



Planning and Community Development Department

210 Lottie Street, Bellingham, WA 98225

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TYPE II

NOTICE OF APPLICATION and OPTIONAL DNS PROCESS

Critical Area Permit (CAP2025-0009) SEPA (SEP2025-0003)

Notice is hereby given that the Planning and Community Development Department (PCDD) has received an application for a **Critical Area Permit** for the following project:

Project Name: Beaver Management Plan

Project Description: Beaver Management Plan – In order to manage water levels within 2 wetland ponds in Cordata area, 4 pond levelers will be installed at 2 beaver dams to divert beaver activity and relieve flooding of neighboring homes and sewer manhole inundation. Levelers are constructed of metal cages with pipes and are held into the ground with metal t-stakes. Clearing includes removal of invasive species in the existing ditch such as blackberry, reed canarygrass, and yellow flag iris. No trees will be cut or removed. Disturbed areas will be replanted with willow stakes and 30 trees/shrubs to stabilize the site.

Project Location: Unaddressed Open Space Tract – Cordata Business Park PUD, APN: 380212 225390 and 380212 155415

Applicant: Ali Taysi, AVT Consulting LLC, 1708 F St, Bellingham WA 98225, ali@avtplanning.com, (360) 527-9445

Comments Due By: 4/9/2025

Environmental Review: The proposed project has been reviewed for probable adverse impacts and the PCDD expects to issue a Determination of Non-Significance (DNS) for this project (as described in WAC 197-11-355). **This may be your only opportunity to comment on the environmental impacts of the proposed project.**

The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared; and a copy of the subsequent threshold determination for the specific proposal may be obtained upon request.

Existing Environmental Documents:

- Cordata Business Park Beaver Management Memo, Beavers Northwest, 7/10/23
- Critical Area Summary and Beaver Management Plan, Northwest Ecological, 7/25/23
- Water Level Control Plan, Bennett Engineering, 7/2023
- Aerial Exhibit – Site Plan

This notice and the site plan are available for viewing at <http://www.cob.org/notices> or, in the Permit Center at City Hall. Anyone wishing to comment on this proposal, is invited to submit written comments by 5:00 p.m. on April 9, 2025.

The final decision on this proposal may be appealed in accordance with the Bellingham Municipal Code 21.10.250.

Date Application Received: 2/5/2025
Date of Complete Application: 2/28/2025
Date of Notice of Application: 3/26/2025
Other Known Required Permits: City of Bellingham Stormwater Permit, WDFW-HPA

Send written comments and requests for information to:

Name: Amy Dearborn, Planner II **E-mail / Phone:** acdearborn@cob.org, 360-778-8356

Unaddressed Open Space Tract – Cordata Business Park PUD,
APN: 380212 225390 and 380212 155415

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A decision will be made on the project following the comment period. If you want to receive notification of the action, please complete and return this section to the Planning and Community Development Department, City Hall, 210 Lottie Street, Bellingham, WA 98225.

Attn: Amy Dearborn

Yes, I would like to know the action taken.

Name

Address

(including City, Zip)
