

**WHATCOM COUNTY**

Planning & Development Services  
 5280 Northwest Drive,  
 Bellingham, WA 98226-9097  
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SEP 2018 - 00124

## 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.

Use of Checklist for Non-Project Proposals:

For non-project proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the Supplemental Sheet for Non-project Actions (Part C). 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.

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## A Background

- 1 Name of proposed project, if applicable:  
Governors Point Preliminary Long Subdivision Application
  
- 2 Name of applicant: Governors Point Land LP  
Applicant phone number: 604 639-5195  
Applicant address: 862 Peace Portal Drive, Suite 101  
City, State, Zip or Postal Code: Blaine, WA 98230  
Applicant Email address: randy@bocci.ca
  
- 3 Contact name: Wayne Schwandt  
Contact phone number: 360 739-0091  
Contact address: 965 Grand Blvd  
City, State, Zip or Postal Code: Bellingham, WA 98229  
Contact Email address: wayne@rimlandpacific.co
  
- 4 Date checklist prepared: 11/2/18
  
- 5 Agency requesting checklist: Planning & Development Services
  
- 6 Proposed timing or schedule (including phasing, if applicable):  
Spring-Winter 2019
  
- 7 Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? Yes  No   
If yes, explain:
  
  
- 8 List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal:  
Already Prepared: Geo technical report; wetland survey; bird survey; flora & fauna survey; eelgrass and macro algae survey  
To be Prepared: Updated wetland survey and eelgrass/macroalgae survey
  
- 9 Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal?  
Yes  No   
If yes, explain.  
A Preliminary BLA has been approved (EXE2018-006). The BLA will be finalized prior to approval of this Long Subdivision application.

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

Long Subdivision, Land Disturbance Permit, Road and Utility Construction Building Permit  
Shoreline Substantial Development Permit

- 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.)

Create 16 cluster residential lots and 2 non-residential lots and one Reserve Lot of approximately 90 acres. Construct roadway on existing roadbeds, provide for storm water management of roadways, driveways and buildings. Update existing water service utility, PSE electrical service and Comcast communication service. Provide for sanitary sewer by individual septic systems or individual septic tanks with shared drainfields.

Construct float, gangway and pier on Pleasant Bay with 800 sf storage building with restrooms.  
Construct 275' of gravel pathways to connect the pier and beach with the existing driveway.  
Construct roadway and stormwater management improvements at 3 locations on the west shoreline where the existing roadways are within the Shoreline Jurisdiction.

- 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.

Governors Point is the geological formation that creates the southwestern boundary of Chuckanut Bay. Governors Point is accessible via Chuckanut Drive, Cove Road and Pleasant Bay Road. The address for a residence within the Project's property (but not a part of the Project) is 515 Pleasant Bay Road.

Sections 25, 26 & 36; T37N; R2E W.M.

## B Environmental Elements

### 1 Earth

a. General description of the site:

- Flat
- Rolling
- Hilly
- Steep Slopes
- Mountainous
- Other      Relatively flat on top of a ridge running N/S, moderate to steep slopes from the top area to the shoreline

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

>60%

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.

Nati Loam 108, 109, 110

d. Are there surface indications or history of unstable soils in the immediate vicinity?      Yes       No

If so, describe.

Slide area on NE quadrant at site of former rock quarry.

e. Describe the purpose, type, total area, approximate quantities and total affected area of any filling excavation or grading proposed.

Home site and driveway construction on 16 lots along western shoreline. Approximately 3.5 acres, 5,700 cy. Improve roadbeds with utilities. Approximately 3.1 acres, 5,000 cy.

Indicate source of fill.

Contractor provided pit

Indicate where excavation material is going.

Contracted provided waste area

- f. Could erosion occur as a result of clearing, construction, or use?  
Yes  No

If so, generally describe.

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

6.5%

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

Standard BMP for stormwater runoff as required by DOE.

## 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 (i.e., dust, automobile, odors, or industrial wood smoke)?

Roadway and utility construction machinery and trucks. Vehicle use for 17 residences.

If any, generally describe and give approximate quantities if known.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? Yes  No

If so, generally describe.

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

3. Water

a. Surface:

- (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)? Yes  No

If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Pleasant Bay. Possible wetland near dock and pathway construction at Pleasant Bay location.

- (2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? Yes  No

If yes, please describe and attach available plans.

See Exhibit 7 of Preliminary Long Subdivision Application.

See also Figures 1 & 2 of the Shoreline Substantial Development Permit.

- (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. None

Indicate the source of fill material.

- (4) Will the proposal require surface water withdrawals or diversions? Yes  No

Give general description, purpose, and approximate quantities if known.

Does the proposal lie within a 100-year floodplain?

Yes  No

If so, note location on the site plan.

The property is a peninsula surrounded by Pleasant Bay, Chuckanut Bay and Samish Bay

- (5) Does the proposal involve any discharges of waste materials to surface waters?

Yes  No

If so, describe the type of waste and anticipated volume of discharge

b. Ground Water:

- (1) Will ground water be withdrawn from a well for drinking water or other purposes? Yes  No

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.

- (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 houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Domestic sewage from 16 houses and possibly 2 public restrooms.

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).

Roadways, driveways and roofs. See Exhibit 7 of Preliminary Long Subdivision Application.

See also Shoreline Substantial Development Permit for Location 1 at Pleasant Bay. Roof and stormwater from pathways will be infiltrated or dispersed.

Where will this water flow? Most will be infiltrated/dispersed

Will this water flow into other waters? Yes  No

If so, describe.

A very small portion of the roadway stormwater runoff will be treated before being discharged into a ditch entering Pleasant Bay.

(2) Could waste materials enter ground or surface waters?

Yes  No

If so, generally describe.

(3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site: Yes  No

If so, describe.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

Treatment of stormwater before entering the ditch flowing to Pleasant Bay.

#### 4 Plants

a. Check 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?

Conifer and deciduous trees, ferns, salal, grass for home sites and driveways.

c. List threatened or endangered species known to be on or near the site.

Chinook salmon, bald eagle

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Proposed landscaping will use native plants.

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

blackberries, holly

5. Animals

a. Check any birds and animals, which have been observed on or near the site or are known to be on or near the site:

Birds:

- Hawk,  
 Eagle,  
 Other:

- Heron,  
 Songbirds;

Mammals:

- Deer,  
 Elk,  
 Other:

- Bear,  
 Beaver;

Fish:

- Bass,  
 Trout,  
 Shellfish;

- Salmon,  
 Herring,  
 Other:

b. List any threatened or endangered species known to be on or near the site.

Chinook salmon, bald eagle

- c. Is the site part of a migration route?      Yes       No

If so, explain.

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

Over 75% of the Project area set aside as a Nature Reserve.

- e. List any invasive species known to be on or near site.

blackberries, holly

## 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.

Electricity and propane for domestic heating and household uses.

- b. Would your project affect the potential use of solar energy by adjacent properties?      Yes       No

If so, generally describe.

- 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:

Geo-thermal heating/cooling will be investigated for household use.

## 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?      Yes       No

If so, describe.

- (1) Describe any known or possible contamination at the site from present or past uses.

- (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.
  
- (3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the projects development or construction, or at any time during the operating life of the project.
  
- (4) Describe special emergency services that might be required.
  
- (5) Proposed measure to reduce or control environmental health hazards, if any:

b. Noise

- (1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?  
Normal construction and household traffic noise.
  
- (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.  
Construction traffic noise generally between 7:00 AM and 5:00 PM workdays.
  
- (3) Proposed measures to reduce or control noise impacts, if any:

## 8 Land and Shoreline Use

a. What is the current use of the site and adjacent properties?

Vacant land in the Project area, rural residential on adjacent properties.

Will the proposal affect current land uses on nearby or adjacent properties? Yes  No

If so, describe.

b. Has the project site been used as working farmlands or working forest lands? Yes  No

If so, describe.

Last used as a working forest in the early 1950's.

How much agriculture or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any?

None

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?

(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? Yes  No

If so, how:

c. Describe any structures on the site.

None

- d. Will any structures be demolished? Yes  No   
If so, what?
- e. What is the current zoning classification of the site?  
RR-5A
- f. What is the current comprehensive plan designation of the site?  
Rural
- g. If applicable, what is the current shoreline master program designation of the site?  
Subject to Stipulated Judgment 93-02447-6
- h. Has any part of the site been classified as a critical area by the city or county? Yes  No   
If so, specify.  
HCA 2
- i. Approximately how many people would reside or work in the completed project?  
At an average of 2.5 residents/household, ~40 residents.
- j. Approximately how many people would the completed project displace?  
None
- k. Proposed measures to avoid or reduce displacement impacts, if any:
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any?

## 9 Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

High                      Number of Units 16  
 Middle  
 Low-income

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

High                      Number of Units  
 Middle  
 Low-income

- c. Proposed measures to reduce or control housing impacts, if any:

Houses will be limited to not more than 2,900 sf

## 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?

35'. Natural materials of wood and stone.

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

None

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

All development will occur on the west side of the Property located to not be visible to Chuckanut Bay neighbors or Chuckanut Drive.

The dock at Location 1 will be largely shielded from neighbors' views.

## 11 Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Normal household lighting.

- 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:

Use of down-lighting for driveways and outdoor lighting.

## 12 Recreation

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

Larrabee State Park. The Proposal establishes a public access Nature Reserve on the Property to be owned and managed by the Whatcom Land Trust.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

The Proposal will limit public access to daylight hours.

## 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? Yes  No   
If so, specifically describe.

- b. Are there any landmarks, features, or other evidence of Indian, historic use or occupation, this may include human burials or old cemeteries?

Yes  No

Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Yes  No

Please list any professional studies conducted at the site to identify such resources.

Cultural and Archaeological Assessment completed 1994

- 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.

Consultation with Lummi Nation in 1994

- 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.

The Proposed project will not impact any cultural or archaeological resources.

#### 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 plan, if any.

Chuckanut Drive, Cove Road, Pleasant Bay Road

- b. Is site or geographic area currently served by public transit?

Yes  No

If not, what is the approximate distance to the nearest transit stop?

6 miles

- c. How many parking spaces would the completed project have? How many would the project eliminate?

Approximately 4 parking spaces/residence. Parking for the Nature Reserve will be determined at a later date in consultation with Whatcom County Parks. No parking will be eliminated.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? Yes  No

If so, generally describe (indicate whether public or private).

Improved intersection with Pleasant Bay Road.



e. Will the project use (or occur in the immediate vicinity of)

- Water,
- Rail, or
- Air transportation?

If so, generally describe.

Access to the Project crosses the Burlington Northern Mainline at the Cove Road/Pleasant Bay intersection.

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 non-passenger vehicles). What data or transportation models were used to make these estimates?

172.2 vehicle trips per day; PM peak hour trips estimated at 17. 2% of the trips estimated to be commercial. Estimates taken from Whatcom County Preliminary Traffic and Concurrency Information Form.

g. Proposed measures to reduce or control transportation impacts, if any:

## 15 Public Services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)?

Yes  No

If so, generally describe.

Only to the extent relating to 16 residences. Impacts from public use of the Nature Reserve will be determined in the future.

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

## 16 Utilities

a. Check utilities currently available at the site:

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Electricity, | <input type="checkbox"/> Natural gas,               |
| <input checked="" type="checkbox"/> Water,       | <input checked="" type="checkbox"/> Refuse service, |
| <input checked="" type="checkbox"/> Telephone,   | <input type="checkbox"/> Sanitary sewer,            |
| <input type="checkbox"/> Septic system,          | <input type="checkbox"/> 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.


Water: City of Bellingham. Possible upgrades-relocation of water mains currently on-site.

Electricity: PSE. Possible upgrade of service, burying overhead power lines.

Communications: Comcast. Expansion of service.

### 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.

Signature: 

Date Submitted: 11/9/18

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### FOR OFFICE USE ONLY

Reviewed by Whatcom County Planning & Development Services Staff

\_\_\_\_\_  
Staff Signature

\_\_\_\_\_  
Date

### **C Supplemental Sheet for Non-project Actions**

*(It is not necessary to use this sheet 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.