

WHATCOM COUNTY
Planning & Development Services
5280 Northwest Drive
Bellingham, WA 98226-9097
360-778-5900, TTY 800-833-6384
360-778-5901 Fax



J.E. "Sam" Ryan
Director

SEPA Determination of Nonsignificance (DNS)

File: SEP2016-00122

Project Description: The applicant is proposing to divide a 20 acre parcel into 4 lots through a short subdivision.

Proponent: Randall & Janice Strid

Address and Parcel #: 9867 Markworth Road; 410233464235

Lead Agency: Whatcom County Planning & Development Services

Zoning: Rural **Comp Plan:** Rural **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.

☐ There is no comment period for this 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 4:00 p.m. on February 14, 2017 and should be sent to: Sam McDaniel at smcdanie@whatcomcounty.us

Responsible Official: Mark Personius, mpersoni@whatcomcounty.us

Title: Assistant Director

Telephone: 360-778-5900

Address: 5280 Northwest Drive
Bellingham, WA 98226

Date of Issuance: January 31, 2017 **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 comment period, concluding February 24, 2017.

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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SEPA Distribution List
SEP2016-00122
Date of Issuance: January 31, 2017

Please review this determination. If you have further comments, questions or would like a copy of the SEPA checklist, phone the responsible official at (360) 778-5900. Please submit your response by the comment date noted on the attached notice of determination.

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
Brenda Werden, Brenda.werden@dnr.wa.gov

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

Nooksack Indian Tribe
George Swanaset, JR via email - george.swanasetjr@nooksack-nsn.gov
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Terry J. Wechsler via email wechslerlaw@comcast.net

Applicant
Randall & Janice Strid
Jaime White, agent: whatcomcounsel@comcast.net

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**SEPA Determination of Nonsignificance (DNS)
Legal Notice**

To be published one time only on: **January 31, 2017**

CHARGE TO: Whatcom County Planning & Development Services
5280 Northwest Drive
Bellingham, Washington 98226
Acct #451232

**WHATCOM COUNTY GIVES PUBLIC NOTICE THAT THE FOLLOWING SEPA
THRESHOLD DETERMINATION OF NON-SIGNIFICANCE (DNS) HAS BEEN
ISSUED TODAY SUBJECT TO THE 14 DAY COMMENT PERIOD
CONCLUDING ON, February 14, 2017.**

File: SEP2016-00122

Project Description:

The applicant is proposing to divide a 20 acre parcel into 4 lots through a short subdivision.

Proponent: Randall & Janice Strid

Address and Parcel #: – 9867 Markworth Road

Lead Agency: Whatcom County Planning & Development Services

Zoning: Rural **Comp Plan:** Rural **Shoreline Jurisdiction:** N/A

**ANY PERSON OR AGENCY MAY APPEAL THE COUNTY'S COMPLIANCE WITH WAC
197-11 BY FILING AN APPEAL WITH THE WHATCOM COUNTY CURRENT PLANNING
DIVISION LOCATED AT 5280 NORTHWEST DRIVE, BELLINGHAM, WA 98226.
APPEALS MUST BE MADE WITHIN 10 DAYS AFTER THE END OF THE COMMENT
PERIOD.**

WHATCOM COUNTY

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Director

SEP 2016 - 00122

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.

Received

DEC 27 2016

Whatcom County PDS

A Background

- 1 Name of proposed project, if applicable:
Strid Family APO Cluster Short Plat
- 2 Name of applicant: Randall and Janice Strid
Applicant phone number: (360) 510-2513
Applicant address: 9867 Markworth Road
City, State, Zip or Postal Code: Blaine, WA 98230
Applicant Email address:
- 3 Contact name: Jaime White, Whatcom Land Use Consulting, LLC
Contact phone number: (360) 961-2489
Contact address: 222 Grand Avenue
City, State, Zip or Postal Code: Bellingham, WA 98225
Contact Email address: whatcomconsult@comcast.net
- 4 Date checklist prepared: December 23, 2016
- 5 Agency requesting checklist: Whatcom County PDS
- 6 Proposed timing or schedule (including phasing, if applicable):
Anticipate Preliminary Approval 2017 and Final Approval 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:
To construct one or more single family residences with associated appurtenances on one or more of the resultant lots.
- 8 List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal:
Wetland delineation and critical areas assessment report prepared by Northwest Ecological 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.

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

Short Plat approval from Whatcom County PDS.

- 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 four lot cluster short plat on a nominal 20 acre parcel. The resultant lot sizes will range from 1.29 acres, 1.37 acres with a 15+ acre remainder parcel.

- 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 property is located at 9867 Markworth Road in Blaine, Washington. It is located in Section 33, Range 2 East, Township 41 North in Whatcom County, Washington. See application materials for legal description, site plan and vicinity map.

B Environmental Elements

1 Earth

a. General description of the site:

- | | |
|-------------------------------------|--------------|
| <input checked="" type="checkbox"/> | Flat |
| <input 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)?
~10%

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.

Hallenton silt loam; Labounty silt loam and Whatcom silt loam.

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.

Filling and excavation activities will be related to the associated road infrastructure.
Approximately 370 cubic yards of excavation and 370 fill material is proposed.

Indicate source of fill.

To be determined.

Indicate where excavation material is going.

To be determined.

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

If so, generally describe.

Erosion could occur from exposed soils on the site.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
~.01 percent of the site.

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

Proper Best Management Practices will be employed on the site during the duration of any exposed soils, which may include straw coverage, silt fencing, etc.

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)?

Very minimal amounts of dust or automobile emissions from construction equipment on the site.

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

Not known, but minimal.

- 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:

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 ☐ *STN*

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

- (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. *STN*

- (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. *N/A* *STN*

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

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

- Does the proposal lie within a 100-year floodplain? Yes ☐ No ☒ *STN*

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.

Groundwater will be withdrawn from two proposed shared wells, which will be under 5,000 gallons per day.

- (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 from future septic systems for four residences will be discharged into designed and approved drainfield 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).

Stormwater runoff will be associated with the proposed access road and future residences. The method of collection and disposal will be evaluated and determined by the engineer of record, according to the latest Department of Ecology manual.

Where will this water flow? TBD

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 could enter ground or surface waters, but will be unlikely after stormwater facilities are approved and installed.

(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:

To be determined by the engineer of record.

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?

Deciduous and evergreen trees will be removed in conjunction with the access road construction. Approximately .5 acres worth of tree removal is anticipated.

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.

PACIFIC FLY WAY

STN

- 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.
No invasive species are known to be on or near the site.

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.

Electric energy is expected to meet the completed project's energy 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 or expected.

STN

- (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.

- (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.

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

None 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)?

Minimal noise associated with nominal traffic along Markworth 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 the project will be from construction equipment for the construction of the access road. Long-term noise will be minimal and associated with automobiles for residential use.

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

None.

8 Land and Shoreline Use

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

The current use of the site and surrounding properties is residential and rural.

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.

It is uncertain whether the site has been used for working farmlands or forest lands.

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?

None.

- (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.

There is an existing house and pole barn located on the site.

- d. Will any structures be demolished? Yes ☐ No ☒
If so, what?
- e. What is the current zoning classification of the site?
Rural, five acre.
- 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?
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.
The site contains wetlands according to county maps and to the critical areas assessment completed for the project.
- i. Approximately how many people would reside or work in the completed project?
Four families will reside in the completed project at some point in the future.
- j. Approximately how many people would the completed project displace?
None.
- k. Proposed measures to avoid or reduce displacement impacts, if any:
None.
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
Rural Residential development is compatible with the surrounding and project land uses.
- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any?
None at this time.

9 Housing

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

☐
☒
☐

High
Middle
Low-income

Number of Units 3

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

☐
☐
☐

High
Middle
Low-income

Number of Units 0

- c. Proposed measures to reduce or control housing impacts, if any:
No housing impacts associated with the proposal.

10 Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?
No structures are associated with the proposal.

- b. What views in the immediate vicinity would be altered or obstructed?
None.

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

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 residential development.

- 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:
None at this time.

12 Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?
Scenic drives or informal walks.

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:
None at this time.

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.

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.

N/A

- 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.

None at this time.

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 by Markworth Road via H. Street 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?

Approximately 5+ miles.

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

There would be at least eight parking spaces associated with the project and 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).

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

- ☐ Water,
☐ Rail, or
☐ Air transportation?

If so, generally describe.

N/A

ST

- 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 40 vehicular trips per day would be generated by the completed project.

- 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.

The project would require a minimal increased need for fire, police and school 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:

- ☒ 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.

No additional utilities are proposed for the project at this time.

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: _____

FOR OFFICE USE ONLY

Reviewed by Whatcom County Planning & Development Services Staff

Staff Signature

Date



- Vicinity Map



Subject Area
APN#: 410233 464235

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.

January 2017

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