

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: [\[help\]](#)

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:

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: [\[help\]](#)

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 [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#) Squalicum Heights Subdivision
2. Name of applicant: [\[help\]](#) Jack Bloss / AVT Consulting
3. Address and phone number of applicant and contact person: [\[help\]](#)
1708 F St, Bellingham, WA 98225
4. Date checklist prepared: [\[help\]](#) 10.20.2022
5. Agency requesting checklist: [\[help\]](#) City of Bellingham Planning and Community Development
6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)
Permitting winter 2022-summer 2023, Construction fall 2023-spring 2024. Occupancy starting summer 2024. No Phasing.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)
No
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)
A geotechnical evaluation and stormwater infiltration feasibility letter was prepared by GeoTest Services. The report found that infiltration is infeasible. The evaluation also confirmed that there are no erosion hazards on site.
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. [\[help\]](#)
None
10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)
Design Review, Preliminary Plat, Critical Areas, Infill Housing, Subdivision Variance, Building Permits, miscellaneous building, public works and fire permits.
11. Give 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.) [\[help\]](#)
The proposed project is the development of a 36-lot cluster subdivision with 27 Infill Toolkit Small Lots and nine standard detached single-family lots as well as four ADUs. The project also includes an extension of Pebble PI and development of a cul-de-sac at the terminus of Pebble PI, 20' private alley named Wineberry Circle, five short 16' alley pipestems, a stormwater detention pond, 20 guest parking stalls, and a 20' emergency access road connecting to Magrath Rd. The abutting right of way to the south of the Property will be improved with a new public trail connecting to the existing trail immediately east of the site. Additionally, minor improvements will be made to the adjacent public trail to the east and the trail connection from N Heather PI across the Property to E McLeod Rd in the northwest corner of the site will be re-aligned and improved. Sidewalks and pedestrian corridors will provide pedestrian access throughout the site connecting to pedestrian infrastructure in E McLeod Rd and Pebble PI and the adjacent trails. The abutting right of way to the south of the Property will be improved with a new public trail connecting to the existing trail immediately east of the site. Minor improvements will be made to the adjacent public trail to the east and the trail connection from N Heather PI across the Property to E McLeod Rd in the northwest corner of the site will be re-aligned and improved.
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. [\[help\]](#)
An undeveloped parcel at the southwest corner of Magrath Rd and E McLeod Rd, directly south of Squalicum High School across E McLeod Rd.

B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

1. Earth

- a. General description of the site [\[help\]](#)

- Flat Rolling Hilly Steep Slopes Mountainous
 Other [Click here to enter text.](#)

- b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)
~30%
- 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. [\[help\]](#)
Sandy and silty loams.
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)
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. [\[help\]](#)
Excavation of existing stockpiled materials as well as existing native soils for roads, utilities and foundations. Exact quantities are unknown at this time. Fill for road grade, foundations and utility bedding. Exact quantities are unknown at this time. All material will be exported to an approved dump site and all import will be from an approved vendor.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)
Minor erosion could occur during construction and will be addressed with a temporary erosion and sediment control (TESC) plan provided by the project civil engineer.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)
Approximately 40-50% of the site will be covered with impervious surfaces after project construction.
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)
Implementation of appropriate TESC measures during construction, and installation of engineered storm water management facilities for permanent occupancy.

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. [\[help\]](#)
General construction equipment will be used and exhaust emissions will occur. Emissions from vehicles and from HVAC systems will occur after occupancy.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)
No
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)
Reduce idling of construction equipment during construction activity. Watering if site is dusty.

3. Water

a. Surface Water: [\[help\]](#)

- 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. [\[help\]](#)
No
- 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. [\[help\]](#)
N/A
- 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. [\[help\]](#)
None
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)
No
- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)
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. [\[help\]](#)
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 general description, purpose, and approximate quantities if known. [\[help\]](#)
No
- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: 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. [\[help\]](#)
N/A – Project will be connected to City sewer and water lines.

c. Water runoff (including stormwater):

- 1) 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. [\[help\]](#)
Stormwater will flow into a proposed detention pond in the northwest corner of the property and then into a stormwater main in E McLeod Rd.

2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

No

3) 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:

During construction, TESC measures will be implemented. After occupancy, the installed storm water management system will control all runoff.

4. Plants [\[help\]](#)

a. Check the types of vegetation found on the site: [\[help\]](#)

deciduous tree: alder, maple

evergreen tree: fir, cedar

shrubs: ferns, oceanspray, blackberries

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? [\[help\]](#)

Most of the trees, bushes and grasses on the property will be removed. All vegetation within the development portion of the property will be removed.

c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

None

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

The project will include perimeter landscaping, landscaping in the street right of way, and landscaping around residences, guest parking, alleys, and the storm pond.

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

Blackberry bushes.

5. Animals

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include: [\[help\]](#)

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

Songbirds, deer, raccoon.

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)
None
- c. Is the site part of a migration route? If so, explain. [\[help\]](#)
Yes, the entire property is part of the Pacific Flyway.
- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)
Retention of natural vegetation where possible, replanting all open spaces with new vegetation. Planting of street trees and other trees throughout the site where required.
- e. List any invasive animal species known to be on or near the site.
None

6. Energy and natural resources

- a. 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. [\[help\]](#)
Electricity and gas will be used for lighting, heating and cooking.
- b. Would your project affect the potential use of solar energy by adjacent properties?
If so, generally describe. [\[help\]](#)
No – The proposed residences will be no taller than three stories and they will be located to the north, west, and/or east of most adjacent residences. The project will not be located south of any adjacent residences.
- c. 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: [\[help\]](#)
The building will be designed to meet Washington State energy code requirements.

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 as a result of this proposal?
If so, describe. [\[help\]](#)
None
 - 1) Describe any known or possible contamination at the site from present or past uses.
None
 - 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

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)
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. [\[help\]](#)
Construction in the short term, minimal traffic in the long term during peak commuting hours.
- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)
None

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. [\[help\]](#)
The site is currently undeveloped land with mature forest over much of the area. Adjacent properties to the west, south, and east are developed with single-family residences. The proposal includes development of a detached single family subdivision in a neighborhood developed with detached single family homes, and will be compatible with adjacent existing land uses and applicable zoning. Additional traffic, noise and other impacts will occur from the proposed project, but these will be entirely in line with existing residential impacts from within the area.
- 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 as a result 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 non-farm or non-forest use? [\[help\]](#)
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. [\[help\]](#)
None.
- d. Will any structures be demolished? If so, what? [\[help\]](#)
N/A
- e. What is the current zoning classification of the site? [\[help\]](#)
Residential Multi, Planned
- f. What is the current comprehensive plan designation of the site? [\[help\]](#)
Residential Multi
- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

N/A

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

[\[help\]](#)

The City of Bellingham requested a geotechnical investigation be completed for potential geohazards. Geotest Services completed the geotechnical investigation and found that only minor areas “undulate over 30 percent” grade and there are well established soils on the site. Therefore, Geotest concluded “that the site does not meet the designation as an erosion hazard area.” See attached geotechnical report for more information.

- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

76-152

- j. Approximately how many people would the completed project displace? [\[help\]](#)

None

- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

N/A

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

The project will acquire all land use and building permits. The area is zoned for moderate intensity development (multifamily) and consists of housing development that is the same or similar to surrounding existing development in the neighborhood.

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

N/A

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

40 – middle income

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

None

- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

The project will add a net of 40 housing units to the community, infilling an undeveloped property in an area with public infrastructure available.

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? [\[help\]](#)

35’ is the maximum height of any structure. Infill Toolkit homes in the neighborhood will not exceed 25’ in height. Fibre-cement siding in various styles (lap, shingle) and asphalt shingle roofing are the principal exterior building materials proposed.

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

Territorial views from neighboring residences will be improved due to the removal of dense vegetation across the site. Redevelopment of the site will result in changes to views from adjacent properties, but no obstruction of views will occur.

- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

The project is designed to meet applicable Multifamily Design Criteria, Infill Toolkit design criteria, as well as other applicable development standards, and provide landscaping and other improvements to screen neighboring properties.

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)
Light from vehicles and residential occupancy. Minimal – light outside will be downward facing. Mostly in evenings.
- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)
No
- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)
Streetlights, traffic lights, and nearby residences.
- d. Proposed measures to reduce or control light and glare impacts, if any:
Use downward facing lighting. Screening neighboring properties with vegetation and fencing.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)
Squalicum High School, Northridge Park and trail system, Big Rock Garden Park, Bloedel Donovan Park, Klipsun Trail.
- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)
No
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)
The abutting right of way to the south of the Property will be improved with a new public trail connecting to the existing trail immediately east of the site. Improvements will be made to the adjacent public trail to the east and the trail connection from N Heather Pl across the Property to E McLeod Rd in the northwest corner of the site will be re-aligned and improved.

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 located on or near the site? If so, specifically describe. [\[help\]](#)
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. [\[help\]](#)

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. [\[help\]](#)
N/A

- 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. [\[help\]](#)
The site is served by Pebble Place, a City street. Pebble PI will be extended onto the property. From its terminus, an alley will be extended, with pipestems to provide access to all proposed units. E McLeod Rd also abuts the property to the north and a small portion of the east property line has frontage along Magrath Rd, but only an emergency access lane will connect to E McLeod Rd. An emergency access road will also be provided off Magrath Rd for emergency vehicle access only.
- 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? [\[help\]](#)
Yes – bus stops are provided along E McLeod Rd and Magrath Rd which will be accessible by a pedestrian pathways on the property and the adjacent trails. There are four bus stops within 0.1 mile of the property.
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)
76 new on-site parking stalls (2 stalls per unit and 1 stall per ADU) and 20 new guest parking stalls will be provided when the project is completed. The project will not eliminate any street stalls.
- d. 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). [\[help\]](#)
Pebble PI will be extended onto the property. An emergency access lane will connect to Magrath Rd. The project will connect to the water main in Pebble PI. Sewer will connect from the site to N Heather PI. All on-site stormwater will be treated through an on-site storm retention pond in the northwest corner of the property and then will flow into a stormwater main in E McLeod Rd.
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)
No
- f. 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? [\[help\]](#)
A transportation concurrency application was required as part of this application. City staff determined the ITE vehicle trip generation is 48.96 trips. A traffic study was also completed for the project, see attached.
- g. 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

h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

Payment of traffic impact fees and construction of new private roads, parking facilities and pedestrian facilities to connect to existing public infrastructure in the vicinity. The primary access to the project will be from N Pebble PI, rather than E McLeod per the recommendation of Bellingham Public Works staff and the Traffic Impact Analysis conducted by Gibson Traffic Consultants for the proposed development.

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. [\[help\]](#)
Public services required for 40 residential units could impact public transit, police and fire protection in the area, schools and other services, but all within reasonable limits for existing infrastructure in the area.

b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

The project will contribute impact fees, permit fees, and taxes over the long term to offset the impacts from the new residential use.

16. Utilities

a. Check utilities currently available at the site: [\[help\]](#)

- electricity natural gas water refuse service telephone sanitary sewer
- septic system other Cable, phone, internet....

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. [\[help\]](#)

New public water and sewer mains will be extended into the project site from adjacent off-site infrastructure. These utilities will be looped throughout the project and provide individual connections to the proposed residences. New private roads and private utilities (comcast, centurylink, PSE, CNG, etc...) will also be extended into the site.

C. SIGNATURE [\[HELP\]](#)

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.



Signature: _____

Name of signee Jack Bloss

Position and Agency/Organization AVT Consulting

Date Submitted: 12/5/2022