

To Be Completed
By Applicant

Evaluation For
Agency Use Only

A Background

1 Name of proposed project, if applicable:
Governors Point Preliminary Long Subdivision Application

2 Name of applicant: Governors Point Land LP

Applicant phone number: 604 639-5195

Applicant address: 862 Peace Portal Drive, Suite 101

City, State, Zip or Postal Code: Blaine, WA 98230

Applicant Email address: randy@bocci.ca

3 Contact name: Wayne Schwandt

Contact phone number: 360 739-0091

Contact address: 965 Grand Blvd

City, State, Zip or Postal Code: Bellingham, WA 98229

Contact Email address: wayne@rimlandpacific.co

4 Date checklist prepared: 11/2/18 Revised 7-8-19

5 Agency requesting checklist: Planning & Development Services

6 Proposed timing or schedule (including phasing, if applicable):
Spring-Winter 2019

7 Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? Yes No
If yes, explain:

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

Already Prepared: Geo technical report; wetland survey; bird survey; flora & fauna survey; eelgrass and macro algae survey

To be Prepared: Updated wetland survey and eelgrass/macroalgae survey

Wetland & Habitat Conservation Area Assessment (Cantrell/Fairbanks); Dock Plan Set (Haynes); Habitat Conservation Areas No Net Loss Assessment (Cantrell); Lot Drainfield layouts with field notes (Mcmonagle); Governors Point Long Plat Road and Schematic (Cascade Engineering); Private Road Request & Support Letter 2019-07-08 (Cascade Engineering); Governors Point TIA-Final (Gibson); See Governors Pt Iss 2018-00003 Drayton Report 0519C June 3

9 Do you know whether applications are pending for governmental approvals of other proposals Directly affecting the property covered by your proposal?

Yes No BLA Approved.

A Preliminary BLA has been approved (EXE2018-006). The BLA will be finalized prior approval of this Long Subdivision application.

Reviewed by Initials

Received
JUL 10 2019
Whatcom County PDS

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

Long Subdivision, Land Disturbance Permit, Road and Utility Construction Building Permit Shoreline Substantial Development Permit, **Group A Water System Approval (WDOH), individual OSS for each lot (WCHD), NPDES construction stormwater permit (WDOE), Hydraulic project approval (WDF&W), Corp of Engineers permit related to shoreline development (USCOE)**

- 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. (Lead agencies may modify this form to include additional specific information on project description.)

Create 16 cluster residential lots and 2 non-residential lots and one Reserve Lot of approximately 90 acres. Construct roadway on existing roadbeds, provide for storm water management of roadways, driveways and buildings. Update existing water service utility, PSE electrical service and **Comcast** communication service. Provide for sanitary sewer by individual septic systems or individual septic tanks with shared drainfields.

Construct float, gangway and pier on Pleasant Bay with 800 sf storage building with restrooms. Construct 275' of gravel pathways to connect the pier and beach with the existing driveway. Construct roadway and stormwater management improvements **including at 3** locations on the west shoreline where the existing roadways are within the Shoreline Jurisdiction.

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

Governors Point is the geological formation that creates the southwestern boundary of Chuckanut Bay. Governors Point is accessible via Chuckanut Drive, Cove Road and Pleasant Bay Road. The address for a residence within the Project's property (but not a part of the Project) is 515 Pleasant Bay Road.

Sections 25, 26 & 36; T37N; R2E W.M.

B Environmental Elements

1 Earth

a. General description of the site:

- Flat
- Rolling
- Hilly
- Steep Slopes
- Mountainous
- Other

Relatively flat on top of a ridge running N/S, moderate to steep slopes from the top area to the shoreline

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

>60%

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 agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Nati Loam 108, 109, 110

d. Are there surface indications or history of unstable soils in the immediate vicinity? Yes No

If so, describe.

Slide area on NE quadrant at site of former rock quarry.

e. Describe the purpose, type, total area, approximate quantities and total affected area of any filling excavation or grading proposed.

Home site and driveway construction on 16 lots along western shoreline. Approximately 3.5 acres, 5,700 cy. Improve roadbeds with utilities. Approximately 3.1 acres, 5,000 cy.

Indicate source of fill.

Contractor provided pit

Indicate where excavation material is going.

Contracted provided waste area

- f. Could erosion occur as a result of clearing, construction, or use?
Yes No

If so, generally describe.

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

6.5%

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

Standard BMP for stormwater runoff as required by DOE.

2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation and maintenance when the project is completed (i.e., dust, automobile, odors, or industrial wood smoke)?

Roadway and utility construction machinery and trucks. Vehicle use for 17 residences.

If any, generally describe and give approximate quantities if known.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? Yes No

If so, generally describe.

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

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)? Yes No

If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Pleasant Bay. Possible wetland near dock and pathway construction at Pleasant Bay location.

- (2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? Yes No

If yes, please describe and attach available plans.

See Exhibit 7 of Preliminary Long Subdivision Application.

See also Figures 1 & 2 of the Shoreline Substantial Development Permit Application.

- (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. None

Indicate the source of fill material.

- (4) Will the proposal require surface water withdrawals or diversions? Yes No

Give general description, purpose, and approximate quantities if known.

Does the proposal lie within a 100-year floodplain?

Yes No

If so, note location on the site plan.

The property is a peninsula surrounded by Pleasant Bay, Chuckanut Bay and Samish Bay

(5) Does the proposal involve any discharges of waste materials to surface waters?

Yes No

If so, describe the type of waste and anticipated volume of discharge

b. Ground Water:

(1) Will ground water be withdrawn from a well for drinking water or other purposes? Yes No

If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

(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.

Domestic sewage from 16 houses and possibly 2 public restrooms via OSS.

c. Water runoff (including stormwater):

(1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known).

Roadways, driveways and roofs. See Exhibit 7 of Preliminary Long Subdivision Application.

See also Shoreline Substantial Development Permit for Location 1 at Pleasant Bay. Roof and stormwater from pathways will be infiltrated or dispersed.

Where will this water flow? Most will be infiltrated/dispersed

Will this water flow into other waters? Yes No

If so, describe.

A very small portion of the roadway stormwater runoff will be treated before being discharged into a ditch entering Pleasant Bay.

(2) Could waste materials enter ground or surface waters?
Yes No

If so, generally describe.

(3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site: Yes No

If so, describe.

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

Treatment of stormwater before entering the ditch flowing to Pleasant Bay.

4 Plants

a. Check 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
- Orchards, vineyards or other permanent crops
- 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?

Conifer and deciduous trees, ferns, salal, grass for home sites and driveways.

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

Chinook salmon, bald eagle See Wetland & Habitat Conservation Area Assessment (Cantrell & Fairbanks)

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

Proposed landscaping will use native plants.

- e. List all noxious weeds and invasive species known to be on or near the site.

blackberries, holly, See Wetland & Habitat Conservation Area Assessment (Cantrell & Fairbanks)

5. Animals

- a. Check 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,
- Eagle,
- Other:

- Heron,
- Songbirds;

Mammals:

- Deer,
- Elk,
- Other:

- Bear,
- Beaver;

Fish:

- Bass,
- Trout,
- Shellfish;

- Salmon,
- Herring,
- Other:

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

Chinook salmon, bald eagle

See Wetland & Habitat Conservation Area Assessment (Cantrell & Fairbanks)

- c. Is the site part of a migration route? Yes No

If so, explain. Pacific Flyway Migration Route

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

Over 75% of the Project area set aside as a Nature Reserve.

- e. List any invasive species known to be on or near site.

blackberries, holly See Wetland & Habitat Conservation Area Assessment (Cantrell & Fairbanks)

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.

Electricity and propane for domestic heating and household uses.

- b. Would your project affect the potential use of solar energy by adjacent properties? Yes No

If so, generally describe.

- 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:

Geo-thermal heating/cooling will be investigated for household use.

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? Yes No

If so, describe.

(1) Describe any known or possible contamination at the site from present or past uses.

(2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

- (3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the projects development or construction, or at any time during the operating life of the project.
- (4) Describe special emergency services that might be required.
- (5) Proposed measure to reduce or control environmental health hazards, if any:

b. Noise

- (1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
Normal construction and household traffic noise.
- (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 traffic noise generally between 7:00 AM and 5:00 PM workdays.
- (3) Proposed measures to reduce or control noise impacts, if any:

8 Land and Shoreline Use

- a. What is the current use of the site and adjacent properties?
Vacant land in the Project area, rural residential on adjacent properties.

Will the proposal affect current land uses on nearby or adjacent properties? Yes No
If so, describe.

- b. Has the project site been used as working farmlands or working forest lands? Yes No
If so, describe.

Last used as a working forest in the early 1950's.

How much agriculture or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any?

None

If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to non-farm or non-forest use?

- (1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling and harvesting? Yes No

If so, how:

- c. Describe any structures on the site.

None

One existing residence not located in the Project.

- d. Will any structures be demolished? Yes No
If so, what?

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

RR-5A

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

Rural

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

Subject to Stipulated Judgment 93-02447-6

- h. Has any part of the site been classified as a critical area by the city or county? Yes No

If so, specify.

HCA 2

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

At an average of 2.5 residents/household, ~40 residents.

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

None

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

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

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any?

9 Housing

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

- | | | |
|-------------------------------------|------------|--------------------|
| <input checked="" type="checkbox"/> | High | Number of Units 16 |
| <input type="checkbox"/> | Middle | |
| <input type="checkbox"/> | Low-income | |

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

<input type="checkbox"/>	High
<input type="checkbox"/>	Middle
<input type="checkbox"/>	Low-income

Number of Units

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

Houses will be limited to not more than 2,900 sf

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?

35'. Natural materials of wood and stone.

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

None

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

All development will occur on the west side of the Property located to not be visible to Chuckanut Bay neighbors or Chuckanut Drive. The dock on Pleasant Bay at ~~Location 1~~ will be largely shielded from neighbors' views.

11 Light and Glare

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

Normal household lighting.

- 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?

None

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

Use of down-lighting for driveways and outdoor lighting.

12 Recreation

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

Larrabee State Park. The Proposal establishes a public access Nature Reserve on the Property to be owned and managed by the Whatcom Land Trust.

- b. Would the proposed project displace any existing recreational uses? 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:

The Proposal will limit public access to daylight hours to the proposed WLT property.

13 Historic and Cultural Preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state or local preservation registers located on or near the site? Yes No
If so, specifically describe.

- b. Are there any landmarks, features, or other evidence of Indian, historic use or occupation, this may include human burials or old cemeteries?

Yes No

Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Yes No

Please list any professional studies conducted at the site to identify such resources.

Cultural and Archaeological Assessment completed 1994 See Governors Pt Iss 2018-00003
Drayton Report 0519C June 3

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples: Include consultation with tribes and the Department of Archeology and Historic Preservation, archaeological surveys, historic maps, GIS data, etc.

Consultation with Lummi Nation in 1994

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

The Proposed project will not impact any cultural or archaeological resources.

14 Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plan, if any.

Chuckanut Drive, Cove Road, Pleasant Bay Road

b. Is site or geographic area currently served by public transit?

Yes No

If not, what is the approximate distance to the nearest transit stop?

6 miles

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

Approximately 4 parking spaces/residence. Parking for the Nature Reserve will be determined at a later date in consultation with Whatcom County Parks. No parking will be eliminated.

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? Yes No

If so, generally describe (indicate whether public or private).

Improved intersection with Pleasant Bay Road. See [Governors Point Long Plat Road and Utilities Schematic](#).

e. Will the project use (or occur in the immediate vicinity of)

Water,
 Rail, or
 Air transportation?

If so, generally describe.

Access to the Project crosses the Burlington Northern Mainline at the Cove Road/Pleasant Bay intersection.

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?

~~172.2~~ 93 vehicle trips per day; PM peak hour trips estimated at ~~817~~. 2% of the trips estimated to be commercial. ~~Estimates taken from Whatcom County Preliminary Traffic and Concurrency Information Form.~~

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

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)?

Yes No

If so, generally describe.

Only to the extent relating to 16 residences. Impacts from public use of the Nature Reserve will be determined in the future.

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

16 Utilities

- a. Check utilities currently available at the site:

- | | |
|-------------------------------------|----------------|
| <input checked="" type="checkbox"/> | Electricity, |
| <input checked="" type="checkbox"/> | Water, |
| <input checked="" type="checkbox"/> | Telephone, |
| <input type="checkbox"/> | Septic system, |

- | | |
|-------------------------------------|-----------------|
| <input type="checkbox"/> | Natural gas, |
| <input checked="" type="checkbox"/> | Refuse service, |
| <input type="checkbox"/> | Sanitary sewer, |
| <input type="checkbox"/> | 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: City of Bellingham. Possible upgrades-relocation of water mains currently on-site.

Electricity: PSE. Possible upgrade of service, burying overhead power lines.

Communications: Comcast. Expansion of service.

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: 

Date Submitted: 11/9/18 7-8-19