



**PLANNING**  
Permit Center  
210 Lottie Street  
Bellingham, WA 98225  
phone: (360) 778-8300  
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[www.cob.org](http://www.cob.org)

## ENVIRONMENTAL CHECKLIST

### A. **BACKGROUND**

1. Name of proposed project, if applicable:  
**Padden Trails Rezone & Comprehensive Plan Amendment**
2. Name, address, and phone number of owner/decision maker:  
George Huston, Managing Member  
Free Spirit Enterprises LLC  
2312 Seaside Drive, Blaine, WA 98230  
360-393-2955
3. Name, address and phone number of contact person:  
Bill Geyer, AICP  
Geyer & Associates, Inc.  
1008 16<sup>th</sup> Street, Bellingham, WA 98225  
Office: 360-738-2836 / email: billgeyer@comcast.net
4. Tax Assessor's Parcel Number and Legal Description of Subject Property **(the parcel number is mandatory to begin processing of the application)**. Give sufficient information for a person to understand the precise location of your proposed project. If a proposal would occur over a large area, provide the boundaries of the site. Provide a complete legal description, site plan, vicinity map, and topographical map, if reasonably available. You are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.  
Assessor Parcels: See attached list – reference parcel is 370307 272163 0000  
Legal description: Lengthy, see attached Exhibit 1.
5. Street Address of Subject Property: vacant land, no street number
6. Neighborhood and Area Designation (as per Comprehensive Plan): Samish Area 6
7. Zoning/Land Use Designation of Subject Property (see Neighborhood Plan – required for processing):  
Single Family Residential, Low Density  
Zoning Residential Single  
Use Qualifier Cluster  
Density 20,000 sq ft minimum detached lot size.  
1 lot/20,000 sq ft overall cluster density.
8. Date checklist prepared: March 30, 2011

9. Department requesting checklist: City of Bellingham Planning Department

10. Proposed timing or schedule (including phasing, if applicable):

March 31, 2011 – Application submitted

April - May, 2011 – Technical reports; SEPA review, comment, determination

June, 2011 – Departmental staff review and draft report

July - August, 2011 – City Planning Commission public hearing and review

September - October, 2011 – City Council hearing; 1<sup>st</sup> and 2<sup>nd</sup> Ord. Approval

December, 2011 – Third and Final Ordinance Approval by City Council

11. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain: Yes. Subsequent development applications will be submitted per adopted regulations and in response to local market demand.

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

- a) The complete application, documents, reports, correspondence and information of record submitted for the approved Padden Trails Preliminary Plat, SUB2005-00009.
- b) Geotechnical Engineering Evaluation by GeoTest Services, Inc. (2005).
- c) Topographic survey and wetland delineation (2005)
- d) Priority Habitat and Species Report by Cantrell & Assoc. (2005)
- e) Traffic Impact Analysis by Perteet, Inc. (2005)
- f) Prior SEPA checklist, SEP2005-00007 (2005)
- g) Prior Mitigated Determination of Nonsignificance, SEP2005-00007
- h) Stormwater Site Plan by Freeland & Associates (April 2007)
- i) Hearing Examiner approval of Padden Trails Preliminary Plat, #HE-05-PL-067
- j) Wetlands Rating Analysis by Cantrell & Assoc. (January 2011, attached)
- k) To be prepared: Traffic Impact Analysis by Perteet, Inc. (April-May 2011)

13. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain: No.

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

City of Bellingham SEPA determination

City of Bellingham Rezone and Comprehensive Plan Amendment

Subsequent specific development project approvals in the future.

15. 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:

The proposal is to change the zoning and Comprehensive Plan designation for Samish Neighborhood Area 6 from Single Family Residential, Low Density (20,000 sq ft/unit) to Multi Family Residential, Medium Density (8,000 sq ft/unit). The new designation would permit using the new Bellingham infill development code (BMC 20.28) for a variety of housing forms while protecting the environmental resources. The maximum number of residential units on the 113 acre site could grow from 245 units under current zoning to 615 units under the proposed zoning.

## **B. ENVIRONMENTAL ELEMENTS**

### **1. Earth**

a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other: Site has a varied topography from flat and rolling areas for residential development pods to steep slopes and ravines that will be preserved as open space.

b. What is the steepest slope on the site (approximate percent slope)? 40% and greater in the proposed open space preserves.

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 prime farmland: Surface soils include Soil Conservation Service soil types Chuckanut loam – bedrock substratum with 15-30% slopes (#26), and 30-60% slopes (#27); Nati loam with 5-15% slopes (#108), 15-30% slopes (#109), and 30 – 60% slopes (#110). See geotechnical report by GeoTest (April 2005).

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe: None observed.

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill: Unknown at this time as this is a Non-project application, quantities to be determined at construction phases.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe: None at this time as this is a Non-project application; limited erosion could occur during future construction, standard erosion controls to be applied.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? Unknown at this time as this is a Non-project application, quantities to be determined at construction

phases. However, impervious surfaces vary according to the use. Within specific residential pods, general amounts are 20-35% in single family areas and 35-45% in multi-family areas. The prior approved Padden Trails plat included 56% of the total site proposed as open space.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: Unknown at this time as this is a Non-project application, quantities to be determined at construction phases. Standard construction erosion controls and best management practices to be implemented in the proposed development areas. The proposed open space tracts will remain in a natural condition.

## **2. Air**

a. What types of emission to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known: Unknown at this time as this is a Non-project application, quantities to be determined at construction phases. Minor dust during excavation, regular construction dust from materials and equipment, normal residential air emission during use.

b. Are there any off-site sources of emissions or odor that may effect your proposal? If so, generally describe: Exhaust from vehicular traffic (trucks, buses, cars) on Interstate 5 and existing City streets.

c. Proposed measures to reduce or control emissions or other impacts to air, if any: Unknown at this time as this is a Non-project application, quantities to be determined at construction phases.

## **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)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into: Yes. Padden Creek is located near and partially on the site, and there are limited wetlands on site as delineated in the prior approved Padden Trails preliminary plat. Padden Creek flows west into Bellingham Bay. Refer to storm water study by Freeland & Associates (2007).

2). Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? Unknown at this time as this is a Non-project application, quantities to be determined at construction phases.  
If yes, please describe and attach available plans: 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: Unknown at

this time as this is a Non-project application, quantities to be determined at construction phases.

4). Will the proposal require surface water withdrawals or diversions? No.  
Give general description, purpose, and approximate quantities if known:  
N/A.

5). Does the proposal lie within a 100-year floodplain? No.  
If so, note the location on the site plan: N/A.

6). Does the proposal involve any discharges of waste materials to surface waters? No.  
If so, describe the type of waste and anticipated volume of discharge: N/A.

b. Ground

1). Will ground water be withdrawn, or will water be discharged to ground water? Storm water may perch into ground.  
Give general description, purpose, and approximate quantities if known:  
Unknown at this time as this is a Non-project application, quantities to be determined at construction phases. See Freeland storm water study for quantities for prior approved Padden Trails Preliminary Plat.

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 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: N/A. Site to be served by City sewer.

c. Water Runoff (including storm water):

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:  
Unknown at this time as this is a Non-project application. For reference, see storm water report by Freeland and Associates from prior approved Padden Trails Preliminary Plat.

2). Could waste materials enter ground or surface waters? No.  
If so, generally describe: Unknown at this time as this is a Non-project application, quantities to be determined at construction phases.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any: Construction per City storm water ordinance.

**4. Plants**

a. Check or circle 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
- ✓ 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?

Unknown at this time as this is a Non-project application, quantities to be determined at construction phases.

c. List threatened or 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: Unknown at this time as this is a

Non-project application, quantities to be determined at construction phases.

## 5. Animals

a. Circle 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, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other: coyote, opossum, raccoon

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

b. List any threatened or endangered species known to be on or near the site: None known.

c. Is the site part of a migration route? If so, explain:

Bellingham is located on the Pacific Flyway.

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

Designation of open space corridors.

## 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.

Natural gas for heating, electricity for residential consumption. Quantity unknown at this time as this is a Non-project application; quantities to be determined at construction phases.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe: No.

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: Construction in conformance with WA State Energy Code.

## 7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, which could occur as a result of this proposal? No. If so, describe: N/A

1). Describe special emergency services that might be required: None - regular City Fire, Medic One and Police services required. Quantity unknown at this time as this is a Non-project application, quantities to be determined at construction phases.

2). Proposed measures to reduce or control environmental health hazards, if any: Construction per adopted codes.

b. Noise

1). What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? Traffic, (trucks, buses, cars) from Interstate 5 and existing City streets; residential gardening equipment.

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 related noise during regular hours of 7 am – 7 pm. Long-term noise similar to surrounding residential neighborhood.

3). Proposed measures to reduce or control noise impacts, if any: Limit construction to regular hours.

## 8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties? Current site - undeveloped land that was logged in 1996-1997. Adjacent – single family and undeveloped land to north, City Park to east, Interstate 5 to the west and southwest.

b. Has the site been used for agriculture? No. If so, describe: N/A

- c. Describe any structures on the site: None.
- d. Will any structures be demolished? If so, what? N/A
- e. What is the current comprehensive plan designation of the site?  
Samish Neighborhood Area 6, Single Family Residential, Low Density
- f. If applicable, what is the current shoreline master program designation of the site? N/A – site is outside shoreline jurisdiction area.
- g. Has any part of the site been classified as an "environmentally sensitive" area? Yes. If so, specify: Padden Creek, wetlands and steep slopes, as located on the topographic base map.
- h. Approximately how many people would reside or work in the completed project? Unknown at this time as this is a Non-project application, quantities to be determined at construction phases. However, the 2010 US Census reports 2.33 people per household on average in Bellingham. With a maximum of 615 units, the potential is for 1400 people. Residential development in Bellingham over the past 20 years has averaged 75% of the maximum number of units allowed, so the estimated population on Padden Trails could be as low as 1070.
- i. Approximately how many people would the completed project displace?  
0.
- j. Proposed measures to avoid or reduce displacement impacts, if any:  
N/A.
- k. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:  
Adopt proposed rezone with subsequent construction according to the infill provisions of BMC 20.28 and other City development regulations.

## **9. Housing**

- a. Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing: Up to 615 units for mixed income families and individuals. Exact quantity unknown at this time as this is a Non-project application, quantities to be determined at construction phases. Historically, only 75% of the allowed units are built in new residential development in Bellingham.
- 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:  
Construct new units according to adopted City code.

## **10. Aesthetics**

a. What is the tallest height of any proposed structure(s), not including antennas; Unknown at this time as this is a Non-project application, quantities to be determined at construction phases. All buildings to be constructed according to the height standards in adopted City code.

What is the principal exterior building material(s) proposed? Unknown at this time as this is a Non-project application, to be determined at construction phases.

b. What views in the immediate vicinity would be altered or obstructed? Unknown at this time as this is a Non-project application, to be determined at construction phases.

c. Proposed measures to reduce or control aesthetic impacts, if any: Unknown at this time as this is a Non-project application, to be determined at construction phases.

## **11. Light and Glare**

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? Exterior lighting for safety and aesthetics, night time hours.

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? Adjacent residential lights, traffic headlights.

d. Proposed measures to reduce or control light and glare impacts, if any: Unknown at this time as this is a Non-project application, to be determined at construction phases.

## **12. Recreation**

a. What designated and informal recreational opportunities are in the immediate vicinity? City's Lake Padden Park to the east, other adjacent City greenways and open space corridors.

b. Would the proposed project displace any existing recreational uses? No.  
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: Project will designate open space corridor with public trails as per City's adopted Parks and Open Space Plan.

### 13. Historic and Cultural Preservation

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? No.

If so, generally describe:

b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site: None.

c. Proposed measures to reduce or control impacts, if any: None.

### 14. Transportation

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any:

See Traffic Impact Analysis report by Perteet. Supplemental report to be prepared per City Public Works scope of work and delivered in April-May 2011.

b. Is the site currently served by public transit? No.

If not, what is the approximate distance to the nearest transit stop? Nearest public transit stop is on Old Fairhaven Parkway about 2/3 mile from project.

c. How many parking spaces would the completed project have? Unknown at this time, this is a Non-project application, quantities to be determined at construction per adopted code. How many would the project eliminate? None.

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private): Yes, see traffic report by Perteet.

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe: No.

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur:  
The Traffic Impact Analysis by Perteet (2005) for the prior Padden Trails single family subdivision estimated 212 trips in the pm peak hour. The proposed rezone would allow a diversity of housing forms from single-family to townhouses to other infill housing forms permitted by City code. The ITE standard single family trip generation rate is 1.01 pm trips per unit and the standard low rise townhouse rate is 0.78 pm peak trips per unit. A blended rate of 0.895 pm peak trips per unit is applied for the current rezone proposal (maximum 615 units) which generates an estimated 550 pm peak trips. Perteet is coordinating with City Public Works to define a new traffic impact analysis that will be performed during April 2011. Allowing for agency review and comment, the final report should be delivered to the City by mid-May 2011.

g. Proposed measures to reduce or control transportation impacts, if any:  
Please refer to the traffic impact analysis from Perteet for appropriate mitigation.

**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)? If so, generally describe: Yes. Increased demand for fire, police, and schools. Quantity unknown at this time as this is a Non-project application, quantities to be determined at construction phases.

b. Proposed measures to reduce or control direct impacts on public services, if any: New construction will generate new taxes for public services.

**16. Utilities**

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:  
All utilities are nearby and will be extended into the site in the future.

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/sewer – City of Bellingham                      Phone – Qwest  
Electricity – PSE    Cable TV – Comcast  
Natural Gas – Cascade Natural Gas

**C. 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: \_\_\_\_\_  
**William T. Geyer, AICP**

Date Submitted:    March 31, 2011

**D. FEE**

An application fee shall be submitted in the amount set by the City Council. See separate Fee Schedule handout.