

**WHATCOM COUNTY ENVIRONMENTAL POLICY ADMINISTRATION  
ENVIRONMENTAL CHECKLIST****A. BACKGROUND**1. Name of proposed project: **Vineyard Squalicum Mountain LDP**2. Name of applicant: **Vineyard Development Group, LLC****Attn: Bill Sygitowicz**Telephone: **360-756-8463**

3. Address:

**Owner(s):****CLN LLC****398 Shallow Shore Drive****Bellingham, WA 98226****Christopher and Nancy Secrist****1771 Academy Road****Bellingham, WA 98226****Gordon and Carol Iverson****398 Shallow Shores Road****Bellingham, WA 98229****Contact:****Vineyard Development Group, LLC****Attn: Bill Sygitowicz****P.O. Box 29840****Bellingham, WA 98228****360-756-8463**4. Date checklist prepared: **June 03, 2008**

5. Agency requesting checklist:

**Whatcom County Planning & Development Services**

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

**Clearing and grading scheduled for summer 2008.**

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

**The potential exists for future low-density residential site**

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**development. No such proposals are contemplated at the time of this application submittal.**

8. List any environmental information (studies, reports, etc.) you know about that has been prepared, or will be prepared, directly related to this proposal.  
**Wetlands – Report by ATSI (attached)**

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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.  
**None known.**

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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.  
**Land Disturbance Permit – Whatcom County  
NPDES – Department of Ecology**

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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.)

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**The road construction project is intended to serve future residential home construction on up to 26 existing 20-acre residential properties in the Rural Forestry zone in Whatcom County. This proposed project lies northerly and approximately 2 miles east of the intersection of Academy Road and North Shore Drive. The proposed private road will require clearing and grading for roughly 10,300 linear feet of roadway. The site is currently vacant and contains fifteen tax parcels under three different ownerships (see attached ownership spreadsheet). The total project impact area (clearing) is approximately 11.05 acres in size.**

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12. Location of the Proposal:

**Tax Parcel # 380324 066302, 380324 066366, 380324 066432, 380324 200432, 380324 200495, 380313 094020, 380313 229052, 380313 137128, 380313 211152, 380313 333171, 380313 333231, 380313 355328, 380313 295341, 380313 368452 and 380313 307476 / Located on Squalicum Mountain north of Academy Rd. (see attached ownership sheet and plans).**

#### ENVIRONMENTAL ELEMENTS

1. **EARTH**

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

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b. What is the steepest slope on the site (approximate percent slope)?  
**60%**

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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.

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**Soil Type: Squalicum gravelly loam / 156– Squalicum gravelly loam / 157  
– Nati loam / 108 – Nati loam / 109 - Nati loam / 110**

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

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**No clearing proposed in or near areas subject to soil instability.**

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

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**Fill: 15,300 CY**

**Grading: 35,310 CY**

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. **Yes. Minor erosion could occur from clearing operations.**

TR5

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

**1.6% of the affected parcels will be covered with impervious surface materials as a result of the road construction proposed for this permit (asphalt and gravel shoulders).**

TR5

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

**Standard erosion/sedimentation control practices will be used in accordance with Department of Ecology Best Management Practices (BMP's) and Whatcom County Lake Whatcom Development Standards (see attached LDP plan and Drainage Report).**

TR5

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. **Dust and auto emissions during clearing and grading operations.**

TR5

b. Are there any off-site sources of emissions or odors that may affect your proposal? If so, generally describe. **No.**

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

any:

**Water existing logging and newly constructed roads periodically during construction to prevent dust and limit clearing and grading activity hours.**

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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.

**Site runoff generally flows southerly towards Lake Whatcom. Wetlands and seasonal streams are located adjacent to proposed impact areas. See report by ATSI (attached).**

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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.

**No.**

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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.

**None. Project designed to avoid impacts to critical areas.**

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

**No.**

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

**No.**

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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.**

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.**

3) 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.).

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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.

None.

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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 majority of the project (9.83 acres) lies within the Lake Whatcom Watershed. The remainder lies within the Squalicum Creek Basin. The roads constructed under this permit will include ditches for stormwater conveyance, with a full-dispersion trench system installed adjacent to the road in convenient locations. All stormwater mitigation measures will be designed and constructed to meet WSDOE 2005 Stormwater Manual guidelines.**

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

**Dispersed water will sheet flow across existing vegetated (vacant) land in accordance with the provisions of the 2005 WSDOE Manual. Waste materials generated from road runoff will filter through this vegetated area prior to any contact with ground or surface waters.**

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

**The proposed road will be constructed to convey stormwater runoff and disperse the same in accordance with the WSDOE 2005 Stormwater Manual. Erosion control measures will be used to avoid downstream impacts from road construction or finished impervious surfaces.**

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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
- wet soil plants: salmonberry, thimbleberry, sword fern, other
- water plants: millfoil, other
- other types of vegetation

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b. What kind and amount of vegetation will be removed or altered?

**A mixture of trees and brush totaling 11.05 acres of clearing for road construction.**

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

**None known.**

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

**All vegetation to be removed will be confined to the proposed clearing operation areas as shown on the clearing and grading plan.**

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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: raptors, ducks, geese, songbirds, other:

mammals: deer, beaver, cougar, bear, other:

fish: salmon, other

amphibians

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- b. List any threatened or endangered species known to be on or near the site.  
**None known.**

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- c. Is the site part of a migration route? If so, explain.  
**The Pacific Flyway encompasses most of western Washington.**

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- d. Proposed measures to preserve or enhance wildlife, if any:  
**Construction will be confined to clearing operation areas (see attached plans).**

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6. ENERGY AND NATURAL RESOURCES

- a. What kind 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.

**N/A.**

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

**No.**

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- 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:

**None.**

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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.

**Minor gasoline or oil spills could occur from clearing and grading operations.**

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- 1) Describe special emergency services that might be required?  
**Fire services could be required in case of emergency.**
  
- 2) Proposed measures to reduce or control environmental health hazards, if any:  
**Exercise safe clearing and grading practices as required by State and local law.**
  
- b. **Noise**
  - 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? **None.**
  
  - 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, operation, other)? Indicate what hours noise would come from the site.  
**Short-term: Traffic and noise from clearing and grading operations. (8:00 a.m. – 6:00 p.m.)**
  
  - 3) Proposed measures to reduce or control noise impacts, if any:  
**Limit clearing and grading activity hours.**
  
- 8. **LAND AND SHORELINE USE**
  - a. What is the current use of the site and adjacent properties?  
**Forestry. Low density residential properties exist to the north, south, east and west of the project site.**
  
  - b. Has the site been used for agriculture? If so, describe.  
**No.**
  
  - c. Describe any structures on the site.  
**None.**
  
  - d. Will any structures be demolished? If so, what?  
**N/A**
  
  - e. What is the current zoning classification of the site?  
**Rural Forestry**
  
  - f. What is the current comprehensive plan designation of the site?  
**Rural and Rural Forestry.**
  
  - g. If applicable, what is the current shoreline master program designation of the site?  
**N/A**
  
  - h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.  
**Portions of the property have been determined to contain landslide hazard**

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areas due to slope per Whatcom County Critical Areas Ordinance Map. This proposal does not propose any clearing or grading within "environmentally sensitive" areas.

- I. Approximately how many people would reside or work in the completed project?  
None.
- j. Approximately how many people would the completed project displace?  
None.
- k. Proposed measures to avoid or reduce displacement impacts, if any:  
N/A
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:  
**Submittals and Approvals through Whatcom County Agencies.**

9. HOUSING

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.  
None.
- 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:  
N/A

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?  
N/A
- b. What views in the immediate vicinity would be altered or obstructed?  
None.
- c. Proposed measures to reduce or control aesthetic impacts, if any:  
N/A

11. LIGHT AND GLARE

- a. What types of light or glare will the proposal produce? What time of day would it mainly occur?  
**Light and glare from headlights during clearing and grading activities from 8:00am – 6:00pm.**

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b. Could light or glare from the finished project be a safety hazard or interfere with views?  
**No.**

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c. What existing off-site sources of light or glare may affect your proposal?  
**None.**

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d. Proposed measures to reduce or control light and glare impacts, if any:  
**Trucks and heavy equipment will be limited to daylight operations.**

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12. RECREATION

a. What designated and informal recreational opportunities are in the immediate vicinity?  
**None.**

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b. Would the proposed project displace any existing recreational uses? If so, describe.  
**No.**

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c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:  
**None.**

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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 known.**

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b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.  
**None known**

TKS

c. Proposed measures to reduce or control impacts, if any:  
**N/A.**

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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.  
**Academy Road is proposed to be used for access to the site (see attached plans).**

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b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?  
**No.**

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c. How many parking spaces would the completed project have? How many would the project eliminate?  
**No parking spaces would be added or eliminated.**

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- 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 proposal is to upgrade existing logging roads and create new roads to County standards. All roads are intended to be privately owned and maintained (see site plan).**
- 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.  
**As proposed, the road construction will occur over and across 15 20-acre lots of record. It is likely that up to 26 20-acre lots will be served by this road as single-family residences are constructed, totaling 260 ADT.**
- g. Proposed measures to reduce or control transportation impacts, if any:  
**None at this time. However, future single-family residential construction (building) permits may trigger additional traffic impact analysis.**

5. 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 immediate proposed road development will not result in an increased need for public services. However, future housing development will.**
- b. Proposed measures to reduce or control direct impacts on public services, if any.  
**Mitigation for impacts will be determined by Whatcom County Planning and Development 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.  
**None proposed.**

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.

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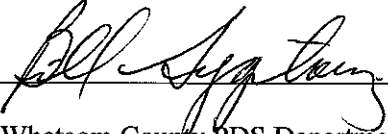
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Signature:  \_\_\_\_\_  
Whatcom County PDS Department

Date Submitted: 6/3/08