

# FAIRHAVEN HIGHLANDS ENVIRONMENTAL IMPACT STATEMENT

## DETERMINATION OF SIGNIFICANCE (DS) AND REQUEST FOR COMMENTS ON SCOPE OF ENVIRONMENTAL IMPACT STATEMENT

**Description of Proposal:** Fairhaven Highlands is a housing development proposed by Greenbriar Northwest Associates, LLC on property located within Bellingham city limits between Fairhaven Park and Chuckanut Drive. The proposed development includes construction of 739 housing units on approximately 85 acres of land, including single-family detached, townhouse, and multi-family structures, a 6,000 square-foot clubhouse, and related public and private infrastructure. Primary vehicular access to the development is proposed from Chuckanut Drive at the intersection with Viewcrest Road, plus two emergency-only access points.

**Location of Proposal:** The proposed project is located within the City of Bellingham between Chuckanut Drive, Interurban Trail, Old Fairhaven Parkway, and Old Samish Highway, in Area 4 of the South Neighborhood.

**Proponent:** Greenbriar Northwest Associates, LLC  
2200 Division Street #E  
Bellingham, WA 98226-7149  
(360) 676-1799

**Lead Agency:** City of Bellingham, Planning and Community Development

**Environmental Impact Statement (EIS) Required:** The lead agency has determined that this proposal is likely to have a significant adverse impact on the environment. An EIS is required under RCW 43.21C.030 (2)(c) and will be prepared. In accordance with the State Environmental Policy Act (SEPA), the City will analyze the environmental impacts of three alternatives for the Fairhaven Highlands project in the EIS, including a “No Action” alternative, and at least one alternative that is expected to have lesser impacts than the development proposed in application Number PDC2005-00008 and WET2005-00026. This additional “enhanced buffer alternative” is referenced in the transportation, geotechnical and stormwater studies conducted in 2007 on the proposal, each of which is available on the City of Bellingham’s website at <http://www.cob.org/government/departments/pcd/fairhaven-highlands.aspx>.

### **Scoping:**

Agencies, affected tribes, and members of the public are invited to comment on the scope of the EIS. Comments should be directed to the alternatives, mitigation measures, probable significant adverse impacts, areas to be studied, and licenses or other approvals that may be required.

The lead agency has identified the following areas for discussion in the EIS:

- **Earth** (including geology, soils, topography, and erosion of land area),
- **Air** (including air quality impacts from vehicles and wood fireplaces),
- **Water** (including groundwater, wetlands, and surface water movement, quantity, and quality; and flooding),

- **Plants and animals** (including habitat for and diversity of species of plants, fish, or other wildlife; presence of unique species; and fish or wildlife migration routes),
- **Environmental health** (noise),
- **Land use and shoreline use** (including relationship to existing land use plans and to estimated population, housing, light and glare, aesthetics),
- **Recreation** (including changes to existing recreation resources and demand for new recreation resources)
- **Transportation** (including vehicular/bus/pedestrian traffic, traffic hazards, parking, and movement and circulation of people or goods), and
- **Public services and utilities** (including fire, police, schools, maintenance, communications, water and storm water, and sewer and solid waste).

**Notice of Public Hearing on the Scope of the EIS:**

A public hearing will be held Wednesday, **January 16, 2008** at 6:30 PM at the following location to obtain public comment on the scope of the EIS:

**Bellingham Municipal Court  
City of Bellingham  
2014 C Street  
Bellingham, Washington**

**Deadline for Comments:**

In addition to the public hearing, written comments to the lead agency on this determination and scoping must be submitted no later than **4:30 pm, Wednesday, January 23, 2008** to the address or email below.

Nicole Oliver, Communication Coordinator  
City of Bellingham Planning and Community Development Department  
210 Lottie Street  
Bellingham, WA 98225  
(360) 676-6982  
[noliver@cob.org](mailto:noliver@cob.org)

**Date:** December 7, 2007

**Signature:** \_\_\_\_\_

Tim Stewart, SEPA Official  
Planning and Community Development Director

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