

# 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:**

Cordata Business Park – Beaver Management Plan

### **2. Name of applicant:**

Cordata Business Park Association

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

Cordata Business Park Association, P.O. Box 2794, Bellingham, WA 98227

ALL CORRESPONDENCE TO THE APPLICANT CONTACT PERSON:

Ali Taysi / AVT Consulting LLC, 1708 F Street, Bellingham, WA 98225

(360) 527 9445

### **4. Date checklist prepared:**

01.12.25

### **5. Agency requesting checklist:**

City of Bellingham, Washington Department of Fish and Wildlife

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

Permitting January 2025- June 2025, Construction June 2025 – September 2025 (no phasing, however the project is proposed as a programmatic action, allowing monitoring and maintenance activity over the course of several years, or potentially indefinitely.

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

No plans for future additions or expansion of the activity, however the project is proposed as a programmatic action, allowing monitoring and maintenance activity over the course of several years, or potentially indefinitely.

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

Beaver Management Memorandum – Beavers Northwest 07.10.2023

**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.**

None.

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

City of Bellingham Critical Areas Permit

Washington Department of Fish and Wildlife Hydraulic Project Approval

**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 proposed project is intended to mitigate the impacts of at least two existing beaver dams that have been installed in an existing stormwater facility/wetland and drainage complex located within the Cordata Business Park/PUD. The existing wetland and drainage complex provides stormwater management functions for a large developed drainage basin within the Business Park/PUD and was designed in the late 1980's and early 1990's to have controlled water elevations. Water elevation is controlled by a wooden weir and a 36" culvert, each legally permitted and installed, resulting in two primary basins within the complex. Beaver dams have been developed over time upstream of each control structure, resulting in elevated water levels, which are now threatening legally permitted development surrounding the complex. The proposed project was developed in consultation with City of Bellingham and Department of Fish and Wildlife staff to balance the need to protect the beaver colonies and habitat while also lowering water levels to the design levels anticipated at the time of installation of the weir and culvert (prior to beavers occupying the area). This includes the installation of at least two pond levelers in the complex, at the site of each dam, as well as select vegetation restoration and enhancement, and the removal of decaying vegetation detritus at the outlet of the 36" culvert (with associated planting). The levelers will be installed in late summer at low water levels and will take into consideration the existing beaver hutches so that they will remain inundated at a reasonable water level year round. Survey and engineering has been prepared for the project as well as environmental evaluations. See attached reports and plans for details.

**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.**

The project is occurring in the wetland and drainage complex located on the west side of Cordata Parkway, west of 4455 and 4465 Cordata Parkway, and 5070 through 5090 Festival Boulevard, within Tract A, Cordata Specific Binding Site Plan Number 10. Access to the property can be achieved from the terminus of Festival Boulevard within the Festival Condominiums, or from the parking lot behind 4455 Cordata Parkway. See attached maps and plans.

Tax Parcels: 380212 155415 0000 & 380212 225390 0000

## **B. Environmental Elements**

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

#### **a. General description of the site:**

The wetland and drainage complex where the proposed work is to occur is a relatively level area consisting of large open water bodies (ponds) with elevated vegetated islands scattered throughout, together with vegetation around the edges of the ponds. The complex is surrounded by developed housing and commercial structures.

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

The site is generally flat but slopes gradually from south to north throughout the drainage corridor.

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

5%

#### **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 in the area are primarily Map Unit 179 Whatcom Silt Loam 3%-8% Slopes, 180 Whatcom Silt Loam 8% - 15% Slopes and 182 Whatcom-LaBounty Silt Loams 0% to 8% Slopes. All per NRCS Soils Survey Data. There are no soils of long term agricultural significance on the property.

#### **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.**

No fill or excavation is proposed, except for removal of accumulated vegetation detritus at the outfall of the 36" culvert, which is mostly decaying cat tail and other vegetation. This will total less than 25 cubic

yards. This material will be taken off site to an approved dump location. New topsoil may be imported to facilitate proposed plantings. No other ground disturbing activity is proposed.

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

No. Vegetation removal will occur in the dry season and new plantings will be installed to stabilize soils.

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

None.

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

Temporary erosion control mechanisms will be put in place during vegetation removal (such as silt fencing, straw waddles, etc...) and any exposed soils will be stabilized with straw, mulch or other BMP's after plants are installed.

**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.**

All work will be done by hand with no heavy equipment. Hand power tools may be utilized. Negligible emissions will result from the project.

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

None.

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

None needed.

**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.**

Yes. The work area includes a wetland and drainage complex. These ponded areas are unnamed. They drain north through various drainage corridors and culverts, ultimately flowing into a City regional storm facility north of Horton Road, and then into a tributary of Silver Creek.

- 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. The pond levelers and proposed planting will occur within the ponds. The removal of vegetation detritus will occur within a drainage channel exiting the 36" culvert at the north end of the lower pond.

- 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.**

No fill will be placed in any water body. The pond levelers will lower water levels to at or near the prior designed/managed water level. Some vegetation detritus will be removed from the drainage channel at the north end of the 36" culvert outfall. This material will be between 20 and 25 cubic yards.

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

No.

- 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.

**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.

- 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.

**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.**

The wetland and drainage complex captures stormwater runoff from a number of existing developed properties to the south, north, east and west of the system. This runoff has varying degrees of treatment and detention before entering the complex. These drainage systems, including the rate of flow into the complex, are not proposed to be changed. The project itself will not generate any new impervious surfaces or runoff and will not alter the direction of drainage. The ponds were designed to maintain a certain volume of water before draining to the north, and the beaver dams are negatively impacting their function, increasing the seasonal water level. The proposed pond levelers will return the complex at or near to historical water levels, reducing the thread to infrastructure and property in the area.

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

Not as a result of the project.

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

No. The level of water in the ponds will be altered, as noted, but no changes in the direction of drainage is proposed.

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

The pond levelers have been designed by a licensed civil engineer and are based on consultation with a surveyor, review of prior permitted infrastructure in the ponds (culvert and weir), and consultation with project environmental consultants, with the intent to balance stormwater management needs with habitat management. The beaver dams are negatively altering permitted stormwater management facilities and impacting drainage in the basin. The project is intended to restore historic permitted drainage patterns and levels.

**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

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

Decaying and dead vegetation in and around the outfall from the northerly 36" culvert will be removed. No other vegetation will be removed.

**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 project incorporates revegetation of areas around the pond with native plants. See attached report from Northwest Ecological Services.

**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: Rabbits, other small rodents
- **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.**

The entire pacific northwest is part of the Pacific Flyway.

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

The entire project is designed around habitat management and the preservation of the beaver colonies in the ponds, while also managing the permitted stormwater function of the ponds. The proposal was developed as an alternative to culling the beavers. Plantings will occur, as needed, to infill areas of exposed pond bed as the water levels are lowered. The property is already an open space tract, preserved from development.

**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.

None.

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

No.

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.

N/A

**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.

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.

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.

4. Describe special emergency services that might be required.

None.

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

None needed.

**b. Noise**

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

None.

**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)?**

There will be limited noise associated with installation of the pond levelers and plants. This will be negligible.

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

None needed.

**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 an open space tract within the Cordata Business Park/PUD utilized for stormwater management facilities and open space/wildlife preservation. Neighboring properties are developed with a mix of residential and commercial uses. The proposed project will have a positive impact on adjacent developed parcels, which are currently being threatened by the rising water levels in the ponds. The project is intended to lower water levels down to permitted levels, protecting adjacent developed properties from flooding.

**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.**

There are no structures on the property, other than the stormwater control structures (weir and culvert) impacted by the rising water levels and beaver dams.

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

No.

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

The property is zoned Residential Multi, Planned.

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

Residential

**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. The ponds are considered habitat conservation areas, and there are streams and wetlands in the vicinity.

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

None.

**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.**

The project is intended to restore the design and function of the wetland and drainage complex and protect existing permitted development in the area. The project will require local and state permits.

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

N/A

**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.

None.

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.

N/A

**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?

N/A

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

None.

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

N/A

**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?

None.

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?

None.

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

N/A

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

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

There are a variety of parks and trails in the vicinity including Cordata Park and the extensive public trail system developed in the Cordata Business Park/PUD. There are also indoor private recreation opportunities in the vicinity such as movie theaters, bowling alleys, go kart tracks, etc....

**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.**

N/A

**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.**

N/A

**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.**

N/A

**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.**

N/A – The project is occurring in an existing open space wetland and drainage complex, not on surrounding developed properties, and has no development associated with it.

**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** [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.

The property is served by Cordata Parkway and Festival Boulevard.

- 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?

N/A

- 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).

No.

- 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?

None

- 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.

N/A

**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.

No.

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

N/A

**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:

N/A – The project is occurring in an open space tract and does not propose any development.

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.

None.

**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: Ali Taysi

Position and agency/organization: AVT Consulting LLC

Date submitted: 1/15/2025

**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.