

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

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

Instructions for applicants:

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

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

Instructions for Lead Agencies:

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

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [\[HELP\]](#)

1. Name of proposed project, if applicable:

City of Anacortes 2021 Docket of Comprehensive Plan and Development Regulation Amendments

2. Name of applicant:

Anacortes Planning, Community & Economic Development Department

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

Libby Grage, Planning Manager
Anacortes Planning, Community & Economic Development Department
PO Box 547
Anacortes, WA 98221

4. Date checklist prepared:

March 29, 2022

5. Agency requesting checklist:

City of Anacortes

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

A Planning Commission public hearing is scheduled for April 20, 2022, with a written comment period concluding on April 22, 2022. After Planning Commission deliberations, a recorded motion will be forwarded to the City Council. The City Council will take final action in 2022.

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

Development projects that occur in the future will be subject to changes to the plan, map, or development regulations made through this year's docket and subject to project-specific SEPA review, as applicable.

P2 - Skillings Future Land Use Map (FLUM) amendment: If the FLUM amendment is approved, a future rezone of the property for consistency with the amended FLUM would be required. The petitioner also proposes a boundary line adjustment and future construction of a residential accessory structure on a portion of the property included in the amendment request.

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

Environmental review of past Comprehensive Plan adoption and amendments have been completed to various extents and level of detail.

P-2 Skillings FLUM amendment: A SEPA checklist dated March 30, 2020 accompanied the amendment petition. That checklist was utilized to prepare this checklist, which addresses all docketed items, and is used to evaluate the combined impacts and effects of all actions to avoid piecemeal review.

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

None known.

P2 - Skillings FLUM Amendment: A boundary line adjustment application was submitted for properties involved in the Skillings FLUM amendment request. The application was deemed incomplete pending approval of the requested FLUM amendment and subsequent rezone.

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

The proposal would amend the Anacortes Comprehensive Plan, Future Land Use Map, and Development Regulations under Anacortes Municipal Code Title 19. These are legislative actions requiring adoption by ordinance by the Anacortes City Council.

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.)

This proposal is a non-project action that includes amendments of specific parts of the Anacortes Comprehensive Plan and Development regulations. This SEPA checklist covers all of the petitions included in this year's docket. All of the included petitions are legislative and any development that may occur as a result of these legislative actions may also be subject to SEPA review. Many of these proposals are technical in nature, clarifying existing code. The following petitions are considered in this checklist:

Public Proposals

- P1. Amend Comprehensive Plan Goal H-1 of the Housing Element to add two new policies regarding the regulation of short-term rentals.
- P2. Skillings FLUM. Amend the Comprehensive Plan future land use map to change the designation of a portion of P33058 & P33059 (southeast corner of 35th St. & V Ave. intersection) from Industrial to Residential Medium Density.
- P3. Toward Zero Waste Policy. Amend the Comprehensive Plan Utilities Element to add a new goal to increase recycling and composting to 65% of the municipal solid waste stream, and related policies.

City-Initiated Proposals

- C1. Amend Comprehensive Plan Introduction Section, to remove plan titles that are not required to be incorporated by reference, update remaining plan titles and dates.
- C2. Amend *Anacortes Municipal Code (AMC) 19.20.070 Vesting*, to clarify vesting provisions for land use permit applications.
- C3. Amend *AMC 19.22 Concurrency*, to add language regarding Director establishment of a concurrency facilities review and monitoring program; add application requirements and review fee language.
- C4. Amend the *AMC 19.43.020.B Adult Family Home* definition, to reflect changes to RCW 70.128.010 which allows provision of services to up to 8 adults upon approval by DSHS.
- C5. Amend *AMC 19.52 Public Street Design*, to update terminology used for on-street parking facilities.
- C6. Amend *AMC 19.52.040.A.2 Modified and Special Standards*, to clarify process for adoption of special standards for a street or neighborhood.
- C7. Amend *AMC Table 19.52.040.E Lane Design Standards*, to add requirements for integration of guest parking when a “Lane” street is developed.
- C8. Amend *AMC 19.52.080 Street Names and Signage*, to allow the Fire Marshall or Public Works Director to require that No-Parking signage or other curb/pavement markings be installed as part of new street development in certain circumstances.
- C9. Amend *AMC 19.53.030.B Driveway Location*, to clarify what is meant by “Lowest volume street” and clarify alley access and driveway relocation requirements.
- C10. Amend *AMC 19.66 Fences*, to specify when a fence permit is required and other minor clarifying amendments.
- C11. Amend *AMC 19.67 Signs*, to fix incorrect cross references and typos. Address potentially conflicting provisions for commercial and noncommercial temporary signs located in the public right of way and clarify placement 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.**

The proposed Comprehensive Plan and development regulation amendments could affect all land and all land uses within the City of Anacortes city limits.

P2 – Skillings FLUM Amendment: The site is located at the southeast corner of 35th Ave. and V Ave. – Assessor parcel numbers P33059 and P33058.

B. Environmental Elements [\[HELP\]](#)

1. Earth [\[help\]](#)

- a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

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

The City of Anacortes has elevations that vary from sea level to 600 feet in the southwest quadrant and to 1,270 feet at the top of Mount Erie. Slope steepness ranges from 0% to 100% depending on the location.

P2 – Skillings FLUM Amendment: Steepest slope on the site is approximately 26% (on P33058).

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.

Soil types vary throughout city limits.

P2 – Skillings FLUM Amendment: Soils on the site are primarily classified as Bow-Urban land complex – 0 to 8% slopes.

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

Areas of unstable soils are identified in various locations throughout the city.

P2 – Skillings FLUM Amendment: No unstable soils are identified on the site.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

None proposed.

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

Not applicable to this non-project action.

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

Not applicable to this non-project action.

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

Not applicable to this non-project action.

Application of the City's development regulations relating to stormwater, clearing and grading to project level actions will address impacts to the earth.

2. Air [\[help\]](#)

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.

Not applicable to this non-project action.

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

Not applicable to this non-project action.

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

Not applicable to this non-project action.

Application of the City's development regulations relating to clearing and grading and air emissions to project level actions will address impacts to the air.

3. Water [\[help\]](#)

a. Surface Water: [\[help\]](#)

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

There are multiple streams, lakes, ponds, and wetlands located within city limits. The City is bounded on three sides by the Salish Sea.

P2 – Skillings FLUM Amendment: There are no surface water bodies of in the site vicinity.

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.

Not applicable to this non-project action.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

Not applicable to this non-project action.

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

Not applicable to this non-project action.

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

Portions of the city are located within the 100-year floodplain, however, the proposed change to the Comprehensive Plan and zoning designations for the proposals do not affect or change the use of these lands.

P2 – Skillings FLUM Amendment – This property is not within the 100-year floodplain.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

Not applicable to this non-project action.

b. Ground Water: [\[help\]](#)

- 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 general description, purpose, and approximate quantities if known.**

Not applicable to this non-project action.

- 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.**

Not applicable to this non-project action.

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.

Not applicable to this non-project action.

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

Not applicable to this non-project action.

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

Not applicable to this non-project action.

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

Not applicable to this non-project action. Application of the City's development regulations relating to clearing and grading, stormwater, critical areas, and other standards to project level actions will address impacts to ground water, surface water, and water runoff impacts.

4. Plants [\[help\]](#)

- 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

There is a diverse array of vegetation located throughout the city.

P2 – Skillings FLUM Amendment – the site has deciduous and evergreen trees and shrubs.

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

Not applicable to this non-project action.

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

None known.

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

Not applicable to this non-project action. Application of the City's development regulations relating to landscaping, tree retention, stormwater, critical areas, and shorelines to project level actions address impacts to vegetation.

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

There are noxious weeds located within city limits.

P2 – Skillings FLUM Amendment: None known.

5. Animals [\[help\]](#)

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, **other:**
mammals: deer, bear, elk, beaver, **other:**
fish: bass, salmon, trout, herring, shellfish, other _____

All of the above animals may occur in the city limits.

P2 – Skillings FLUM Amendment: Eagles, songbirds, heron are known to be on or near the site. There is a bald eagle nest located within 660 feet of the site.

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

There are threatened and endangered species that are known to be in city limits, including chinook salmon, orca whales, marbled murrelet, etc.

P2 – Skillings FLUM Amendment – there are no threatened or endangered species known to use the site.

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

All of city limits is within the Pacific Flyway migratory bird route.

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

Not applicable to this non-project action. Application of the City's development regulations governing critical areas, shoreline, and landscaping to project level actions will address impacts to wildlife.

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

None known.

6. Energy and Natural Resources [\[help\]](#)

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.

Not applicable to this non-project action.

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

Not applicable to this non-project action.

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:

Not applicable to this non-project action.

7. Environmental Health [\[help\]](#)

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

Not applicable to this non-project action.

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

There are areas of contamination throughout the city resulting from past practices involved with wood mills and fish canning along the city's shoreline, in addition to other types of possible contamination from various land uses.

P2 – Skillings FLUM Amendment: Historically, the site vicinity included uses like a plywood mill and a brickyard. The Custom Plywood Mill site located to the

west along Fidalgo Bay is in the process of being cleaned up. It is unknown if any environmental health hazards exist on the subject site.

- 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.**

Not applicable to this non-project action.

- 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 to this non-project action.

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

Not applicable to this non-project action.

- 5) Proposed measures to reduce or control environmental health hazards, if any:**

Not applicable to this non-project action. Application of city, state, and federal standards to sites with identified environmental health hazards during project level actions will address these impacts.

b. Noise

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

Not applicable to this non-project action.

P2 – Skillings FLUM Amendment: Noises that exist in the area include Industrial development and uses to the north, recreational use of the Tommy Thompson trail to the east, and vehicle traffic from adjacent streets, including the SR-20 Spur adjacent the site to the south.

- 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.**

Not applicable to this non-project action.

P2 – Skillings FLUM Amendment: A change in designation from Industrial to residential is not likely to result in an increase of noise levels from future development of the property.

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

Not applicable to this non-project action. Application city and state regulations related to noise to project level actions will address noise impacts.

8. Land and Shoreline Use [\[help\]](#)

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The city includes multiple land use types throughout, including low, medium and high density residential, commercial, industrial, and manufacturing.

P2 – Skillings FLUM Amendment: There is an existing single family residence located at 3506 Fidalgo Bay Rd. P33058 and P33059 are currently undeveloped. To the west, across V Avenue, and to the east, is residential development. SR-20 Spur is located to the south of the site. The lot to the north is developed with an approximately 4,000 sq. ft. office and 4,000 sq. ft. industrial garage/warehouse building.

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 as a result 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?

Not applicable to this non-project action.

P2 – Skillings FLUM Amendment: The site has not been used as working farmlands or working forest lands in the past.

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

Not applicable to this non-project action.

P2 – Skillings FLUM Amendment: There are not working farmlands or working forest lands in the site vicinity.

c. Describe any structures on the site.

There are various structures located throughout the city.

P2 – Skillings FLUM Amendment: There are not currently any structures on P33058 or P33059. There is a single family residence located just to the east.

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

Not applicable to this non-project action.

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

The city-wide amendments would affect all zoning classifications in the city.

P2 – Skillings FLUM Amendment: P33058 and P33059 are currently zoned Industrial.

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

The City contains multiple comprehensive plan land use designations.

P2 – Skillings site-specific FLUM Amendment: P33058 and P33059 have an Industrial Comprehensive Plan designation.

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

The city contains lake and marine shorelines that are within shoreline jurisdiction.

P2 – Skillings FLUM Amendment: Not in shoreline jurisdiction.

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

Anacortes has many areas that have been classified as critical areas.

P2 – Skillings FLUM Amendment: The subject site is located within the seasonal buffer of a bald eagle nest (Fish & Wildlife Habitat Conservation Area).

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

Not applicable to this non-project action.

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

Not applicable to this non-project action.

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

Not applicable to this non-project action.

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

Application of policies and guidelines as established by the Comprehensive Plan.

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

Not applicable to this non-project action.

9. Housing [\[help\]](#)

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

Not applicable to this non-project action.

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

Not applicable to this non-project action.

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

Not applicable to this non-project action.

10. Aesthetics [\[help\]](#)

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

Not applicable to this non-project action.

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

Not applicable to this non-project action.

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

Not applicable to this non-project action. Application of the City's regulations governing form and intensity and other design standards to future project level actions will address aesthetic impacts.

11. Light and Glare [\[help\]](#)

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

Not applicable to this non-project action.

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

Not applicable to this non-project action.

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

Not applicable to this non-project action.

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

Not applicable to this non-project action.

12. Recreation [\[help\]](#)

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

The City of Anacortes is full of designated and informal recreation opportunities.

P2 – Skillings FLUM Amendment: The Tommy Thompson Trail is located approximately 300' to the east.

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

Not applicable to this non-project action.

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

Not applicable to this non-project action.

13. Historic and cultural preservation [\[help\]](#)

- 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.**

Not applicable to this non-project action.

P2 – Skillings FLUM Amendment: No structures are located on the site.

- 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.**

Not applicable to this non-project action.

P2 – Skillings site-specific FLUM Amendment: The site is located within approximately 300' of a historic railway corridor (currently developed as the Tommy Thompson trail). The corridor is identified as meeting the minimum National Register age threshold of 50 years.

- 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.**

GIS data, the Department of Historic Preservation's WISAARD.

- 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.**

Not applicable to this non-project action.

14. Transportation [\[help\]](#)

- 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.**

Not applicable to this non-project action. The City contains principal arterials, collectors, and local access streets.

P2 – Skillings FLUM Amendment: The site is served by 35th St./Fidalgo Bay Road and V Avenue. Both streets are designated low volume local access streets.

- 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?**

Not applicable to this non-project action. There are various Skagit Transit stops throughout the city.

P2 – Skillings FLUM Amendment: The closest transit stop is at 33rd St. and R Ave.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?**

Not applicable to this non-project action.

- d. 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).**

Not applicable to this non-project action.

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

Not applicable to this non-project action.

- f. 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?**

Not applicable to this non-project action.

P-2 Skillings FLUM Amendment: Changing the designation from Industrial to residential is likely to result in less vehicular trips per day based on the range of uses that could be developed in the future.

- g. 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.**

Not applicable to this non-project action.

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

Not applicable to this non-project action.

P-2 Skillings FLUM Amendment: Future project level actions permitted by the land use designation and future rezone would be required to make improvements in accordance with city standards.

15. Public Services [\[help\]](#)

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.

Not applicable to this non-project action.

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

Not applicable to this non-project action.

16. Utilities [\[help\]](#)

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

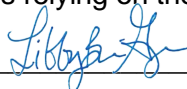
Not applicable to this non-project action.

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.

Not applicable to this non-project action.

C. Signature [\[HELP\]](#)

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: 

Name of signee: Libby Grage

Position and Agency/Organization: Planning Manager, City of Anacortes

Date Submitted: 3/29/22

D. Supplemental sheet for nonproject actions [\[HELP\]](#)

(IT IS NOT NECESSARY to 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 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?

As a non-project action, the proposal will not increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise.

P2 Skillings FLUM amendment: A change in land use designation and zoning from Industrial to Residential would not result in more intense development of the parcels; however, could result in additional dwelling units being built. Development of additional housing units could contribute to increased emissions to the air (typical of household uses) and production of noise (typical of household uses).

Proposed measures to avoid or reduce such increases are:

None proposed.

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

As a non-project action, the proposal will not affect plants, animals, fish or marine life. The changes under this proposal will not change any aspects of the City's protection of these items under the Critical Areas regulations.

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

None proposed. Further site-specific projects are required to comply with all local, state, and federal laws regarding protection of endangered and other protected species.

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

As a non-project action, the proposal will not deplete energy or natural resources. Potential development will increase demands for energy and natural resources regardless of the proposed amendments. Future proposed projects will be individually reviewed for site-specific impacts.

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

None proposed.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

No direct impacts of environmentally sensitive areas or areas designated for government protection are expected as a result of the non-project action.

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

Fish and Wildlife Habitat Conservation Areas are established and mapped to protect habitats for federal or state endangered, threatened, sensitive, candidate, and priority species of fish, wildlife, or plants, following best available science. Wetlands and floodplains are also governed by the city's critical areas regulations and floodplain management regulations. The City regulates development in an near these areas.

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?

Any proposed use or development within the City is subject to the City's Comprehensive Plan and any proposed use or development within Shoreline jurisdiction is also subject to the City's Shoreline Master Program.

P2 – Skillings FLUM Amendment: The proposal would change the future land use map designation of a portion of property from Industrial to Residential Medium Density (RMD). RMD is consistent with the land use designation of the adjacent parcels to the east and south. The remaining 30,000 sq. ft. of the parcels would remain Industrial.

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

P2 – Skillings FLUM Amendment: If the proposed amendment to the FLUM is approved, the site’s zoning would need to be changed for consistency with the amended FLUM.

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

No measurable increase in demands on transportation or public services are anticipated.

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

None proposed.

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

No conflicts have been identified.