

WHATCOM COUNTY

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



Mark Personius, AICP
Director

DNS Distribution List

SEP2018-00070

Date of Issuance: October 4, 2018

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) 778-5900. Please submit your response by the comment date noted on the attached notice.

WA State Department of Archaeology and Historic Preservation via email
Dennis Waldlaw, Dennis.Waldlaw@dahp.wa.gov

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

SEPA Unit, WA State Department of Transportation, Burlington via email
Roland Storme, stormer@wsdot.wa.gov
Judy Johnson, JohnsJu@wsdot.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
Trevor Delgado via email - tdelgado@nooksack-nsn.gov

Applicant/Agent
Susan Engelsma c/o Larry Stoner Land Development Consultants
Jesse Stoner via email - jesse@larrystoner.net

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Director

SEPA Determination of Nonsignificance (DNS)

File: SEP2018-00070

Project Description: Agricultural short subdivision to divide the existing farmstead homestead site from the agricultural tract. The AG tract will have no remaining density for residential development and will be for agricultural use only. No new development is proposed.

Proponent: Susan Engelsma

Address and Parcel #: 9290 Depot Road, Lynden; APN 400308-411471

Lead Agency: Whatcom County Planning & Development Services

Zoning: Agriculture **Comp Plan:** Agriculture **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 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: Mark Personius, mpersoni@whatcomcounty.us

Title: Director

Telephone: 360-778-5900

Address: 5280 Northwest Drive
Bellingham, WA 98226

Date of Issuance: October 4, 2018

Signature: _____

A handwritten signature in blue ink, appearing to be "M Personius", is written over a horizontal line.

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 October 14, 2018.

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
Director

SEP 2018 **Received**

SEPA Environmental Checklist

JUL 26 2018

Purpose of Checklist:

Whatcom County PDS

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:
ENGELSMA AGRICULTURAL SHORT PLAT
- 2 Name of applicant: Susan Engelsma
Applicant phone number: c/o 201-9777
Applicant address: 1310 West Locust St.
City, State, Zip or Postal Code: Ontario, CA 91762
Applicant Email address: c/o larry@larrystoner.net
- 3 Contact name: Larry Stoner
Contact phone number: 201-9777
Contact address: 4340 Pacific Hwy, Ste. 202
City, State, Zip or Postal Code: Bellingham WA 98226
Contact Email address: larry@larrystoner.net
- 4 Date checklist prepared: July 16, 2018
- 5 Agency requesting checklist: PDS
- 6 Proposed timing or schedule (including phasing, if applicable):
Complete short plat process as soon as possible
- 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:
n/a
- 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.
n/a

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

short plat 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.)

A two lot Agricultural Short Plat with a 3 acre farmstead and a 37+/- acre agricultural remainder. The property will be divided into two lots but there will be no change in use and no additional development is proposed. The Agricultural Reserve Tract cannot be used for residential use or divided further.

- 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.

Located at the SE corner of Pangborn and Depot Roads.

Legal Description: NW 1/4, NE 1/4, SEC. 8, T40N, R3E.

400308 411471

B Environmental Elements

1 Earth

a. General description of the site:

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

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

2%

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.

Fishtrap Muck, 0-2% slopes, drained; Hale Silt Loam, 0-2% slope, drained; Pangborn Muck, 0-2% slope, drained. Good agricultural soils, no soils to be removed. Ag use to be continued.

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

If so, describe.

n/a

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

none proposed

Indicate source of fill.

n/a

Indicate where excavation material is going.

n/a

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

Yes ☐ No ☒

If so, generally describe.

n/a

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

as no construction is proposed, impervious surfaces will be unchanged.

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

none needed

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)?

none, no construction planned

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

n/a

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

If so, generally describe.

n/a

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

none needed

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.

Fishtrap Creek, one mile to the east. Subject to SMP, flows to Nooksack River. Property fronts on roadside ditches flowing to Nooksack River that might be fish bearing.

- (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.

n/a

- (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 ☒

no, short plat only, no new construction

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

n/a

Does the proposal lie within a 100-year floodplain?

Yes ☐ No ☒

If so, note location on the site plan.

n/a

- (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

N/A

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.

No change in use by existing house and farm buildings, quantities not 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.

no change in existing drainfield for existing house, no new drainfields proposed

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).

No change in discharge from roofs or properties

Where will this water flow?

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

If so, describe.

flows in to roadside ditches as has for years

(2) Could waste materials enter ground or surface waters?

Yes ☐ No ☒

If so, generally describe.

n/a

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

If so, describe.

n/a

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

none needed

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?

none

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

none known

*Bald eagle - a 650' buffer line crosses
the NE corner of the site. /st*

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

none proposed or needed

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 Flyway

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

none needed

- 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.

no change by existing uses

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

If so, generally describe.

n/a

- 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

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.

n/a

- (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

A transmission pipeline is located approx. 1400' from the south property line. / [signature]

- (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

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

none needed

b. Noise

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

typical agricultural sounds of animals and heavy equipment at various times of the year

- (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.

no change

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

none needed

8 Land and Shoreline Use

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

Agriculture

Will the proposal affect current land uses on nearby or adjacent properties? Yes ☐ No ☒

If so, describe.

n/a

b. Has the project site been used as working farmlands or working forest lands? Yes ☒ No ☐

If so, describe.

Has been a working farm for decades, will continue to be so

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:

n/a

c. Describe any structures on the site.

House, barn, garage

- d. Will any structures be demolished? Yes ☐ No ☒
If so, what?
n/a
- e. What is the current zoning classification of the site?
AG
- f. What is the current comprehensive plan designation of the site?
AG
- 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.
n/a
- i. Approximately how many people would reside or work in the completed project?
n/a
- j. Approximately how many people would the completed project displace?
n/a
- 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:
none needed
- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any?
none needed

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 0

- 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:

none needed

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?

n/a

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

n/a

11 Light and Glare

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

no change

- 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 needed

12 Recreation

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

n/a

- b. Would the proposed project displace any existing recreational uses? If so, describe.

n/a

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

n/a

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.

n/a

- 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 known

- 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.

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.

Pangborn and Depot Roads. Existing driveways enter on both roads.

- 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?

n/a

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

n/a

- 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).

n/a

- 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?

no change

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

none needed

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.

no change in use

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

none needed

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.

none needed

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: 7/18/18

FOR OFFICE USE ONLY

Reviewed by Whatcom County Planning & Development Services Staff


Staff Signature

8.27.18
Date



- Vicinity Map



Subject Area

APN#: 400308 411471

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

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August 2018

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