

**Table of Contents**

	<u>Page No.</u>
CHAPTER 1 - SUMMARY .....	1-1
1.1 Proposed Action.....	1-1
1.2 Proposal Objectives .....	1-4
1.3 Project History.....	1-4
1.4 Compliance with the Growth Management Act (GMA).....	1-5
1.5 EIS Scoping Process .....	1-6
1.6 Phased Environmental Review.....	1-7
1.7 Summary of Alternatives .....	1-7
1.8 Significant Areas of Controversy/Issues to be Resolved.....	1-17
1.9 Summary of Environmental Impacts and Mitigating Measures .....	1-18
 CHAPTER 2 - PROPOSED PROJECT AND ALTERNATIVES .....	 2-1
2.1 Description of Proposal.....	2-1
2.1.1 Name of Proposal.....	2-1
2.1.2 Proposal Project Sponsors .....	2-1
2.1.3 Location .....	2-1
2.1.4 Principal Features .....	2-1
2.1.5 Benefits/Disadvantages of Delaying Implementation.....	2-2
2.2 Alternatives .....	2-2
2.2.1 Alternative 1: Industrial UGA and Rural Residential Development (No Action).....	2-3
2.2.2 Alternative 2: CAC Recommendation - Community UGA .....	2-4
2.2.3 Alternative 3: Community UGA with Short-Term/ Long-Term Planning Areas .....	2-6
2.2.4 Alternative 4: Proposed Bayview Ridge Subarea Plan – Community UGA (Proposed Action).....	2-7
2.3 Scoping Notice and Request for Comments .....	2-8
 CHAPTER 3 - AFFECTED ENVIRONMENT, ENVIRONMENTAL IMPACTS, MITIGATING MEASURES, AND UNAVOIDABLE ADVERSE IMPACTS .....	 3-1
3.1 Water .....	3-1
3.1.1 Surface Water and Stormwater .....	3-1
3.1.1.1 Affected Environment.....	3-1
3.1.1.2 Environmental Impacts .....	3-5
3.1.1.3 Mitigating Measures .....	3-8
3.1.1.4 Unavoidable Adverse Impacts .....	3-9
3.1.2 Wetlands, Sloughs, and Fish and Wildlife Habitat .....	3-9
3.1.2.1 Affected Environment.....	3-9
3.1.2.2 Environmental Impacts .....	3-14
3.1.2.3 Mitigating Measures .....	3-16
3.1.2.4 Unavoidable Adverse Impacts .....	3-17
3.2 Land Use.....	3-18
3.2.1 Land Use and Zoning.....	3-18
3.2.1.1 Affected Environment.....	3-18
3.2.1.2 Environmental Impacts .....	3-24
3.2.1.3 Mitigating Measures .....	3-31
3.2.1.4 Unavoidable Adverse Impacts .....	3-32
3.2.2 Consistency with Plans and Policies .....	3-32
3.2.2.1 Affected Environment.....	3-32
3.2.2.2 Environmental Impacts .....	3-39
3.2.2.3 Mitigating Measures .....	3-42
3.2.2.4 Unavoidable Adverse Impacts .....	3-42

3.4 Transportation.....	3-43
3.4.1 Affected Environment .....	3-43
3.4.2 Environmental Impacts.....	3-50
3.4.3 Mitigating Measures .....	3-53
3.4.4 Unavoidable Adverse Impacts .....	3-54
3.5 Public Services.....	3-54
3.5.1 Law Enforcement Services .....	3-54
3.5.1.1 Affected Environment.....	3-54
3.5.1.2 Environmental Impacts .....	3-55
3.5.1.3 Mitigating Measures.....	3-56
3.5.1.4 Unavoidable Adverse Impacts .....	3-57
3.5.2 Fire and Emergency Medical Services .....	3-57
3.5.2.1 Affected Environment.....	3-57
3.5.2.2 Environmental Impacts .....	3-61
3.5.2.3 Mitigating Measures.....	3-62
3.5.2.4 Unavoidable Adverse Impacts .....	3-63
3.5.3 Parks, Recreation and Open Space.....	3-63
3.5.3.1 Affected Environment.....	3-63
3.5.3.2 Environmental Impacts .....	3-66
3.5.3.3 Mitigating Measures.....	3-66
3.5.3.4 Unavoidable Adverse Impacts .....	3-67
3.5.4 Schools .....	3-67
3.5.4.1 Affected Environment.....	3-67
3.5.4.2 Environmental Impacts .....	3-68
3.5.4.3 Mitigating Measures.....	3-70
3.5.4.4 Unavoidable Adverse Impacts .....	3-70
3.5.5 Water Service .....	3-71
3.5.5.1 Affected Environment.....	3-71
3.5.5.2 Environmental Impacts .....	3-73
3.5.5.3 Mitigating Measures.....	3-74
3.5.5.4 Unavoidable Adverse Impacts .....	3-74
3.5.6 Sanitary Sewer Service.....	3-74
3.5.6.1 Affected Environment.....	3-74
3.5.6.2 Environmental Impacts .....	3-77
3.5.6.3 Mitigating Measures.....	3-78
3.5.6.4 Unavoidable Adverse Impacts .....	3-78
3.6. Utilities.....	3-79
3.6.1 Affected Environment .....	3-79
3.6.2 Environmental Impacts.....	3-81
3.6.3 Mitigating Measures .....	3-82
3.6.4 Unavoidable Adverse Impacts .....	3-82

### **List of Figures**

Figure 1 – Bayview Ridge Subarea Plan: Vicinity Map.....	1-2
Figure 2 – Bayview Ridge Subarea.....	1-3
Figure 3 – Bayview Ridge Subarea Plan: Alternative 1 .....	1-9
Figure 4 – Bayview Ridge Subarea Plan: Alternative 2 .....	1-10
Figure 5 – Bayview Ridge Subarea Plan: Alternative 3 .....	1-13
Figure 6 – Bayview Ridge Subarea Plan: Alternative 4 .....	1-14
Figure 7 – Bayview Ridge Subarea Plan: Topography.....	3-2
Figure 8 – Bayview Ridge Subarea Plan: Drainage Districts .....	3-4
Figure 9 – Bayview Ridge Subarea Plan: Wetlands.....	3-11
Figure 10 – Bayview Ridge Subarea Plan: WA Dept. of Fish and Wildlife Priority Habitat and Species .....	3-13
Figure 11 – Bayview Ridge Subarea Plan: Existing Development .....	3-20

Figure 12 – Bayview Ridge Subarea Plan: Aerial Photo..... 3-22  
 Figure 13 – Bayview Ridge Subarea Plan: Comprehensive Plan and Zoning Designations..... 3-25  
 Figure 14 – Bayview Ridge Subarea Plan: Airport Environs Overlay and Safety Zones..... 3-40  
 Figure 15 – Bayview Ridge Subarea Plan: Road System..... 3-44  
 Figure 16 – Bayview Ridge Subarea Plan: Fire Districts ..... 3-58  
 Figure 17 – Bayview Ridge Subarea Plan: Sewer Lines ..... 3-76

**List of Tables**

Table 1A – Bayview Ridge Subarea Plan: Alternative Summary – Acreage ..... 1-15  
 Table 1B – Bayview Ridge Subarea Plan: Alternative Summary – Dwelling Units and Population..... 1-16  
 Table 2 – Summary of Environmental Impacts and Mitigating Measures ..... 1-18  
 Table 3 – Alternative 1: Industrial UGA and Rural Residential Development (No Action)..... 2-3  
 Table 4 – Alternative 2: CAC Recommendation – Community UGA ..... 2-5  
 Table 5 – Alternative 3: Community UGA with Short-Term/Long-Term Planning Areas ..... 2-6  
 Table 6 – Alternative 4: Proposed Bayview Ridge Subarea Plan – Community UGA (Proposed Action)..... 2-8  
 Table 7 – Skagit County Wetland Onsite Restoration/Creation Ratios ..... 3-17  
 Table 8 – Bayview Ridge Subarea Existing Land Use ..... 3-18  
 Table 9 – Alternative 1 – Land Use ..... 3-26  
 Table 10 – Alternative 2 – Land Use..... 3-28  
 Table 11 – Alternative 3 – Land Use..... 3-30  
 Table 12 – Alternative 4 – Land Use..... 3-31  
 Table 13 – UGA Population and Commercial/Industrial Land Allocations ..... 3-33  
 Table 14 – Level of Service Ratings for Intersections..... 3-48  
 Table 15 – Base Line Traffic Counts..... 3-50  
 Table 16 – Planned Law Enforcement Projects 2001 – 2006..... 3-56  
 Table 17 – Fire Service Risk Factors ..... 3-61  
 Table 18 – Planned Fire Protection Projects 2001 to 2006 ..... 3-63  
 Table 19 – Skagit County Level of Service Standards: Recreation and Open Space Lands..... 3-64  
 Table 20 – Planned Park Projects 2001 – 2006 ..... 3-65  
 Table 21 – Burlington-Edison School District, Selected Facilities ..... 3-68  
 Table 22 – Student Generation Rates ..... 3-69  
 Table 23 – Water Demand Standards..... 3-72  
 Table 24 – Planned Water Projects PUD No. 1 2001 – 2006..... 3-73  
 Table 25 – Wastewater Flow Design Standards..... 3-75  
 Table 26 – Wastewater Flow Projections..... 3-77  
 Table 27 – Planned Wastewater Projects: City of Burlington Sanitary Sewer System 2001 – 2006 ..... 3-77

**Appendices**

Bayview Ridge Subarea Plan Alternatives 1-4 Acreage and Population Calculations ..... Appendix A  
 Scoping Notice for DEIS 5/10/01 Skagit Valley Herald ..... Appendix B  
 Washington State Department of Fish and Wildlife Letter April 10, 1997..... Appendix C