

ENVIRONMENTAL CHECKLIST

A. BACKGROUND

1. Name of proposed project: **Plat of Semiahmoo West**

2. Name of applicant: **Semiahmoo Company
1329 North State Street, #201
Bellingham, WA 98225
(360) 676.9400**

3. Agent/Representative **Chris Benner
Trillium Corporation**

4. Date checklist prepared: **October 26, 2009**

5. Agency requesting checklist: **Whatcom County, Department of Planning & Development Services**

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

The applicant intends to begin work on the construction of the plat within two years of receiving preliminary plat approval.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

The Plat of Semiahmoo West is the first phase in the development of the Semiahmoo West Planned Unit Development. The larger development tract created by this plat will be subject to future subdivision into residential lots consistent with the development plan of the Semiahmoo West PUD.

8. List any environmental information (studies, reports, etc.) you know about that has been prepared, or will be prepared, directly related to this proposal.

Site specific studies that have been prepared for this plat include a Preliminary Stormwater Design Report, a wetlands map and letter report, wetlands, fish and wildlife study.

The Applicant has agreed to an EIS for the entire 624 acres covered by the plat/PUD, which will include other studies such as traffic. We are submitting this checklist because it is on the list of items required for a complete application.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

The applicant has submitted an application for Planned Unit Development approval for the Semiahmoo West planned community. This long subdivision proposal has been prepared to implement the first phase of development in the Semiahmoo West PUD and to create development tracts for future subdivision in accordance with the PUD.

10. List any governmental approvals or permits that will be needed for your proposal, if known. Include Federal, State, City, County, and local districts or regional offices.

Whatcom County: Planned Unit Development approval, Preliminary Plat approval, Land Disturbance permit approval.

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. (You may attach a page if this space is not adequate.)

The proposal is a long subdivision of a 624 acre site near Blaine in Whatcom County.

The proposed subdivision has been prepared to divide the property into large tracts for future subdivision in accordance with the proposed Semiahmoo West PUD, and to create the first phase of residential lots in the PUD. For phase one of the PUD, the plat would create 28 single family lots in the 16.5 acre area known as Zone 8 in the Meadows Neighborhood of the planned Semiahmoo West community.

In addition to creating 28 single family residential lots, the Plat of Semiahmoo West would create eight open space tracts, one park tract, four large residential tracts for residential development under the PUD and a mixed use tract also for development under the PUD with commercial uses and multifamily housing.

The only lots proposed for development at this time are the 28 single family lots in Zone 8. Development of these lots will include the construction of an access road, interior streets, the installation of utilities and a stormwater system.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address and section, township, and range. 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 topographical 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.

The property is a 624 acre site located in the City of Blaine's West Blaine Urban Growth Area on the Birch Point peninsula in Whatcom County. The

site covers portions of sections 15, 22 and 23 of Township 40 N. Range 1 W. W.M. The site has frontage on Birch Point Road and Semiahmoo Drive.

B. ENVIRONMENTAL ELEMENTS

1. EARTH

- a. General description of the site (circle one): Flat, rolling hilly, steep slopes, mountainous, other.

The site is characterized by gently rolling terrain.

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

Based on contour information, aside from small localized steep areas along drainage channels, the steepest slopes are located along the west edge of the 624 acre property adjacent to Semiahmoo Drive. The slopes in this area are around 20 percent.

- 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.

According to the NRSC Soils Maps, most of the site area is underlain by Everett Complex, Everett gravely sandy loam and Birch Bay Silt Loam.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

There are no surface indications or a history of unstable soils on the site.

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

The construction activity proposed as part of this subdivision is the development of 28 single family lots on a 16.5 acre area of the plat which is designated as Zone 8 in the Semiahmoo West Planned Unit Development. The construction necessary to create these 28 lots will include grading for roadways, installation of drainage features and to prepare sites for foundations. The Zone 8 site is a gently sloping area consisting of a previously uniformly graded field.

No significant amounts of grading (i.e. cuts and fills) will be required for road construction. The creation of a drainage pond for the 28 lots will require the creation of a level site on the gently sloping terrain.

Structural fill material may need to be brought into the site for road base purposes. Any import fill material would come from an approved Whatcom County or City source.

The quantity of fill required to create the 28 single family lots in Zone 8 has not been determined. The site is flat and the soils investigation shows that for the most part the soils in the site are suitable for the type of housing proposed. This means that no significant removal of soils and replacement with fill will be necessary to construct homes or build roads.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

As is always the case, erosion could occur if soils exposed by construction activities are subjected to heavy rainfall. Most of the development will occur on relatively gently sloping areas. Rainfall runoff is not expected to be rapid. Best management practices for the control of erosion and sedimentation would be used during construction including hay bale filters and silt fences as required. Erosion control measures will be consistent with county standards. Erosion sedimentation control measures will be subject to approval by the county.

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

The estimated amount of impervious surfacing at full buildout of the 28 lots in Zone 8 is about 4.26 acres, which is about 0.6 percent of the total 624 acre site.

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

Temporary erosion control measures for the construction work required to create the Zone 8 lots will be consistent with county standards and the Washington State Department of Ecology Storm Water Manual will be installed to minimize sedimentation. After completion of the development, landscape

planting including grass, trees and shrubs will stabilize exposed soils and limit the potential for erosion.

2. **AIR**

a. What types of emissions 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.

Construction related activities, particularly grading, would likely result in short-term particulate emission (dust) and construction equipment exhaust emissions. After the completion of construction activities, air emissions will be confined for the most part to exhaust emissions from passenger vehicles and landscape maintenance equipment and stack emissions from gas furnaces and fireplaces.

b. Are there any off-site sources of emissions or odors that may affect your proposal? If so, generally describe.

There are no off-site sources of air emissions that would affect the proposal.

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

Dust control measures will be employed as necessary to control emissions during construction. Emissions from automobiles are federally regulated.

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.

Surface water bodies on and in the immediate vicinity of the 624 acre site include wetlands and a small seasonal drainage course on the property that eventually discharges to the south entering other drainages that eventually discharge to Birch Bay.

2) Will the project require any work over, in, or adjacent to within (200 feet) the described waters? If yes, please describe and attach available plans.

Some residential structures, roads, landscaping, and driveways serving lots in Zone 8 will be constructed within 200 feet of the wetlands.

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.

No fill or dredge materials are proposed to be placed in or removed from the wetlands.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No surface water withdrawals or diversions are planned.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No discharge of waste materials to surface water is proposed.

b. Ground:

1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

No ground water will be directly withdrawn and no discharge to groundwater is proposed for this project. Water service to the site will be provided by Birch Bay Water and Sewer District.

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.

No waste materials will be discharged into the ground.

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.

The source of runoff from development in Zone 8 will be storm water from roof drains driveways, roads, parking areas and patios.

Post-development stormwater runoff from development in Zone 8 will be collected by and routed to the proposed treatment/infiltration system.

Treated stormwater discharge from treatment/detention facilities in Zone 8 will be directed to the wetland area at the south-east corner of the property.

2) Could waste materials enter ground or surface waters? If so, generally describe.

Post development runoff from residential development in Zone 8 might contain small quantities of oil, grease or other contaminants washed off roads, driveways, and parking areas during periods of rain and into the storm drain system. Stormwater will be treated prior to discharge.

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

A preliminary stormwater analysis has been completed for the 624 acre site and a more detailed analysis has been prepared for the development of Zone 8. The Zone 8 stormwater system includes detention and treatment facilities to improve water quality. The measures proposed are consistent with the state stormwater manual.

4. **PLANTS** Check or circle types of vegetation found on the site: **The following response regarding types of vegetation is for the entire 624 acre 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?

The 624 acre site is a mix of undeveloped recently graded open space areas interspersed with islands and corridors of forest land much of which is forested wetlands.

The area proposed for development under this preliminary plat is a field planted with pasture grass. A few trees along Birch Point Road will need to be removed to construct the access road. The grasses planted in the graded open space areas will be removed to construct roads for the construction of housing.

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

No threatened or endangered plant species are known to be on or near the property.

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

With the exception of the vegetation in Zone 8 no vegetation will currently be affected by this proposal. Common areas in Zone 8, including the park, will be landscaped using native materials and grasses for the most part to create a naturalistic setting. Individual lots will be landscaped in accordance with the individual taste of the landowner.

5. **ANIMALS – The animal list below is for the entire 624 acre site.**

- 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:

X birds: **hawk, heron, eagle, songbirds,**
other;

X mammals: **deer,** bear, elk, beaver, other: **Rodents,**

 Fish: bass, salmon, trout, herring, shellfish,
Other

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

No threatened or endangered species are known to occur on the project site.

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

The site, along with most of Washington State, is in the path of the Pacific Flyway, a principle north south migratory route for waterfowl and other bird species. It is likely that migrating passerine birds may visit the site to forage on their winter or spring migration.

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

No specific measures are being proposed.

6. **ENERGY AND NATURAL RESOURCES**

- a. What kinds of energy (electric, natural gas, oil, woodstove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electricity and natural gas are the primary sources of energy to meet the needs of the residential development planned in Zone 8. The primary energy needs for these residences is for heating and lighting.

- c. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No.

d. 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:

Residences constructed on the site will be required to meet the standards of the 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, that could occur as a result of this proposal. If so, describe.

No.

1) Describe special emergency services that might be required.

No special emergency services will be required. No unusually hazardous uses are proposed. The proposed residential uses are similar to the residential development on neighboring properties.

2) Proposed measures to reduce or control environmental health hazards, if any:

The subdivision of the entire 624 acre site and the Development of the Zone 8 site with residential uses will not result in an increase in environmental health risks.

b. Noise

1) What types of noise exists in the area which may affect your project (for example: traffic, construction, operation, other)?

There are no sources of noise in the vicinity that would affect the plat or the residential development planned in Zone 8.

2) What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (for example: traffic, construction, operations, other)? Indicate what hours noise would come from the site.

Construction of roads and residential units in Zone 8 is likely to generate short-term construction related noise including the sounds of heavy equipment

operating and the sounds of electric saws and pneumatic nailers. Activities normally associated with residential areas including noise from traffic, yard and landscape maintenance equipment and children at play will be the only source of noise once the project is completed.

3) Proposed measures to reduce or control noise impacts, if any:

No noise reducing measures are being proposed.

8. LAND AND SHORELINE USE

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

The 624 acre site is undeveloped open grasslands and forested areas. Adjacent land areas are either undeveloped or developed with residential uses.

b. Has the site been used for agriculture? If so, describe.

It does not appear that the 624 acre site has ever been used for agriculture. Until recently most of the site was forested.

c. Describe any structures on the site.

There are no structures on the 624 acre site.

d. Will any structures be demolished? If so, what?

No.

e. What is the current zoning classification of the site?

The entire 624 acres is zoned Urban Residential 4 units per acre.

f. What is the current comprehensive plan designation of the site?

The entire 624 acres lie within the Short Term Urban Growth Area of the City of Blaine.

g. If applicable, what is the current shoreline master program designation of the site?

No portion of the 624 acre site lies within shoreline jurisdiction.

h. Has any part of the site been classified as an “environmentally sensitive” area? If so, specify.

Some areas of the 624 acre site contain wetlands, which are classified as critical areas under the County’s Critical areas regulations.

i. Approximately how many people would reside or work in the completed project?

Based on an average family size of 2.3 individuals per family and if a total of 28 dwelling units are developed in Zone 8, about 65 persons would reside in the development. A similar population density is expected in the future for subsequent phases but additional information will be provided in the EIS.

j. Approximately how many people would the completed project displace?

None.

k. Proposed measures to avoid or reduce displacement impacts, if any:

None are necessary.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The 624 acre site and areas to the north, west and south are designated for residential development at 4 units per acre. The type of residential development proposed for the property will be similar in character to the existing residential development.

9. HOUSING

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

A total of 28 residential lots are proposed in Zone 8 for moderate to high income single family detached housing.

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:

No adverse impacts on housing are anticipated as a result of this proposal.

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?

Single-family homes on the residential lots in Zone 8 would be subject to the UR-4 height limit of 35 feet.

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

The visual appearance of the Zone 8 site from surrounding properties with a view of the site would change from open undeveloped land to residential. The visual appearance of the remainder of the 624 acre site would remain virtually unchanged.

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

None proposed.

11. LIGHT AND GLARE

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

Residential development in Zone 8 will produce light from porches, windows, landscape lighting and streetlights. Most light production would occur between dusk and bedtime. Light production during the evening would likely be at a minimum by midnight. Very little noticeable light would be produced during the day.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

It is unlikely that light produced by residential uses in the Zone 8 area would create a safety hazard at this location or interfere with views.

c. What existing off-site sources of light or glare may affect your proposal?

We are not aware of any off-site sources of light or glare that would affect this proposal.

d. Proposed measures to reduce or control light and glare impacts, if any:

No measures are proposed.

12. RECREATION

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

Recreational opportunities in the vicinity of the 624 acre site include a Whatcom County park on Semiahmoo Spit, a state park at the south end of Birch Bay, the shoreline of Birch Bay and commercial recreation activities in the City of Blaine and Birch Bay including the Birch Bay Water Slide.

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

The project would not displace or affect existing public or privately owned recreational facilities.

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

The site plan for Zone 8 includes the creation of a neighborhood park to provide passive open space recreational opportunities for the residents of the community. The use of this recreation area by residents will help reduce offsite demand on offsite public recreational resources. Future development of

additional phases will similarly provide open space and recreational areas.

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? If so, generally describe.

None of the above are known to exist on the 624 acre site or immediate vicinity.

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

No landmarks or evidence of important cultural resources have been identified on the 624 acre site.

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

No measures are proposed.

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.

The 624 acre site has frontage on Birch Point Road and Semiahmoo Drive. Access to the 28 residential lots to be created in Zone 8 will be off of Birch Point Road. The access onto Birch Point Road is shown on the site plan.

b. Is the site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

There is no regularly scheduled bus service to the site.

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

A minimum of two parking spaces per single-family residence would be provided on each residential lot in Zone 8.

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).

The proposed 28 lots in Zone 8 will require the construction of new entrance road onto Birch Point Road. The interior road system serving the 28 lots will be constructed to county road standards and will become part of the county road system. The additional road systems for future development will be studied in more detail in the EIS.

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.

Approximately 275 vehicle trips per day would be generated by the 28 lots in Zone 8 at full build out. Peak hour trips are estimated to total about 28 during the evening commute times. Traffic impacts of the future development potential will be studied in the EIS.

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

The roadway entrance to Zone 8 onto Birch Point Road will be constructed to County standards.

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.

The development of 28 residential lots would result in a small increase in the demand for public services. Additional study of demand on public services for the future development potential will be studied in the EIS.

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

The impact to public services from the addition of 28 residences to the community would be offset by the increase in taxes and by any impact fees that may be assessed for this development.

16. UTILITIES

a. Circle utilities currently available at the site: **electricity, refuse service, telephone, water service, sanitary sewer, natural gas** septic system, other. **All the services highlighted above are available to the 624 acre site. Additional services include Television Cable.**

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.

**Electricity: Puget Power
Sewer and water: Birch Bay Water and Sewer District
Refuse collection: Sanitary Service
Telephone: Verizon
Natural Gas: Cascade Natural Gas.**

Utilities will be installed underground at the time the roadways are constructed.

C. SIGNATURE

a. 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: David R. Syre

Date Submitted: 10/29/09