

SEPA ENVIRONMENTAL CHECKLIST

A. Background

*Note: Wetlands et al addendum of 1/16/25 marked **.*

1. Name of proposed project, if applicable: **COOL RUNNINGS CLUSTER SHORT PLAT**
2. Name of applicant: **David Campbell & Kristin Danielson**
3. Address and phone number of applicant and contact person:
David Campbell & Kristin Danielson, 1139 Nevada St., Bellingham, WA 98229
Phone 360-399-8014
Contact Person: Bill Geyer, AICP, Geyer & Assoc., Inc., 1008 16th St., Bellingham, WA 98225 Phone: 360-224-6317
4. Date checklist prepared: *August 7, 2024 / **Wetlands et al addendum submitted 1/16/25.***
5. Agency requesting checklist: *City of Bellingham Planning & Community Development*
6. Proposed timing or schedule (including phasing, if applicable):
Sept 2024 Preliminary Cluster Short Plat / Variance Approval
Oct 2024 Clearing and site prep
Nov 2024 Utility extension and driveway construction to Lots 1-3
Dec 2024 Record Cool Runnings Cluster Short Plat
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
Yes. Construct new residential units during 2025-2029. Extend road and utilities to Lot 4.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
Topographic survey, Powertek Surveying, July 2022
Geotechnical Engineering Report, GeoTest Inc., June 8, 2022
Critical Areas Report: Wetlands & Habitat, Miller Environmental, May 10, 2024 plus
Addendum Conceptual Mitigation Bank Use Plan, Ed Miller, December 2, 2024
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.
Yes. City must resolve discharge from City storm water underground vault onto property causing significant erosion in a ravine along steep slopes.
10. List any government approvals or permits that will be needed for your proposal, if known.
Cluster Short Plat and variance, SEPA, Critical Areas Permit (CAP), Public Facilities Contract (PFC), Clearing Permit, future building permits.

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 subject project is a short plat of a 4.9 acre undeveloped residential-zoned lot into four (4) cluster lots fronting on Lindshier Ave within the City limits. Infrastructure improvements include sanitary sewer extension and driveway access to Lots 1-4, ¾ City road standard ~~** deferred extension of utilities and road access to Lot 4.**~~ Proposed uses are all uses allowed in Barkley Neighborhood Area 29 as defined in BMC 20 including all infill toolkit housing forms per BMC 20.28.*

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.



2825 Lindshier Ave., Bellingham, WA.

All of Block 1, "Map or Lindshier Gardens" according to the plat thereof, recorded in Volume 7 of Plats, Page 19, records of Whatcom County, Washington

Township 38N, Range 03E, Section 16; Assessor Parcel 380316-159249-0000

Located north of E Sunset Drive at the north terminus of Idell Drive.

B. Environmental Elements

1. Earth

a. **General description of the site:** Located 1 block northwest of E Sunset Dr (SR 542) at the terminus of Idell Dr., the 4.9-acre forested site is relatively flat on the front 1/3 along Lindshier Ave. The west and north 2/3 are a forested hillside with steep slopes down to adjacent DNR open space tracts and the Squalicum Creek corridor. The Olympic pipeline abuts the western property line. Several small, isolated wetlands (286 – 895 sq ft) are on site.

Circle or highlight one: Flat, rolling, hilly, **steep slopes**, mountainous, other: See attached survey.

b. What is the steepest slope on the site (approximate percent slope)? 45-50%

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. Soils along the southern 1/3 are generally Whatcom silt loam, 0 to 3 percent slopes. Soils across the remaining area and sloped portion are classified as Whatcom silt loam, 30 to 60 percent slopes. No prior or present agricultural use of the site. See Geotechnical Engineering Report by GeoTest Services, June 8, 2022.

- d. **Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.** Page 9 of the Geotechnical Engineering Report stated, “there are no signs of large-scale ‘global’ instability on the site slopes”; and “no indications of tension cracks, large-scale head scarps, sag ponds or other indicators associated with global slope instability were observed.”
- 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.** Approximately 6,500 sq ft area for utility and road construction in Lindshier Ave. r.o.w., pit run fill. Approximately 2,000 sq ft of isolated wetland fill for future residential units.
- f. **Could erosion occur because of clearing, construction, or use? If so, generally describe.** Erosion is already present due to a City stormwater culvert from a City underground stormwater vault in Idell Dr. constructed in 2008. The City vault and related stormwater mains collect stormwater from approximately 300 acres uphill from the site and discharges via an 18” pipe at the Idell Dr. terminus onto the site. No permit or easement is on record permitting the City to discharge stormwater onto the private property. The result is severe erosion 5-8’ deep into the steep slope, then flowing down a ravine into a wetland in the site northwest corner. The City stormwater discharge also created several small wetlands and underground rivulets eroding soil from several trees.

The short plat proposal does not connect to the City stormwater discharge and therefore does not impact the existing erosion nor cause additional erosion. Short plat improvements will be constructed in compliance with the City stormwater regulations in BMC 15.42.

- g. **About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?** Cool Runnings Cluster Short Plat phase I construction includes sewer, water and vehicle access in the public r.o.w. to Lots 1-3. Sewer and water lines will be installed in existing impervious areas (asphalt and gravel). Three new vehicle access areas (about 20’ x 20’) will be constructed in the Lindshier Ave r.o.w. to the property line. Phase II is the deferred infrastructure to serve Lot 4 with extended sewer, water and road surface creating approximately 4,800 sq ft of new impervious surfaces in the Lindshier Ave. r.o.w. (~~Lot 4 to be conditioned requiring infrastructure installation prior to approving any building permits~~). Future residential development of Lots 1-4 will each have a separate stormwater plan.
- h. **Proposed measures to reduce or control erosion, or other impacts to the earth, if any.** The City must implement a solution to the significant erosion caused by the City stormwater vault and mains collecting stormwater from +300 acres and discharging onto 2825 Lindshier Ave. The property owner discussed the erosion in detail with City Public Works and is available to receive their proposals. The City erosion repairs are separate from erosion controls implemented by the applicant to construct the Cool Runnings Cluster Short Plat.

Erosion control measures by the applicants include diverting the short plat related stormwater in a system separate from the existing City stormwater system eroding the hillside, minimizing new impervious surfaces in the Lindshier Ave. r.o.w., compliance with the City stormwater regulations (BMC 15.42), and providing a separate stormwater report for each lot with each building permit. Two

*dispersion trenches adjacent to the southwest property corner constructed in 2004 (ES-0253) have functioned very well for 20 years without any erosion. This proven method will be used for future residential construction. ** See the Preliminary Stormwater Report by Martin Kjelstad, PE, Complete Design, Inc. (12/26/2024). ***

2. Air

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. *Normal construction equipment during construction, standard residential emissions at future occupancy.*

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. *Traffic from E Sunset Dr, potential emissions from industrial uses 1500' west.*

c. Proposed measures to reduce or control emissions or other impacts to air, if any. *Standard construction procedures, residential units equipped with code compliant air systems.*

3. Water

a. Surface Water:

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.

On site is seasonal stormwater drainage from the City underground stormwater vault in Idell Dr. that collects water from +300 acres uphill to the northeast. The stormwater flow created an eroded channel over the steep hillside flowing northwest into a large Palustrine Forested (PFOC) wetland at the property northwest corner and the adjacent DNR property, then west 1000' to Squalicum Creek.

On site are eight small (286 – 895 sq ft), isolated, Class III wetlands. Off site to the north are five isolated wetlands (105 – 1810 sq ft) on DNR property. In the Lindshier Ave r.o.w. are three isolated wetlands (418, 426, and 1542 sq ft). See attached report from Miller Environmental and survey.

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.

*Yes. See attached drawing showing proposed **wetland fill of 1,949 sq ft** to accommodate utility and road construction and future residential development.*

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. ***Approximately 844 sq ft of isolated wetlands to be filled with pit run for utilities and road base (wetlands "G" and "H"), native topsoil for future building sites (wetlands "D," "E", and "M"). See chart below from the 12/2/2024 letter by Miller Environmental Services, LLC**.*

Lindshier Avenue Property Wetland Impacts and Mitigation

Wetland	Category	size sf	direct fill sf	indirect fill sf	mitigation direct sf	mitigation indirect sf
A	III	1810		1810		905
B	III	1211		1211		605.5
C	IV	105		105		44.625
D	III	1272	130	1142	130	571
E	III	1527	80	1447	80	723.5
F	III	1542		1542		771
G	III	426	426		426	
H	III	418	418		418	
I	III	620		620		310
J	III	286		286		143
K	III	984		984		492
L	III	313		313		156.5
M	III	895	895		895	
			1949	9460	1949	4722.125

Source: December 2, 2024 letter from Ed Miller, Miller Environmental Services, LLC (Exhibit #20 to SUB2024-0032/CAP2024-0036/VAR2024-0036)

Total Mitigation
sf **6671.125**
Bank Credits **0.153**

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

The short plat does not include surface water diversions. However, the City's solution to the stormwater discharge eroding the hillside may require diversion of their stormwater flow.

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

No. FEMA floodplain is >150' west and 30' below 2825 Lindshier property line.

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.

b. Ground Water:

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.

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. None. The site will be served by City sanitary sewer.

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. Stormwater runoff to be collected per BMC 15.42 as described in the attached Preliminary Stormwater Report (Martin Kjelstad, PE, March 2024, and updated report of dated 12/26/2024). "Road and house area will be directed to a proposed pipe and water quality ditch along

Lindshier to a proposed expanded detention pond and level spreader. The back yards and back roofs will continue to be routed over the slope providing natural water flow for the maintaining vegetation.”

- b) Could waste materials enter ground or surface waters? If so, generally describe. *No.*
- 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. *Compliance with BMC 15.42.*

4. Plants

- 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? *Shrubs, grass, trees will be removed for utility extension, road, driveways and residential sites. Approximately 1 acre total.*
- c. List threatened and endangered species known to be on or near the site. *None known on site. Bull trout 1000' west in Squalicum Creek.*
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any. *Future residential development sites to be landscaped per BMC 20.*
- e. List all noxious weeds and invasive species known to be on or near the site. *None known.*

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: racoon, rabbits, squirrels
- Fish: bass, salmon, trout, herring, shellfish, other:

- b. List any threatened and endangered species known to be on or near the site. *None known on site. Bull trout 1000' west in Squalicum Creek.*

- c. **Is the site part of a migration route? If so, explain.** *Bellingham is on the Pacific Flyway.*
- d. **Proposed measures to preserve or enhance wildlife, if any.** *The forested, steep hillside will be protected by an open space covenant, approximately 2/3 of the site.*
- e. **List any invasive animal species known to be on or near the site.** *None known.*

6. Energy and Natural Resources

- 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.** *Site is served by PSE electric and Cascade Natural Gas to be used for residential heating.*
- 2. **Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.** *No. Site is on northwest side of Lindshier Ave with forested area to the rear.*
- 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.** *Compliance with WSEC.*

7. Environmental Health

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.** *No.*

- 1. **Describe any known or possible contamination at the site from present or past uses.**
None known.
- 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 on site. Adjacent to the west property line is the underground Olympic Pipeline.*
- 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.** *During future residential construction, standard materials.*
- 4. **Describe special emergency services that might be required.** *Standard fire, medic and police emergency services for future residents.*
- 5. **Proposed measures to reduce or control environmental health hazards, if any.**
Compliance with standard building codes.

b. Noise

- 1. **What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?** *Traffic from E Sunset Dr, adjacent Lindshier residences, industrial uses 1500' west.*
- 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)? *Standard noise from residential units.*

3. **Proposed measures to reduce or control noise impacts, if any.** *None required.*

8. Land and Shoreline Use

- 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.** *Current use is undeveloped residential zoned land. Single-family residential uses to east and south, City-owned open space tracts to the west and north. Proposed short plat does not affect current land uses. Future residential units will be developed in compliance with the residential development code, BMC 20.*
- 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?**
No.
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.** *None.*
- d. **Will any structures be demolished? If so, what?** *No.*
- e. **What is the current zoning classification of the site?** *Barkley Area 29, Residential Single, Detached, cluster; 7,200 sq ft minimum lot size, 1 lot per 7,200 sq ft overall cluster density. (BMC 20.00.015)*
- f. **What is the current comprehensive plan designation of the site?** *Single Family Residential, Medium Density*
- g. **If applicable, what is the current shoreline master program designation of the site?** *N/A*
- h. **Has any part of the site been classified as a critical area by the city or county? If so, specify.** *Yes. Wetlands, see attached Miller Environmental Report; and geologically hazardous areas/steep slopes, see attached Geotechnical Engineering Report by GeoTest.*
- i. **Approximately how many people would reside or work in the completed project?**
Unknown at short plat stage. Future residential development per mandate of recent WA State Legislature HB 1110 (permits up to a fourplex on each residential lot) could accommodate up to 16 residential units, more via Infill Toolkit (BMC20.28), estimate 25-35 residents.
- j. **Approximately how many people would the completed project displace?** *None.*
- k. **Proposed measures to avoid or reduce displacement impacts, if any.** *N/A*

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.** *Project complies with Bellingham Comprehensive Plan, Barkley Neighborhood Plan, zoning code (BMC 20) and land division code (BMC 23).*
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any.** *No impacts, none required.*

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.** *Future residential development per mandate of recent WA State Legislature HB 1110 (permits up to a fourplex on each residential lot) could accommodate up to 16 residential units or more using the Bellingham Infill Toolkit (BMC20.28) to meet the market housing shortage.*
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.** *None.*
- c. Proposed measures to reduce or control housing impacts, if any.** *Future construction of new residential units to meet the market housing shortage.*

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?** *None with short plat. Future residential uses will comply with the standard 35' height restriction in Bellingham Code.*
- b. What views in the immediate vicinity would be altered or obstructed?** *None with short plat. Future residential development will have residences along Lindshier Ave with forested backdrop.*
- c. Proposed measures to reduce or control aesthetic impacts, if any.** *None for short plat. Future residential development to be constructed per Bellingham Code.*

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?** *None with short plat. Future residential development to have standard aesthetic and security lighting during evening times.*
- b. Could light or glare from the finished project be a safety hazard or interfere with views?** *No.*
- c. What existing off-site sources of light or glare may affect your proposal?** *Homes on Lindshier.*
- d. Proposed measures to reduce or control light and glare impacts, if any.** *None.*

12. Recreation

- a. **What designated and informal recreational opportunities are in the immediate vicinity?**
Two 40-acre City-owned open space tracts abut the property to the west and north.
- 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.** *Short plat proposes granting an easement at the northwest property corner to connect the two City-owned 40-acre parcels.*

13. Historic and Cultural Preservation

- 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.** *No.*
- 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.**
Searched WISAARD and City of Bellingham website.
- 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.** *N/A*

14. Transportation

- 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.** *Site fronts on Lindshier Ave. which connects to Idell Dr and City arterial E Sunset Dr.*
- 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?** *Yes, WTA service is 1 block to southeast on E Sunset. WTA stops are 600' from site.*
- 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).** *Short plat will extend Lindshier Ave.*
- d. **Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.** *No.*
- 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? *Unknown with short plat. Future residential development will be analyzed and constructed per City transportation code BMC 13.*

- 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. *None required at short plat stage.*

15. Public Services

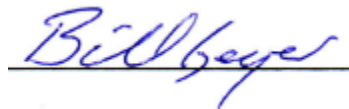
- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. *None at short plat stage. Future residential units will require standard public services.*
- b. Proposed measures to reduce or control direct impacts on public services, if any. *None at short plat stage. Future residential development will generate tax revenue for standard public services.*

16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:
- 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. *Connecting to City of Bellingham water, sewer and stormwater systems. Connecting to PSE electrical, Cascade Natural Gas, COMCAST internet.*

C. Signature

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.



Type name of signee: Bill Geyer, AICP

Position and agency/organization: President, Geyer & Associates., Inc. as Owners' Agent

Date submitted: 8/9/2024

Addendum Date submitted: 1/16/2025

