

**TECHNICAL MEMORANDUM**

November 22, 2024

To: Ali Taysi  
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From: Courtney Straight, B.S.  
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RE: Woods at Viewcrest –  
Response to Request for Information  
(RAI Project No. 2021-072-002)

This memorandum is in response to the *Request for Information from the City of Bellingham* dated August 14, 2024, and prepared by the City of Bellingham (2024) regarding the Woods at Viewcrest (fka Jones Family Long Subdivision) property located along Chuckanut Bay in Bellingham, Washington. The property is identified as Whatcom County Parcel Nos. 3702120300040000, 3702130755420000, 3702130834990000, and 3702131135500000. We have included our responses to the request for information action items below:

**Action Item #1:**

*Revise to include consideration of the City's Nearshore Connectivity Study, City's Wildlife Corridor Analysis Report (2021) as an Important Wildlife Habitat Area with Important Wildlife Corridors at the southwest and southeast project corners connecting to other Important Wildlife Habitat Areas to the east and west. Also add City's 2015 Habitat Restoration Technical Assessment identification of a priority polygon for Wetland Protection (CHC-WP2) and Forest Block 7. Also add results of an "area of interest" request to WDFW for "sensitive" PHS data.*

**Response:**

The Wildlife Habitat Assessment has been updated to include a discussion of the above-referenced reports starting on Page 4.

**Action Item #2:**

*Include an analysis to address the existing water quality impairments of the estuary for fecal coliform due to existing development and septic systems and Chuckanut Creek as a listed 303d impaired waterbody due to bacteria.*

**Response:**

A discussion of existing water quality impairments has been added to Page 4 of the Wildlife Habitat Assessment.

**Action Item #3:**

*Identify if there are relevant special requirements related to recreational shellfish harvest in receiving waterbody.*

**Response:**

The Wildlife Habitat Assessment has been updated with a discussion on recreational shellfish harvesting in the receiving waterbody on Page 11.

**Action Item #4:**

*Add a description of recreational shellfish use.*

**Response:**

The Wildlife Habitat Assessment has been updated with a discussion on recreational shellfish harvesting in the receiving waterbody on Page 11.

**Action Item #5:**

*Confirm/verify no presence of a bald eagle nest within the project site.*

***Response:***

A discussion on bald eagle nests in the vicinity of the project site has been included on Page 8 of the Wildlife Habitat Assessment.

**LIMITATIONS**

We have prepared this report for the exclusive use of The Woods at Viewcrest and their consultants. No other person or agency may rely on the information, analysis, or conclusions contained herein without permission from the Woods at Viewcrest.

The determination of ecological system classifications, functions, values, and boundaries is an inexact science, and different individuals and agencies may reach different conclusions. We cannot guarantee the outcome of such determinations. Therefore, the conclusions of this report should be reviewed by the appropriate regulatory agencies.

We warrant that the work performed conforms to standards generally accepted in our field and has been prepared substantially in accordance with then-current technical guidelines and criteria. The conclusions of this report represent the results of our analysis of the information provided by the project proponent and their consultants, together with information gathered in the course of this study. No other warranty, expressed or implied, is made.

Thank you for the opportunity to prepare this information. If you have any questions, comments, or need additional information, we are available at 206-525-8122 or via email at [cstraight@raedeke.com](mailto:cstraight@raedeke.com).

**LITERATURE CITED**

Bellingham, City of. 2024. Request for Information, Preliminary Plat (SUB2022-0011)/Land Division Variance (VAR2022-0002)/Critical Areas (CAP2022-005)/Shoreline Substantial Development (SHR2022-0008)/Shoreline Conditional Use (SHR2022-0007)/Street Vacation (VAC2022-0001)/SEPA (SEP2022-0013)