

**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

DNS Distribution List  
SEP2014-00041

Date of Issuance: February 23, 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](mailto:gretchen.kaehler@dahp.wa.gov)

SEPA Unit, WA State Department of Ecology, Olympia via email  
[sepaunit@ecy.wa.gov](mailto:sepaunit@ecy.wa.gov)

WA State Department of Fish and Wildlife via email  
Joel Ingram, [joel.ingram@dfw.wa.gov](mailto:joel.ingram@dfw.wa.gov)

WA State Department of Natural Resources via email  
Rochelle Goss, [sepacenter@dnr.wa.gov](mailto:sepacenter@dnr.wa.gov)

Whatcom County Engineering Division – Sandy Peterson

Whatcom County Fire Marshal – Will Anderson

Whatcom County Health Department – Mike Kim

Whatcom County Planning & Development Services – Building Services

Whatcom County Planning & Development Services – Wayne Fitch

Whatcom County Fire District #7

Lummi Nation Natural Resources  
Merle Jefferson, Sr. via email - [merlej@lummi-nsn.gov](mailto:merlej@lummi-nsn.gov)

Nooksack Indian Tribe  
George Swanaset, JR via email - [george.swanasetjr@nooksack-nsn.gov](mailto:george.swanasetjr@nooksack-nsn.gov)  
Trevor Delgado via email - [tdelgado@nooksack-nsn.gov](mailto:tdelgado@nooksack-nsn.gov)

Applicant  
Whatcom Land Use Consulting, LLC  
Jaime White

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Director

## SEPA Determination of Nonsignificance (DNS)

**File:** SEP2014-00041

**Project Description:** Expansion of a nonconforming use to allow 14 additional units at the Northwest Drive Mobile Home Park

**Proponent:** 6688 Northwest Drive Mobile Home Park, LLC

**Address and Parcel #:** 6688 Northwest Drive APN#: 390210330246

**Lead Agency:** Whatcom County Planning & Development Services

**Zoning:** AG

**Comp Plan:** Resource

**Shoreline Jurisdiction:** N/A

The lead agency for this proposal has determined that with proper mitigation, no significant adverse environmental impacts are likely. Pursuant to RCW 43.21C.030(2)(c), an environmental impact statement (EIS) is not required. This decision was made following review of a completed SEPA environmental checklist and other information on file with the lead agency. This information is available to the public on request.

☒ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

☐ Pursuant to WAC 197-11-340(2), the lead agency will not act on this proposal for 14 days from the date of issuance indicated below. Comments must be received by \_\_\_\_\_ and should be sent to:

**Responsible Official:** Ron Ewart, rewart@whatcomcounty.us

**Title:** Current Planning Division Manager

**Telephone:** 360-676-6907

**Address:** 5280 Northwest Drive  
Bellingham, WA 98226

**Date of Issuance:** February 23, 2015

**Signature:** 

An aggrieved agency or person may appeal this determination to the Whatcom County Hearing Examiner. Application for appeal must be filed on a form provided by and submitted to the Whatcom County Current Planning Division located at 5280 Northwest Drive, Bellingham, WA 98226, during the ten days following the date of issuance, concluding March 5, 2015

You should be prepared to make a specific factual objection. Contact Whatcom County Current Planning Division for information about the procedures for SEPA appeals.

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**J.E. "Sam" Ryan**  
RECEIVED Director

JUN 05 2014

Whatcom County P&DS

**SEPA Environmental Checklist****Purpose of Checklist:**

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

**Instructions for Applicants:**

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

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:**

Complete this checklist for non-project proposals, even though questions may be answered "does not apply." in addition, complete the supplemental sheet for non-project actions (part C).

For non-project actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

## A Background

- 1 Name of proposed project, if applicable:  
Northwest Mobile Home Park Expansion.
- 2 Name of applicant: 6688 Northwest Drive Mobile Home Park, LLC  
Applicant phone number: (360) 961-9825  
Applicant address: 536 W. Hemmi Road, Bellingham, WA 98226
- 3 Contact name: Jaime White, Whatcom Land Use Consulting, LLC  
Contact phone number: (360) 961-2489  
Contact address: PO Box 30696, Bellingham, WA 98228
- 4 Date checklist prepared: May 1, 2014
- 5 Agency requesting checklist: Whatcom County PDS
- 6 Proposed timing or schedule (including phasing, if applicable):  
Anticipate CUP approval mid summer 2014.
- 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:  
None known.
- 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.
- 10 List any government approvals or permits that will be needed for your proposal, if known.

CUP approval, SEPA Threshold determination, Group A water system expansion.  
Future building permits subsequent to CUP 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. (Lead agencies may modify this form to include additional specific information on project description.)

Expansion of an existing, non-conforming 27 resident mobile home park located on an 11.68 acre parcel zoned Agriculture. Expansion will allow for 14 additional residences on the site for a total of 41 residences.

- 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 proposal is located at 6688 Northwest Road in Ferndale, WA, on Assessor's parcel 390210 330246, in Section 10, Township 39N, Range 2 East of W.M. in Whatcom County Washington.

## B Environmental Elements

### 1 Earth

- a. General description of the site:

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

ATK

- b. What is the steepest slope on the site (approximate percent slope)?  
Approximately 2%

ATK

- 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 USDA soil map, the primary soil types found on site are Edmonds-woodlyn Loams; Lynden sandy loam and Tromp loam.

ATK

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

If so, describe.

ATK

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

Filling and grading will be associated with the construction of the new 22' internal access road, which will be approximately 850 feet in length. Anticipate approximately 18,700 square feet of grading and filling.

ATK

Indicate source of fill.

To be determined.

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

ATK

If so, generally describe.

Very low risk of erosion to due level topography and sandy soils.

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

Approximately 23% of the site will be covered with buildings, asphalt and parking areas.

ATK

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

Employment of Best Management Practices (BMPs) on site during the duration of any exposed soils, including straw mulch and silt fencing.

ATK

## 2. Air

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

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

ATK

Temporary emissions associated with construction equipment during site work.  
After site work, normal automobile emissions associated with 42 residences.

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

If so, generally describe.

ATK

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

None at this time.

ATK

### 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.

ATK

- (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.

ATK

- (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. Not applicable.

ATK

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

ATK

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

Not applicable.

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

Will ground water be withdrawn, or will water be discharged to ground water? Yes ☒ No ☐

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

Existing Group A system to provide potable water. Upon project completion and full development, estimate approximately 10,000 gallons per day.

(1) 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 such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Waste materials form on-site septic systems. Upon full project build-out there will be 41 on-site septic systems. Size of the systems to be determined.

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).

Roof and road runoff will be collected as designed by an engineer. Stormwater runoff will not be discharged from the site.

Where will this water flow? Anticipate soil infiltration.

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.

Waste materials associated with stormwater runoff could enter ground water, however proper stormwater infiltration BMPs should treat such materials.

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

Stormwater treatment via bio-filtration and soil infiltration BMPs as designed by an engineer.

#### 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
- ☐ 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?

Grass areas on the southern portion of the site will be converted to road and future mobile home sites. Estimate approximately 1.19 acres of grass area to be converted to road and building surfaces.

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.

ATHK

## 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;

ATHK

Fish:

- ☐ Bass,  
☐ Trout,  
☐ Shellfish;

- ☐ Salmon,  
☐ Herring,  
☐ Other:

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

None known.

ATHK

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

If so, explain.

ATHK

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

None at this time.

ATK

## 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 for lighting and heating.

ATK

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

If so, generally describe.

ATK

- 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.

ATK

## 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.

ATK

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

Normal Emergency Services associated with residences.

ATK

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

None at this time.

ATK

### Noise

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

Normal noises associated with farm equipment or automobiles.

ATK

- (4) 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 would be associated with temporary construction equipment.  
Long-term noise would be associated with automobiles for the residents on site.

ATK

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

Construction will be limited to normal hours of 7 am to 7pm and will be temporary.

ATK

### 8 Land and Shoreline Use

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

Residential use on-site. Agricultural uses on surrounding properties.

ATK

- b. Has the site been used for agriculture? Yes ☐ No ☐  
If so, describe.

Not known.

ATK

- c. Describe any structures on the site.

27 mobile homes, storage barn and small out-buildings.

ATK

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

The barn may be demolished in the future.

ATK

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

Agriculture.

ATK

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

Agriculture. — RESOURCE

ATK

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

Not applicable.

- h. Has any part of the site been classified as an "environmentally sensitive" area? Yes ☐ No ☒  
If so, specify.

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

Approximately 41 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 compatible with existing residential land uses on site.

## 9 Housing

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

Project will provide 14 additional mobile home sites, which will provide low-income housing.

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

None

- ☐ High  
☐ Middle  
☒ Low-income

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

No housing impacts anticipated.

ATK

## 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?

Approximately 20 feet. Exterior building materials would be metal, wood or vinyl clad siding.

ATK

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

No view impacts anticipated.

ATK

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

Landscaping and screening as required.

ATK

## 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 associated with residential uses and standard security lighting.

ATK

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

No.

ATK

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

Not known.

ATK

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

Standard directional lighting covers for area lights as typical for residential lighting.

ATK

## 12 Recreation

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

There is an existing playground on site, which is proposed to be expanded and improved upon project completion. Information recreational opportunities include scenic walks or drives.

ATK

- 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:

Existing playground on-site is proposed to be expanded and improved.

### 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.

- 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.

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

None.

### 14 Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

The site is serviced by Northwest Road, a county road.

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

Unknown.

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

There will be at least 82 parking spaces (two spaces per residence). No parking will be eliminated.

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? Yes ☒ No ☐  
If so, generally describe (indicate whether public or private).

The proposal will require expansion of the on-site private road to service the new residences.

- 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.  
Based upon the conservative average of 10 vehicular trips per day, the completed project could generate approximately 270 vehicular trips per day.

(410 total)

- 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.

An increase in residential units will generate a marginal increased demand for public services.

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

None at this time.

## 16 Utilities

- a. Check utilities currently available at the site:

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Electricity,   | <input type="checkbox"/> Natural gas,               |
| <input checked="" type="checkbox"/> Water,         | <input checked="" type="checkbox"/> Refuse service, |
| <input checked="" type="checkbox"/> Telephone,     | <input type="checkbox"/> Sanitary sewer,            |
| <input checked="" type="checkbox"/> Septic system, | <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.

Expansion of existing utilities are proposed to service the project, including Group-A water system expansion; additional on-site septic systems; and Electricity service via Puget Sound Energy. AHK

### **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: \_\_\_\_\_

6/4/14