

ENVIRONMENTAL CHECKLIST INSTRUCTIONS

Supplemental Sheet "D" for Non-project Actions.

(Not to be used for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of elements on 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.

D. Supplemental Sheet for Non-project Actions

PADDEN TRAILS REZONE / COMPREHENSIVE PLAN AMENDMENT SAMISH NEIGHBORHOOD AREA 6

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?

Changing the current land use designation/zoning to the proposed designation will have minimal impact. Current zoning allows up to 245 residential units while the proposed zoning would allow up to 615 residential units. As a condition of the prior approved Padden Trails subdivision, a weir was constructed at the Lake Padden outfall to increase the capacity for storm water volume passing from the site into the City controlled drainage system and into Padden Creek. Emissions to air would increase due to the potential for an increase in traffic. Production, storage or release of toxic substances is not applicable as the proposal is for a residential rezone.

Proposed measure to avoid or reduce such increases are:

The prior Padden Trails subdivision would have only used 50% of the increased capacity due to installation of the weir. The proposed rezone will result in developable areas generating storm water volume less than the capacity created by the weir. Upon development, storm water improvement plans for water quality and conveyance will be submitted according to City code.

2. How would the proposal be likely to affect plants, animals, fish or marine life?

Although the proposal changes the current zoning from single family to multifamily, the resulting developable areas are very similar in location and size. The resulting housing styles are likely to be single family, townhouses or a mix of other styles permitted in the City infill ordinance, all within residential development pods outside of open space and natural resource corridors.

Proposed measures to protect or conserve plants, animals, fish or marine life are:

The proposed rezone provides the tools to focus the residential uses into development pods while protecting significant natural resources and open space. Best management practices according to City development regulations will be employed so that the site

can be master planned in the future to protect wildlife corridors and natural vegetation for animals, while establishing specific residential development areas.

3. How would the proposal be likely to deplete energy or natural resources?

Changing the current land use designation/zoning to the increased density will provide greater housing opportunities within the City limits instead of the outlying rural areas. In-city living uses less energy due to less transportation demand than rural areas. Protection of natural resources on site will increase from their current condition as the new zoning provides tools to establish and preserve open space corridors.

Proposed measures to protect or conserve energy and natural resources are:
Adopting the proposed zoning will provide more opportunities for urban infill residential development rather than increased housing in outlying rural areas. The proposed zoning allows for housing forms that can meet a diversity of household needs, thereby more choices for families in an urban setting. Future residences will be constructed at a later date according to the Washington State Energy Code standards at the time of building permit application. Natural resources can be better managed in the proposed zoning as it affords greater flexibility within development pods while preserving natural resources within dedicated open space corridors.

4. How would the proposal be likely to use or affect environmentally sensitive areas or area 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?

Changing the current land use designation/zoning to the proposed designation will provide better protection for the environmentally sensitive areas due to greater design flexibility and diversity of housing forms within the residential development pods, thereby reducing the pressure to use land within environmentally sensitive areas. The proposed zoning also includes tools for best management practices for connections to existing parks and trails, and protection of wetlands, streams and open space.

Proposed measures to protect such resources or to avoid or reduce impacts are:
The proposed zoning includes tools that can designate corridors for protection of environmentally sensitive areas, dedicate open space, preserve natural resources, create wildlife corridors, reduce storm water runoff, and create linkages to established and proposed City parks. Please refer to individual reports supplementing the SEPA checklist documenting no impact to threatened or endangered species. The topographic base map displays general wetland locations. The site management policy will be to avoid impacting these wetlands and enhance their environmental quality through specific project review during future submittals.

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?
The proposal is not within shoreline jurisdiction. The proposal would encourage in-City residential development adjacent to an existing residential area.

Proposed measures to reduce or respond to such demand(s) are:
The proposal furthers the City of Bellingham Comprehensive Plan urban in-fill policy by creating a residential area for a diversity of housing forms as permitted in BMC 20.28. Adopting the proposed zoning would afford greater housing opportunities for a diverse population within the City limits, adjacent an existing residential area.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Changes in traffic demand are quantified in the Traffic Impact Analysis by Perteet that will be updated in April 2011. Changes to public services and utilities are in proportion to residential demand normally attributed to urban development. Utilities are located adjacent to the site and can be extended into the development pods.

Proposed measures to reduce or respond to such demand(s) are
The traffic report by Perteet as reviewed and approved by City Public Works will specify required arterial and road standards to serve the site. Utilities will be sized according to specific development proposals in accordance with adopted City development regulations at the time of project submittal.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment

Adopting the proposed designation does not conflict with current laws or requirements for environmental protection. Rather, the proposal implements policies and directives of the City Comprehensive Plan for residential infill and provides better tools for protecting environmental resources with design flexibility within the development pods. Protection of the environment is furthered by master planning the 113 acre area to designate open space areas and in-fill residential development areas, implementing best management practices according to City development regulations, and performing individual SEPA review on future project applications.

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
Geyer & Associates, Inc.

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.