



## Planning and Community Development Department

210 Lottie Street, Bellingham, WA 98225

Phone: (360) 778-8300 Fax: (360) 778-8301 TTY: (360) 778-8382

Email: [planning@cob.org](mailto:planning@cob.org) Web: [www.cob.org](http://www.cob.org)

### Determination of Non-Significance (DNS)

SUB2023-0011/DR2023-0008/CAP2023-0008/SEP2023-0008

**Date of Issuance of Threshold Determination:** 11/21/2023

**Name of Proposal:** Wellington Preliminary Plat

**Project Description:** Development of a 2.51-acre parcel into 10 single-family cluster lots with 3 of those lots developed as Small Lots pursuant to BMC 20.28.070. Retention of the existing residence is proposed. Vehicular access for all units is proposed from a new public street off Yew Street. Public and private infrastructure necessary to serve the lots is proposed compliant with code. The proposed site plan includes both the retention and removal of significant trees. Mitigation for the replacement of significant trees is proposed; the number and species of replacement trees will be determined through the land use application review process. Approximately 600 square feet of wetland buffer impact is proposed with mitigation occurring onsite.

**Proponent:** Darcy Jones, JEI; 4164 Meridian Street, Suite 304; Bellingham WA 98226; 360-733-8888

**Project Location:** 1204 Yew Street/ Area 7 of the Whatcom Falls Neighborhood; Residential-single detached/cluster land use designation with a 10,000 square-foot cluster density.

**Lead Agency:** City of Bellingham, Planning and Community Development Department (PCDD)

#### Environmental Information Considered:

- SEPA Checklist, dated August 16, 2023
- Critical Areas Assessment and Mitigation Plan, inclusive of a tree retention plan (NES, December 2022 and revised January 2023)
- Preliminary Stormwater Site Plan (JEI, July 2023)
- Stormwater Qualitative Downstream Analysis (JEI, September 21, 2023)
- Geotechnical Engineering Report (GEOTEST, April 7, 2023)
- Tree Inventory & Tree Protection Plan (Stargell, October 2022)

The lead agency has determined that the requirements for environmental analysis, protection, and mitigation measures have been adequately addressed in the development regulations and comprehensive plan adopted under chapter [36.70A](#) RCW, and in other applicable local, state, or federal laws or rules, as provided by RCW [43.21C.240](#) and WAC 197-11-158. Our agency will not require any additional mitigation measures under SEPA. This decision was made after review of the environmental information considered on file with the lead agency. This information is available to the public at <http://www.cob.org/notices> or upon request.

- This DNS is issued after using the optional DNS process in WAC 197-11-355. A notice of Application and Optional DNS was issued on **9/21/2023**, there is no further comment

period on the DNS.

**Appeal Rights:** Pursuant to BMC 16.20.210(D), there is no administrative appeal of this environmental determination.

**Staff Contact:**

Kathy Bell, Senior Planner  
Planning and Community Development Department  
210 Lottie Street - Bellingham, WA 98225  
Email / Phone: kbell@cob.org or 360-778-8347

**Responsible Official:**

Kurt Nabbefeld, Development Services Manager  
Planning and Community Development Department  
210 Lottie Street, Bellingham, WA 98225

A handwritten signature in blue ink, appearing to read "K. Nabbefeld".

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Signature