



PLANNING
Permit Center
210 Lottie Street
Bellingham, WA 98225
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www.cob.org

ENVIRONMENTAL CHECKLIST

A. BACKGROUND

1. Name of proposed project, if applicable:

**King Mountain Neighborhood Plan / Comprehensive Plan
Amendment & Urban Village Plan**

2. Name, address, and phone number of owner/decision maker:

**Ralph Black & Mike Black
Alliance Properties 2000
PO Box 28340
Bellingham, WA 98225
360-733-7515**

3. Name, address and phone number of contact person:

**Bill Geyer, AICP
Geyer & Associates, Inc.
1008 16th Street, Bellingham, WA 98225
Office: 360-738-2836 / email: billgeyer@comcast.net**

4. Checklist prepared by: **Bill Geyer, AICP**

**1008 16th Street, Bellingham, WA 98225
360-738-2836 / email: billgeyer@comcast.net**

5. 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.

<u>Parcel</u>	<u>Number</u>	<u>OWNER</u>
380307	344430	ALLIANCE PROPERTIES 2000 LLC
380307	363476	RALPH W & SUSAN BLACK
380307	370378	MICHAEL O & HEATHER M BLACK
380307	426475	RALPH W & SUSAN BLACK
380307	435364	12TH & HARRIS LLC

380307	498346	RALPH W & SUSAN BLACK
380307	504475	ALLIANCE PROPERTIES 2000 LLC
380308	042442	RALPH W & SUSAN BLACK
380308	075527	12TH & HARRIS LLC

Legal description: Lengthy, see attached Exhibit 1.

6. Street Address of Subject Property: **vacant land, no street number**

7. Neighborhood and Area Designation (as per Comprehensive Plan):
King Mountain Area 13

8. Zoning/Land Use Designation of Subject Property (see Neighborhood Plan – required for processing): **Planned Residential Multi**

9. Date checklist prepared: **December 9, 2010**

10. Department requesting checklist: **City of Bellingham Planning Department**

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

December, 2010 – Application, completeness review

January, 2011 – SEPA review and comment, SEPA determination

February, 2011 – Departmental staff review and report

March, 2011 – City Planning Commission public hearing

May, 2011 – City Council hearing; 1st and 2nd Ordinance Approval

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

12. 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 per adopted regulations and in response to market demand.**

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

- 1. Topographic map, Pacific Survey and Engineering (June 2010)**
- 2. Geology and Soils report by Charles S. Lindsay, L.G., L.E.G., L.Hg. Principal Hydrologist for Associated Earth Sciences, Inc. (June 2010)**
- 3. Stormwater Study by Jeffrey Vander Yacht, PE, Pacific Survey and Engineering (August 2010)**
- 4. Archaeological Assessment, Drayton Archaeological Research (August 2010)**
- 5. Traffic report, TSI Inc. (July 2010)**
- 6. Phase I Environmental Report, Charles S. Lindsay, L.G., L.E.G., L.Hg**
- 7. Pileated Woodpecker Report, Wheeler Consulting Group (July 2007)**
- 8. Whatcom County SEPA MDNS #SEP2007-00066 (May 2007)**

14. 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.**

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

**City of Bellingham Comprehensive Plan Amendment / rezone
City of Bellingham Urban Village Plan adoption
City of Bellingham SEPA determination
Subsequent development project approvals (subdivision, design review, etc) and construction permits (public works, building permits, etc).**

16. 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:

In conformance with Bellingham Concomitant Agreement 2009-0459, applicants propose a Comprehensive Plan Amendment and rezone of approximately 133 acres in King Mountain Neighborhood Area 13 from Residential Multi Planned, to Urban Village with Residential Multi Planned in the residential areas and Planned Commercial in the Core area.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other: **Site consists of a series of flat meadows with adjacent gentle slopes, a few sloped ravines, and limited areas of moderately steep terrain (10% average slopes across site).**

b. What is the steepest slope on the site (approximate percent slope)?
35-40% in 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 NRCS soil types Nati Loam (108-110) and Whatcom Silt Loam (179-180). See attached geology and soils report.**

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe: **No.**

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: **No. Standard erosion controls to be used.**

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, general amounts are 20-35% in single family residential, 35-45% in multi-family, and greater than 50% in commercial areas. The proposed open space tracts (approximately 60 acres) will remain in its existing, natural condition.**

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 (approximately 60 acres) will remain in its existing, 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 buses and traffic.**

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: **Refer to attached storm water study. General wetland locations shown on attached topographic base map.**

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.

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. All buildings 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:

See attached storm water report by Pacific Survey and Engineering.

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. See attached wildlife report from Wheeler Consulting Group.**

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, see attached wildlife report from Wheeler Consulting Group.

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 adjacent land for 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, buses, residential gardening equipment, small farm activity.**

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 neighborhood residences.

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.

Adjacent – single family and undeveloped land.

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?

King Mountain Area 13

Planned Residential, Multi

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: **Wetlands and steep slopes, as generally located on the attached 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.**

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:
City of Bellingham Concomitant Agreement 2009-0459 requires producing a master plan for the site. This proposed Comprehensive Plan amendment and Urban Village Plan implements this requirement, and is therefore compliant with the existing land use plans and policies of the City.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing: **Estimated between 700 – 1000 middle income housing units. Exact quantity unknown at this time as this is a Non-project application, quantities to be determined at construction phases.**

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 adopted for the area.**

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 newly-acquired 20 acre park parcel adjacent west property line; City 4 acre park site near City communication tower, adjacent east property line.**

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 about 40 acres for open space corridor with public trails as per City's adopted North Bellingham Trail Plan (October 2008).

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: **Please see attached archeological survey report.**

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 attached preliminary traffic report by TSI.

b. Is the site currently served by public transit? **No.**
If not, what is the approximate distance to the nearest transit stop? **Unknown at this time as this is a Non-project application, to be determined at construction phases.**

c. How many parking spaces would the completed project have? **Unknown at this time as this is a Non-project application, quantities to be determined at construction phases.**
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 attached traffic report.**

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:
Please see attached traffic report from TSI.

g. Proposed measures to reduce or control transportation impacts, if any:
Please see attached traffic report from TSI.

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:

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
Electricity – PSE
Natural Gas – Cascade Natural Gas**

**Phone – Qwest
Cable TV – Comcast**

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: **December 10, 2010**

D. FEE

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