

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 [Find help answering background questions](#)

1. Name of proposed project, if applicable: **Plat of 331 Chuckanut**

2. Name of applicant: **Dominion Sustainable Development Corporation**

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

Dominion Sustainable Development Corporation; PO Box 31548, Bellingham, WA 98228

Contact Person: Nick Palewicz, Freeland & Associates, Inc., 2500 Elm Street; Suite 1, Bellingham, WA 98225; (360) 650-1408

4. Date checklist prepared:


August 23, 2024

5. Agency requesting checklist:

City of Bellingham Planning and Community Development

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

Permitting-Fall 2024 & Spring 2025 Construction-Pending permit approvals

 **revised 11/21/2024, NSP**

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

No

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

Wetland Delineation and Mitigation Report prepared by Northwest Ecological Services, dated August 2024 and Revised October 2024

Phase 1 Environmental Assessment prepared by Stratum Group, dated March 2024

Geotechnical Investigation prepared by Geotest Services Inc., dated May 2021

Geotechnical Report prepared by Merit Engineering Incorporated, dated October 2024

Report dates updated, NSP

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

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

City of Bellingham Preliminary Plat Approval

City of Bellingham Legal Lot Determination

City of Bellingham Infill Toolkit Application

City of Bellingham Critical Area Permit

City of Bellingham Building Permit(s) for residential construction and stormwater facility

City of Bellingham Public Facilities Application water and sewer extensions

Department of Ecology Construction Stormwater Permit (NPDES) for disturbance over 1 acre of soil.

11. Give a 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 project includes development of a residential subdivision with associated access roads, utilities, stormwater management systems, landscaping, and wetland mitigation.

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.

331 Chuckanut Drive North, Bellingham, Washington 98229

Tax Parcel Number: 370212230367

Legal Description: TR IN SE NW DAF-BEG ON C/L OF 16TH ST PROD 470 FT S OF N LI OF SE NW-TH S ALG C/L OF 16TH ST PROD 290 FT M/L-TH W 620 FT TO E LI OF 14TH ST PROD-TH N ALG E LI OF 14TH ST 290 FT M/L-TH E PAR WI S LI OF JULIA AVE 620 FT TO BEG

Parcel Size = 3.77 acres

B. Environmental Elements

1. Earth [Find help answering earth questions](#)

a. General description of the site:

The site is rectangular with two wooded wetland areas. The majority of the site was a permitted fill site starting in 1991 that is flat and covered with blackberries and brush.

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

Flat with perimeter slopes.

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

Approximately 50% slope.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them, and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Fill soils over glacial till.

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

No

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.

2.3-acres; 3,000 CY Fill and 2,000 CY Cut

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

Yes. Erosion may occur because of site clearing, construction of the roads, and residential buildings.

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

Approximately 35%.

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

An erosion control plan prepared by the Civil Engineer and implemented during construction.

2. Air [Find help answering air questions](#)

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.

Dust and equipment emissions will occur during the construction period. Auto emissions from property owners, mail couriers, and visitors will occur once the project is completed. Emission quantities are unknown currently.

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

None Known.

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

None Proposed.

3. Water [Find help answering water questions](#)

a. Surface Water: [Find help answering surface water questions](#)

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.

Two wetlands have been delineated on site. Water from the wetland or general site area may find its way to Padden Creek about 500-feet north of the site.

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.

Work will occur in the wetland buffers under an approved mitigation plan.

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.

None.

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

None.

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

No

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

No. Waste materials will be discharged to the municipal sewer system.

b. Ground Water: [Find help answering ground water questions](#)

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.

No groundwater will be withdrawn. Drinking water will be supplied to the site by a connection to the City of Bellingham water main.

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.

No waste material will be discharged to the ground. Domestic sewage will be discharged into the municipal sewer system.

c. Water Runoff (including stormwater):

a) 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.

All stormwater runoff from the proposed roof and pavement surfaces will be collected in roof downspouts and catch basins and piped to a new stormwater detention system installed on the property. Stormwater will be conveyed to the municipal stormwater system which outfalls to Padden Creek.

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

Not anticipated.

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

No.

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

The drainage plans will be designed to meet the 2019 Stormwater Management Manual for Western Washington and City of Bellingham Stormwater Management Code BMC 15.42.

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

revised 11/21/2024, NSP

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

Vegetation within buildable areas will be removed, wetland buffers will be enhanced and replanted. Landscaping will be installed within buildable areas after construction.

c. 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.

The wetland buffers will be enhanced and replanted. Landscaping will be installed within buildable areas after construction.

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

Himalayan Blackberries

5. Animals [Find help answering animal questions](#)

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.

Examples include:

• Birds: hawk, heron, eagle, songbirds, other:

• Mammals: deer, bear, elk, beaver, other:

• Fish: bass, salmon, trout, herring, shellfish, other:

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

None known.

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

Yes. The project site is part of the Pacific Flyway migration route.

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

Protection and enhancement of existing wetlands and buffers.

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

None known.

6. Energy and Natural Resources [Find help answering energy and natural resource questions](#)

1. 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.

Energy required to support the project includes electrical power for residential building heating and lighting. In addition, electrical power will be required for street lighting.

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

Not anticipated.

3. 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.

The buildings will conform to the performance standards of the current Washington State Energy Code.

7. Environmental Health [Find help with answering environmental health questions](#)

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.

Not anticipated.

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

A Phase 1 environmental assessment has been performed and there may be an abandoned fuel oil tank associated with the existing house on the property.

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.

None known.

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.

None known.

4. Describe special emergency services that might be required.

Emergency services that will be required include fire and police protection.

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

None proposed.

b. Noise

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

Noise associated with Chuckanut Drive car traffic, but it is not anticipated to impact the project.

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)?

Short Term—Construction noise (8 AM to 5 PM on weekdays)

Long Term—Residential traffic noise, mail couriers, refuse service, etc.

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

Construction hours will be limited to the weekdays during the daytime. The contractor will monitor construction activities and respond to any noise issues or complaints in a timely manner.

8. Land and Shoreline Use [Find help answering land and shoreline use questions](#)

- 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 site is currently residential with one house and garage. The project is not anticipated to affect land uses of adjacent properties.

- 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?

Not known.

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?

No.

- c. Describe any structures on the site.

Existing residence and detached garage.

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

The existing residence and detached garage.

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

Residential Single Cluster with a 7,200 square foot density requirement KB 11 22 2024

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

Residential Single Single Family Residential, Medium Density KB 11 22 2024

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

Not Applicable

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

Yes, delineated wetlands.

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

75 people

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

The current renters of the existing house. The number of people is unknown.

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

None currently.

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

The proposal will comply with single family and infill housing requirements including lot density, parking space count, open space, and access requirements.

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

Not applicable.

9. Housing [Find help answering housing questions](#)

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

33 units of middle-income housing.

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

1 unit of middle-income housing.

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

The project will create new housing opportunities for middle-class families.

10. Aesthetics [Find help answering aesthetics questions](#)

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

The proposed building heights will not exceed 35'. Building materials include but are not limited to painted horizontal siding, cedar shingles, and vertical painted board & batt. Composition roofing, vinyl windows, insulated metal overhead doors, and wood decks are also proposed.

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

None.

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

The proposed single-family residences will be modern with painted siding, windows, and exterior landscaping.

11. Light and Glare [Find help answering light and glare questions](#)

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

The project will produce street lighting during the evening.

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

Not anticipated.

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

None anticipated.

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

Lights will be directed downwards to control glare impacts.

12. Recreation [Find help answering recreation questions](#)

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

Fairhaven Park, 100 Acre Wood, and associated trail networks.

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

No.

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

The development will have common open space for the residents.

13. Historic and Cultural Preservation [Find help answering historic and cultural preservation questions](#)

- 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.

No.

- 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.

None known.

- 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.

Review of GIS data was used to assess potential impacts to cultural and historic resources on or near the project site.

- 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.

Clearing of the site will be limited to the areas necessary for construction.

14. Transportation [Find help with answering transportation questions](#)

- 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.

A private lane will connect to Chuckanut Drive North.

- 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 site is not served directly by public transit, but numerous bus stops are located on Chuckanut Drive North.

- 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).

A private lane is proposed off Chuckanut Drive North.

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

Numerous bus stops are located on Chuckanut Drive North. Nearby in Fairhaven Urban Village there are Bus, Train, Trail, and Ferry terminals.

- 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?**

28 Peak PM Trips of cars from residential units. Determined by using 0.083 peak trips per unit from Bellingham Transportation Concurrency Worksheet.

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.

No.

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

Transportation impacts will be controlled by providing adequate off-street parking for each residence. Lane widths will be designed to accommodate two-way traffic and on-street parking. The site is near public transit and bike/walking trails which will encourage non-passenger vehicle methods of transportation.

15. Public Services [Find help answering public service questions](#)

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.

Yes. The project will require all public services.

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

Fire hydrants within the site will meet required spacing to meet Fire Department requirements.

16. Utilities [Find help answering utilities questions](#)

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

All services are in Chuckanut Drive North but do not currently extend into the site.

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.

Electricity-Puget Sound Energy
Natural Gas-Cascade Natural Gas Company
Water-City of Bellingham
Telephone/Internet-Comcast or Frontier
Sanitary Sewer-City of Bellingham
Storm Collection and Management-Private

C. Signature [Find help about who should sign](#)

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.

X 

Type name of signee: Nick Palewicz

Position and agency/organization: Civil Engineer, Freeland & Associates

Date submitted: 8/23/2024



REVISED 11/21/2024

D. Supplemental sheet for nonproject actions [Find help for the nonproject actions worksheet](#)

IT IS NOT REQUIRED to 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?

- Proposed measures to avoid or reduce such increases are:

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

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

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

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

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?

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

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?

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

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

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

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