that artificial lighting must be consistent with SCC 14.20.040(3) and lighting studies may be required by the Director.

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

This is a non-project action (legislative proposal). However, no existing off-site sources of light or glare are intended should affect this proposal.

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

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

<sup>14</sup> <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>

The proposal requires that artificial lighting must be consistent with SCC 14.20.040(3) and lighting studies may be required by the Director.

## 12. Recreation

[Find help answering recreation questions](#)

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

Skagit County is home to an array of recreation opportunities, including but not limited to, parks, trails, camping, water sports, and athletic fields.

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

This is a non-project action (legislative proposal). However, recreational uses are not proposed to be displaced.

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

This is a non-project action (legislative proposal). However, recreational uses are not proposed to be displaced. The proposed amendments will only affect areas with ongoing agriculture.

## 13. Historic and cultural preservation

[Find help answering historic and cultural preservation questions](#)<sup>15</sup>

- 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 Washington Information System for Architectural and Archaeological Records Data (WISAARD) maintained by DAHP provides data concerning heritage barns, registered historic properties and register districts. This is a non-project action (legislative proposal).

- 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.**

Skagit County is located in an area traditionally utilized by Southern Coast Salish peoples whose descendants are represented in the present-day by the Upper Skagit, Stillaguamish, Sauk-Suittle Nooksack, Lummi, Samish, and Swinomish Tribes. This is a non-project action (legislative proposal).

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<sup>15</sup> <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>

- 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.**

Skagit County encompasses land within the ancestral territory of Indigenous Coast Salish Tribes named under the 1855 Treaty of Point Elliott. The County will continue to coordinate and engage Tribal Governments through plan implementation and additional projects. This is a non-project action (legislative proposal).

Methods used to assess the potential impacts to cultural and historic resources include procedures outlined in SCC 14.30 regarding land disturbance and archaeological and historical resources which is enumerated in SCC 14.30.070.

- 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.**

Skagit County will continue to engage Tribal Governments to identify any losses, changes to, or disturbances to resources, if any. The County is committed to engage, to identify, and prevent any loss. The County will apply SCC 14.30.070, Archaeological and historical resources section for future developments to avoid the destruction of or damage to any site having historic or cultural values. This is a non-project action (legislative proposal).

## 14. Transportation

[Find help with answering transportation questions](#)<sup>16</sup>

- 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 Skagit County GIS Basemap identifies the existing streets and roads within the County and is available at the following website:

<https://skagitcounty.net/Departments/GIS/Main.htm>

This is a non-project action (legislative proposal).

- 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?**

The County's public transportation needs are served by [Skagit Transit \(SKAT\)](#). This is a non-project action (legislative proposal).

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

- 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).**

This is a non-project action (legislative proposal). However, proposed agritourism uses may result in additional traffic. Agritourism uses must demonstrate concurrency with the County road segment and road intersection level of service standards in SCC 14.62.060.

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

This is a non-project action (legislative proposal). However, water, rail, and air transportation are all utilized in Skagit County.

- 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?**

This is a non-project action (legislative proposal). However, proposed agritourism uses may result in additional traffic. Proposed agritourism uses must demonstrate concurrency with the County road segment and road intersection level of service standards in SCC 14.62.060 which will be verified during the permit review process.

- 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.**

This is a non-project action (legislative proposal). However, agritourism uses must demonstrate concurrency with the County road segment and road intersection level of service standards in SCC 14.62.060 and also cannot interfere with surrounding farming operations and practices.

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

This is a non-project action (legislative proposal). However, proposed agritourism uses may result in additional traffic. Proposed agritourism uses must demonstrate concurrency with the County road segment and road intersection level of service standards in SCC 14.62.060 which will be reviewed during the permit review process.



## 15. Public services

[Find help answering public service questions<sup>17</sup>](#)

- 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.**

This is a non-project action (legislative proposal). Development projects required to obtain a concurrency determination for non-transportation concurrency facilities and services are required to demonstrate that there is concurrency with each non-transportation concurrency facilities and services as described in the LOS table in the Comprehensive Plan Capital Facilities Element (SCC 14.62.070).

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

This is a non-project action (legislative proposal). The Skagit County Comprehensive Plan includes a Capital Facilities Element which addresses measures to reduce or control direct impacts on public services as a result of new growth. Development projects are also required to obtain a concurrency determination for non-transportation concurrency facilities and services are required to demonstrate that there is concurrency with each non-transportation concurrency facilities and services as described in the LOS table in the Comprehensive Plan Capital Facilities Element (SCC 14.62.070).

## 16. Utilities

[Find help answering utilities questions<sup>18</sup>](#)

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

This is a non-project action (legislative proposal). However, all of these utilities are present in Skagit County.

- 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.**

This is a non-project action (legislative proposal). Utilities needs may vary per project and will be required to demonstrate that there is concurrency with each non-transportation concurrency facility, as applicable.

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<sup>17</sup> <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>

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

## C. Signature

[Find help about who should sign](#)<sup>19</sup>

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.

Signature: 

Type name of signee: Robby Eckroth, AICP

Position and agency/organization: Senior Planner, Skagit County Planning & Development Services

Date submitted: September 22, 2025

## D. Supplemental sheet for nonproject actions

[Find help for the nonproject actions worksheet](#)<sup>20</sup>

**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?**

It is not anticipated that this non-project legislative action will cause these increases to occur. Future development (with individual permit process) consistent with the Comprehensive Plan and zoning code could result in the following impacts:

- Fill and grade proposals, new impervious surfaces, or vegetation removal could result in altered surface water flows, increased stormwater flow, localized flooding impacts, and generation of non-point source pollution to local surface waters.
- Increased vehicle trips could increase air emissions or result in additional noise.
- Agritourism uses could result in additional noise.

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

<sup>20</sup> <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 such increases are:

All agritourism uses are subject to applicable federal, state, and local regulations, and subject to mitigation measures if required at the time of development.

Proposed additional measures to avoid or reduce such increases are:

- Stormwater detention and water quality facilities, and temporary erosion and sediment controls, will be constructed in accordance with County standards. Noise and exhaust emissions and their impacts will be minimized to the maximum extent practical through compliance with applicable regulations, ensuring equipment is in proper working order, and hours of work. The proposed measures would vary depending on the individual project under construction.
- Mitigation strategies are identified in the County's existing code and regulations, such as, critical area regulations in SCC 14.24, stormwater management in SCC 14.32, building and construction code in Title 15.
- Noise generated from agritourism activities must be consistent with SCC 14.20.060. Noise studies may be required by the Director.
- Future project level approval will be conditioned in accordance with appropriate County review and environmental analysis to be determined at the time of application.

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

This non-project legislative action itself would not affect plant, animal, or fish life. Individual projects are subject to SEPA and must comply with Skagit County Code and state and federal requirements.

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

All development projects are subject to applicable federal, state and local regulations and subject to mitigation measures if required at the time of development.

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

- Local, state, and federal environmental regulations such as the Critical Areas Ordinance, storm and surface water regulations, and Shoreline Master Program to apply during individual projects.

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

As a non-project action, the proposal will not directly deplete energy or natural resources. However, most, if not all future development projects will require energy and/or natural resources.

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

Projects will be constructed in compliance with the adopted energy code which requires energy efficiency measures. Agritourism uses cannot result in the

permanent conversion of farmland and cannot interfere with surrounding farming operation.

**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?**

It is not anticipated that any future projects will likely use or affect these types of areas. Future development projects may dredge or fill surface waters or wetlands or affect other environmentally sensitive areas or areas designated for government protection, subject to applicable Skagit County Codes and State and Federal regulations and are subject to local, state, and federal permits. Historic and cultural sites would remain protected by federal, state, and local regulations and policies. Agritourism uses cannot result in the permanent conversion of farmland and cannot interfere with surrounding farming operations.

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

All development projects are subject to applicable federal, state and local regulations and subject to mitigation measures if required at the time of development. Different regulations such as the Critical Areas Ordinance, storm and surface water regulations, and Shoreline Master Program to continue to protect environmentally sensitive areas in the county as development occurs.

Additional measures will be evaluated and proposed during the permit review of each individual project.

**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?**

No changes to shoreline designations are included in this proposal. All development projects are subject to applicable federal, state and local regulations and subject to mitigation measures if required at the time of development.

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

Transportation, fire, sewer and water are subject to concurrency requirements (SCC 14.62) and are reviewed during project review according to applicable state and local regulations.

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

No local, state, or federal conflicts are anticipated with this proposal. The proposed agritourism amendments are also consistent with the draft Department of Commerce [Rural Element Guidebook](#) which includes Agritourism guidance.