

WHATCOM COUNTY

Planning & Development Services
5280 Northwest Drive
Bellingham, WA 98226-9097
360-676-6907, TTY 800-833-6384
360-738-2525 Fax



J.E. "Sam" Ryan
Director

Notice of Application & Optional DNS Distribution List
SEP2015-00027 and LSS2015-00002
Date of Issuance: May 25, 2015

Please review this Notice of Application and Optional SEPA Determination. If you have further comments, questions or would like a copy of the SEPA environmental checklist, phone the responsible official at (360) 676-6907. Please submit your response by the comment date noted on the attached notice.

WA State Department of Archaeology and Historic Preservation via email
Gretchen Kaehler, gretchen.kaehler@dahp.wa.gov

SEPA Unit, WA State Department of Ecology, Olympia via email
sepaunit@ecy.wa.gov

WA State Department of Fish and Wildlife via email
Joel Ingram, joel.ingram@dfw.wa.gov

WA State Department of Natural Resources via email
Rochelle Goss, sepacenter@dnr.wa.gov

Whatcom County Planning & Development Services
Wayne Fitch
Will Anderson
Andy Wiser
Plan Examiner

Whatcom County Public Works Engineering
Sandy Petersen

Whatcom County Health Department
Sarah Cierebiej

Fire District #21

Lummi Nation Natural Resources
Merle Jefferson, Sr. via email - merlej@lummi-nsn.gov

Nooksack Indian Tribe
George Swanaset, JR via email - george.swanasetjr@nooksack-nsn.gov
Trevor Delgado via email - tdelgado@nooksack-nsn.gov

Terry J. Wechsler via email wechslerlaw@comcast.net

Applicant
Jaime White
Whatcom Land Use Consulting, LLC

Other
Bonneville Power Administration

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J.E. "Sam" Ryan
Director

May 25, 2015

Subject: Smith Ridge Estates APO Cluster Long Subdivision

Dear Whatcom County Property Owner:

Whatcom County has accepted an application to develop land that is within 1,000-feet of your property. Since the proposal is close to your property and the proposal may affect you, your property, or your neighborhood, the County is sending you this notice for you to review. Please see the reverse side of this letter to read details of the proposal.

Environmental Review: Whatcom County Planning and Development Services has reviewed the proposed project for probable adverse impacts and expects to issue a Determination of Non-Significance (DNS) for this project. The Optional DNS process described in WAC 197-11-355 is being used. **This may be your only opportunity to comment on the environmental impacts of the proposed project.** The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether and EIS is prepared. A copy of the subsequent threshold determination for the specific proposal may be obtained upon request.

Development regulations that will be used for project mitigation and consistency:
Title 21, Title 16, Title 20, International Building Code (IBC), International Fire Code (IFC), Whatcom County Development Standards and Washington State Stormwater Manual

The project will be reviewed by Whatcom County Planning and Development Services.

Required Permits: Building Permit

Existing Environmental Documents: SEPA Checklist
Wetland Delineation

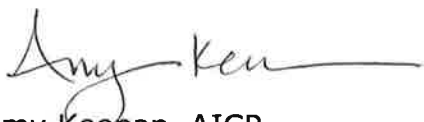
The file and supporting documents may be reviewed at Whatcom County Planning and Development Services, 5280 Northwest Drive, Bellingham, WA, 98226. The County invites you to comment on this proposal. **Written comments must be received by June 9, 2015.** You may also ask any questions that you have regarding the proposal or review process, or if you have difficulty reading the notice, you may contact the project planner, Amy Keenan at (360) 676-6907 or akeenan@whatcomcounty.us. You have the right to receive notice of and participate in any hearings, request a copy of the decision once made, and to appeal a decision when allowed by law.

Notice of Application and Optional SEPA DNS

File Number:	SEP2015-00027 & LSS2015-00002
Parcel Number:	390225165143 & 390225230143
Project Name:	Smith Ridge Estates APO Cluster Long Subdivision
Applicant:	Norm Sangha
Date Submitted:	April 27, 2015
Notice of Completeness Date:	May 11, 2015
Notice of Application Date:	May 25, 2015
Comments Due Date:	June 9, 2015
Project Description:	Fifteen lot APO cluster subdivision with buildable reserve tract in the R5A zone and associated road and stormwater infrastructure.
Zone:	R5A
Comp Plan:	Rural
Shoreline Jurisdiction:	N/A
Site Address:	368 West Smith Road

If you wish to receive notice of any hearings must notify the Hearings Examiner's office **in writing at** 1000 Forest St., Bellingham, WA 98225, or (360)676-6794 or in person within 30 days of the notice of application.

Sincerely,



Amy Keenan, AICP
Senior Planner

Comment Form

Project Name: Smith Ridge Estates APO Cluster Long Subdivision
Case File Number: SEP2015-00027 & LSS2015-00002

Name and Address: _____

Comments (attach additional sheets if necessary): _____

WHATCOM COUNTY

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J.E. "Sam" Ryan
Director

Notice of Application
Legal Notice

To be published one time only on: **May 25, 2015**

CHARGE TO: Whatcom County Planning & Development Services
5280 Northwest Drive
Bellingham, Washington 98226
Acct #048867

**WHATCOM COUNTY NOTICE OF APPLICATION
FOR A LONG SUBDIVISION AND INTENT TO ISSUE A SEPA MITIGATED
DETERMINATION OF NON-SIGNIFICANCE**

Notice is hereby given that Norm Sangha has submitted an application for Long Subdivision approval (LSS2015-00002 and SEP2015-00027) on April 27, 2015. The application is a fifteen lot APO cluster subdivision with a buildable reserve tract in the R5A zone with associated road and stormwater infrastructure. A determination of complete application was issued on May 11, 2015. The project site is located at 368 West Smith Road, Bellingham, WA, within Section 25, Township 39 North, Range 2 East of W.M.; Assessor's Parcel No: 390225165143 and 390225230143. The project will be reviewed under the Official Whatcom County Zoning, Health, Critical Areas, Public Works Engineering Ordinances and Whatcom County Development Standards. The file and supporting documents may be viewed at the Whatcom County Planning and Development Services office at 5280 Northwest Drive, Bellingham, WA. Any person may submit written comments to Amy Keenan, AICP, Whatcom County Planning and Development Services, 5280 Northwest Drive, Bellingham, WA 98226 within 15-days of the publication of this notice. Any person has the right to receive notice of and participate in any hearings, request a copy of the decision once made, and to appeal a decision when allowed by law. Any person wishing to receive personal notice of any hearings must notify the Hearings Examiner's office, 1000 N. Forest St., Bellingham, WA 98225, within 15 days of the notice of application.

WHATCOM COUNTY

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Bellingham, WA 98226-9097
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**J.E. "Sam" Ryan**

Director

WHATCOM COUNTY
PLANNING & DEVELOPMENT SERVICES

APR 27 2015

SEP 2015 00027
RECEIVED**SEPA Environmental Checklist****Purpose of Checklist:**

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of Checklist for Non-Project Proposals:

For non-project proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the Supplemental Sheet for Non-project Actions (Part C). Please completely answer all questions that apply and note that the words "project", "applicant", and "property or site" should be read as "proposal", "proponent" and "affected geographic area", respectively. The lead agency may exclude (for non-projects) questions in Part B – Environmental Elements that do not contribute meaningfully to the analysis of the proposal.

A Background

- 1 Name of proposed project, if applicable:
Smith Ridge Estates APO Cluster Subdivision
- 2 Name of applicant: Norm Sangha
Applicant phone number: (604) 835-6696
Applicant address: 7062 Guide Meridian
City, State, Zip or Postal Code: Lynden, WA 98264
- 3 Contact name: Jaime White, Whatcom Land Use Consulting, LLC
Contact phone number: (360) 961-2489
Contact address: PO Box 30696
City, State, Zip or Postal Code: Bellingham, WA 98228
- 4 Date checklist prepared: April 2015
- 5 Agency requesting checklist: Whatcom County PDS
- 6 Proposed timing or schedule (including phasing, if applicable):
Anticipate Preliminary Plat approval summer of 2015. Final Plat approval 2015-2016.
- 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:
Critical areas assessment report has been prepared by Ed Miller of Miller Environmental Services.
- 9 Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? Yes ☒ No ☐
If yes, explain.
NPDES Permit with Department of Ecology.

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

Preliminary and Final Plat approval, SEPA Threshold Determination, Revocable Encroachment Permit.

- 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.)

a 16 lot clustered subdivision on a nominal 80 acre parcel zoned R5A. As proposed, there will be 15 clustered lots averageing 1.07 acres in size, with one agricultural Reserve Tract that will be 60.39 acres in size. Water will be provided from Deer Creek Water Association. Septic will be provided via future on-site septic systems.

- 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.

The project is located at 368 West Smith Road in Bellingham, Washington in Section 25, Townships 39N, Range 2 East.

B Environmental Elements

1 Earth

a. General description of the site:

- | | |
|-------------------------------------|--------------|
| <input type="checkbox"/> | Flat |
| <input checked="" type="checkbox"/> | Rolling |
| <input type="checkbox"/> | Hilly |
| <input type="checkbox"/> | Steep Slopes |
| <input type="checkbox"/> | Mountainous |
| <input type="checkbox"/> | Other |

- b. What is the steepest slope on the site (approximate percent slope)?
Approximately 5%.

- 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.

The predominant soil type found on-site is Whatcom Silt loam, according to the Soil Survey of Whatcom County.

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

If so, describe.

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

Approx. 1,665 c/y of excavation and 1,665 c/y of fill will be associated with the construction of the access road. Approx. 10,000 c/y of excavation will be associated with stormwater ponds.

Indicate source of fill.

To be determined.

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

Yes ☒ No ☐

If so, generally describe.

Erosion could occur through exposed soils on site. Proper erosion and sedimentation BMPs will be employed on site, including silt fencing and hydroseeding. A TESC Plan has been prepared by Tom Bennett of Bennett Engineering.

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

Approximately 1%.

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

Measure to reduce or control erosion will be employed on-site per the approved TESC plan, and will include silt fencing and hydroseeding.

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)?

Temporary emissions from construction equipment during project construction

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

Quantities unknown.

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

If so, generally describe.

Normal automobile emissions from traffic along West Smith Road.

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

None at this time.

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.

Deer Creek stream.

- (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.

- (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.

N/A

- (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.

- (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.

Waste materials associated with 15 additional future on-site sewage disposal systems.

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).

Runoff will be associated with the plat road servicing the development will be collected in road side filter strips and ditches and conveyed to two on-site stormwater detention facilities.

Where will this water flow? See above.

Will this water flow into other waters? Yes ☐ No ☒

If so, describe.

- (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:

Stormwater runoff will be contained and treated on-site as per the stormwater designed from Tom Bennett of Bennett Engineering.

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?

Approximately 1.03 acres of grass vegetation will be removed in conjunction with the construction of the private access road.

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:

None at this time.

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

None known.

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.
None known.

- c. Is the site part of a migration route? Yes ☐ No ☒
If so, explain.

- d. Proposed measures to preserve or enhance wildlife, if any:
None at this time.

- e. List any invasive species known to be on or near site.
None known.

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 and/or propane and electricity will meet the project needs.

- 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:

None at this time.

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.

None known.

- (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.

None known.

- (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.

None anticipated.

- (4) Describe special emergency services that might be required.

No need for additional emergency services is anticipated.

- (5) Proposed measure to reduce or control environmental health hazards, if any:

None at this time.

b. Noise

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

Noise associated with traffic along West Smith Road.

- (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.

Short term noise associated with construction equipment operating on site during project development. Hours of operation will be from 7am to 7pm.

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

None at this time.

8 Land and Shoreline Use

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

Residential/agriculture.

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.

The site has historically been used to make hay and possibly other agricultural uses.

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?

N/A.

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?

Approximately 16 acres of land taxed open space will be converted to residential 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.
Existing residence and barn.

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

- e. What is the current zoning classification of the site?
R5A.

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

- 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 a critical area by the city or county? Yes ☒ No ☐
If so, specify.
There is a small wetland on the southeast portion of the property as well as Deer Creek on the northern portion of the property.

- i. Approximately how many people would reside or work in the completed project?
Approximately 15 additional families will reside in the completed project.

- j. Approximately how many people would the completed project displace?
None.

- k. Proposed measures to avoid or reduce displacement impacts, if any:
No impacts.

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
The proposal is consistent with the R5A zoning requirements and Agricultural Protection Overlay development standards. These standards ensure the proposal is compatible with existing and future uses

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any?
An agricultural operations disclosure will be placed upon the plat map as notice to future land owners that there is or may be on-going agricultural activities in the vicinity.

9 Housing

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

☒ High
☒ Middle
☐ Low-income

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

☐ High
☐ Middle
☐ Low-income

- c. Proposed measures to reduce or control housing impacts, if any:
None.

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?
No structures are proposed at this time.

- b. What views in the immediate vicinity would be altered or obstructed?
No views in the immediate vicinity would be altered with this proposal.

- c. Proposed measures to reduce or control aesthetic impacts, if any:
None.

11 Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
Normal light and glare associated with future residences during dark hours of early morning or late night.
- 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?
Light from passing automobiles on West Smith Road.
- d. Proposed measures to reduce or control light and glare impacts, if any:
None at this time.

12 Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
North Bellingham Golf Course is located directly south of the subject property.
- b. Would the proposed project displace any existing recreational uses? If so, describe.
No.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
No impacts. A park area will be established on the subject plat which will provide additional recreational opportunities for future residents.

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.
The barn and possibly the house are 45 years old.

- 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.

None at this time.

- 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.

None at this time.

- 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.

N/A.

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.

The site is served off of West Smith Road, via Northwest Drive or Guide Meridian.

- 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?

Approximately one mile.

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

32, two per lot. No parking spaces would 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).

No improvements are anticipated.

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

☐ Water,

☐ Rail, or

☐ Air transportation?

If so, generally describe.

N/A.

- 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?

Approximately 160 average daily trips would be generated by the completed project. Peak volumes unknown.

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

None at this time.

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.

Yes, the proposal would result in a general increased need for fire, police protection, schools etc.

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

Impact fees for fire services will be paid at the time the residences are constructed on the development. Additional tax base will also reduce/control impacts on public services.

16 Utilities

a. Check utilities currently available at the site:

☒ Electricity,
☒ Water,
☐ Telephone,
☐ Septic system,

☒ Natural gas,
☒ Refuse service,
☐ Sanitary sewer,
☐ 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.

Cascade Natural gas will likely provide gas service to the site. Puget Sound Energy will provide electricity, telephone provider undetermined at this time. Conduit will be laid during construction and coordination with the utility providers will occur to establish future 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: 4/27/16



- Vicinity Map



Subject Parcels-
APN# 390225 165143
APN# 390225 230143

USE OF WHATCOM COUNTY'S GIS DATA IMPLIES THE USER'S
AGREEMENT WITH THE FOLLOWING STATEMENT:

Whatcom County disclaims any warranty of merchantability or warranty of fitness of this map for any particular purpose, either express or implied. No representation or warranty is made concerning the accuracy, currency, completeness or quality of data depicted on this map. Any user of this map assumes all responsibility for use thereof, and further agrees to hold Whatcom County harmless from and against any damage, loss, or liability arising from any use of this map.

May 2015

0 155 310 620 930 1,240 Feet

