



Mitigated SEPA Determination of Nonsignificance (MDNS)

File: SEP2008-00146

Project Description: The applicants have proposed a phased project. Phase I will include the construction of four commercial storage buildings totaling approximately 25,000 square feet, utilities, a Group B Public Water System, a 150,000 gallon fire suppression in-ground storage reservoir/stormwater detention/treatment facility, and two pump-houses. The applicants have proposed a four lot short subdivision (Kendall Business Park Short Plat) on the subject 3.05 acre parcel to the north during Phase I which they have placed on hold pending completion of the commercial storage project. For Phase II, the applicants have proposed a four lot short subdivision (Mountain Turn Business Park Short Plat) on the subject 3.05 acre parcel to the south which they propose to complete during this phase of the development. For Phase III, the applicants indicate they will likely seek to obtain approvals for four additional retail/commercial buildings on the south parcel totaling approximately 25,000 square feet for this phase of the development. Clearing and grading activity was reviewed and approved under Land Disturbance Permit (LDP) 2010-00065 which received SEPA review and a determination of non-significance under SEP2010-00080 on June 28, 2010.

Proponent: Mammoth Homes, Inc. and Glacier Mountain Land Company, LLC

Address and Parcel #: North side of Kendall Road at the junction of Kendall Road and Mount Baker Highway - APN: 400534416480 and 400534415427

Lead Agency: Whatcom County Planning & Development Services

Zoning: Small Town Commercial (STC)

Comp Plan: Rural Community

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 MDNS.

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 December 1, 2011 and should be sent to: Craig Ostrom

Responsible Official: Tyler Schroeder

Title: Current Planning Supervisor

Telephone: 360-676-6907

Address: 5280 Northwest Drive
Bellingham, WA 98226

Date of Issuance: November 17, 2011

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 December 12, 2011.

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

SEP2008-00146

**Mammoth Homes, Inc. and Glacier Mountain Land Company, LLC
Mitigated Determination of Non-significance (MDNS)**

Mitigating Conditions:

In addition to conditions of any associated permits to be issued by Whatcom County, the following SEPA mitigating conditions shall be done to ensure avoiding otherwise probable significant environmental impacts. The following conditions shall be attached pursuant to substantive authority, WCC 16.08.160 and adopted by reference WAC 197.11.660.

HEALTH:

1. Public water is required for the project. The applicant is proposing to serve the project with a group B public water system utilizing an exempt well. Group B public water systems may serve up to 24 people per day or 25 or more people less than 60 days per year. If the system serves more than that number of people it will be required to receive State Department of Health approval as a Group A public water system.
2. Exempt wells are allowed a daily groundwater withdrawal of up to 5,000 gallons per day. The Washington State Department of Ecology will determine whether the proposed group B public water system is in compliance with state water right requirements prior to approval of the water system.

GMA AND WHATCOM COUNTY COMPREHENSIVE PLAN CONSISTENCY:

The proposed development is located outside of an urban growth area (UGA). The subject parcels previously had a (Rural) comprehensive plan designation and was zoned Small Town Commercial (STC) which allowed for more intensive rural development. The comprehensive plan designation has changed with the adoption of Ordinance 2011-013 to Rural Community and the uses in the STC have been modified both in intensity, size, and scope. Subsequent applications for development of Phase III of the project (see description above) will be subject to the following:

1. Proposed new uses in Small Town Commercial Districts located within a rural community designation will be consistent with the size, scale, use, or intensity of existing uses, and consistent with the Comprehensive Plan Rural Land Use Chapter. Such determination shall be made by the Whatcom County SEPA Official at the time of application for that development or consistent with GMA compliant zoning and comprehensive plan designation.

FIRE PROTECTION AND CONCURRENCY:

Whatcom County Code 20.80.212 requires that a written finding be made that providers of fire protection serving the development issue a letter that adequate capacity exists or arrangements have been made to provide adequate services for the development. Adverse impacts by the proposed development can be caused at the commencement of construction; therefore, the following SEPA mitigating condition for fire protection shall be required as a condition of the underlying permit:

1. Prior to issuance of any building permits as contemplated by this proposal, Fire District #14 shall provide a letter to Whatcom County and the applicant that specifies whether adequate capacity exists for fire protection to serve the development, and if not, what arrangements will be necessary to ensure that adequate services are provided. The applicant and Fire District #14 shall enter into a binding agreement regarding any arrangements, which are incorporated by reference into this SEPA condition.

Mammoth Homes, Inc. and Glacier Mountain Land Company, LLC
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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

SEPA Distribution List
SEP2008-00146
Date of Issuance: 11-17-2011

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) 676-6907. Please submit your response by the comment date noted on the attached notice of determination.

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

WA State Department of Archaeological and Historic Preservation

WA State Department of Fish and Wildlife

WA State Department of Natural Resources

WA State Department of Transportation, SEPA Unit
Mr. Roland Storme

Lummi Nation
Attn: Natural Resources Department
Attn: Cultural Resources Department

Nooksack Indian Tribe
Attn: Natural Resources Department
Attn: Cultural Resources Department

Applicant:
Mammoth Homes, Inc
Glacier Mountain Land Co., LLC

Other:
Jay Irwin

REVISION TO

SEP2008-00147
SEP2008-00146

WHATCOM COUNTY
PLANNING & DEVELOPMENT SERVICES

SUBMITTED w/ COM2011-38, 40, 41

~~SEP2011-00028~~
SOP 4.26.11

APR 26 2011

WAC 197-11-960 Environmental checklist.

ENVIRONMENTAL CHECKLIST

RECEIVED SOP

TPS
4/26/11

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 nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For nonproject 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: Kendall Commercial Storage, Kendall Business Park Short Plat, and Mountain Turn Short Plat
2. Name of applicant: Mammoth Homes, Inc.
3. Address and phone number of applicant and contact person:

Mammoth Homes, Inc.
1821 Valencia St.
Bellingham, WA 98229
360.647.0801

Contact Person: Jay Irwin 214 N. Commercial, Suite 103 Bellingham, WA 98225 360.410.6745
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wcd

Glacier Mountain Land Co., LLC
1821 Valencia St.
Bellingham, WA 98229

4. Date checklist prepared: April 20, 2011
5. Agency requesting checklist: Whatcom County Planning and Development Services

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

wco

Construction of commercial storage in the Spring/Summer of 2011. Kendall Business Park Short Plat (SSS2008-00025) is currently on hold. Mountain Turn Business Park Short Plat (SSS2008-00026) is in process, however no plans are in place for any construction at this time (other than the road).

Clearing under LDP2010-00065

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

Yes, there are three commercial building permits in at this time (COM2011-00038, COM2011-00040 and COM2011-00041). A fourth is expected at some point in the next 1-3 years. After construction of the commercial storage, any division of the Mammoth Homes parcel will be to separate buildings onto individual parcels.

wco

ALSO COM 2011-00068 FOR TWO PUMP HOUSES
FIR 2011-00069 - FIRE INFRASTRUCTURE

The Glacier Mountain Land parcel (APN 400534 417430, 405425 and 420403) is proposed to be divided into four commercial lots for future development. The development will likely be retail/tourist commercial oriented as it is closer to and visible from the Mt. Baker Hwy. However, no building is proposed on the Glacier Mountain Land parcel at this time or in the near future (1-3 years).

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

wco

Wetland reconnaissance performed by Skagit Wetlands and Critical Areas. Feb 8, 2007

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

wco

Commercial building permits - COM2011-00038, COM2011-00040, and COM2011-00041.
Kendall Business Park Short Plat (SSS2008-00025)
Mountain Turn Business Park Short Plat (SSS2008-00026)
Final group B well approval.

TWO PUMP HOUSES COM 2011-00068
FIRE INFRASTRUCTURE FIR 2011-00069

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

- Commercial Building Permit
- DOT access permit (granted under DOT permit #47989/AC10004009)
- Forest Practices Application (approved under FPA# 2811345)
- Group B well approval (site inspection approved)
- Preliminary and Final Short Plat approval of both short plat projects
- Subsequent commercial building permits on Mountain Turn Short Plat lots

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.)

Phase I is the construction of 4 commercial storage structures totaling +/- 25,000 SF of floor area. At some point after construction is complete, the property owner of the Phase I would like to reserve the option of separating the buildings onto separate lots. Phase II is the subdivision of the Glacier Mountain Land parcel (Mountain Turn Business Park Short Plat) into four lots for the purpose of future mixed retail/commercial use. The north short plat is on hold pending the construction of the commercial storage project. There are no plans for construction on the Glacier Mountain Land parcel, only to subdivide it. Though difficult to predict, the uses on the Glacier Mountain Land parcel will likely be retail and tourist commercial in nature due to the proximity to Mt. Baker Hwy. Small town commercial zoning allows 90% lot coverage, however with landscaping buffers, road construction, stormwater, and other development requirements, it is anticipated that +/- 25,000 SF of retail/commercial buildings would result from phase III (construction and build out of Mountain Turn Short Plat).

Future proposed
3,840 sq/ft

Exact
Square footage

Pursuant to WCC 20.61.500 - allows 70% LOT COVERAGE.
COM 2011-00038 - 6,808 sq/ft, COM 2011-00040 - 8,832 sq/ft, COM 2011-00041 - 2,499 sq/ft
NAS

wcd

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.

All projects are located on the north side of the road at the junction of the Mt. Baker Highway and the Kendall Rd. It is situated in the NE quarter of Section 34, Township 40 N, Range 5 E.

B. ENVIRONMENTAL ELEMENTS

1. Earth

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



Flat, rising slightly to the north end of the property.

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



+/- 3% at the north end of north (Mammoth Homes) property

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.



The soil type is #186 Winston silt loams

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



No

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

Current phase I land disturbance (commercial storage buildings) will be standard site preparation, construction of access road, installation of septic system, etc. for commercial storage. Approximately 15,000 cubic yards will be moved during construction. Excavated material is to remain on site. Fill will be brought in from local gravel pit(s). Future phases land disturbance is not known at this time, though the same volumes of land disturbance can likely be expected for phase III build out.

300
/

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Not likely, though a small portion of the property is sloping and best management practices for erosion control will be designed by a licensed engineer prior to any land disturbance.

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

Approximately 25% of the north parcel will be covered with impervious surfaces during the first phase. STC zoning allows 90% lot coverage, though total impervious surface for all phases is not likely to exceed 50%.

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

Silt fencing and ground cover

a. Air

a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Dust and vehicle odors from construction would occur in phase I. Phase II is land division only, and Phase III would also produce emissions during construction. It is likely that Phase III will involve more auto related uses, therefore more automobile odors would result from Phase III.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No

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

None

3. Water

a. Surface:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

WCO

No

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

✓

No

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

✓

None

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

✓

No

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

✓

No

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

✓

No

b. Ground:

1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

Yes. A group B well has been constructed at the north end of the Mammoth Homes parcel (see site plan) and will serve the commercial storage. The well will be restricted to less than 5,000 gallons/day of withdrawal.

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 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.

Phase I will produce very minimal discharge of domestic sewage. Phase III will likely produce more, as more retail/restaurant/hotel uses are allowed in the zone district. Actual volumes of

sewage are not known at this time. Soils have been approved for on-site sewage disposal are part of the Mountain Turn Business Park Short Plat review.

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). Where will this water flow? Will this water flow into other waters? If so, describe.

Runoff will be limited to stormwater from new impervious surfaces on site. Runoff will be collected in roof downspouts and in parking lot catch basins in Phase I and will be conveyed to a stormwater management facility for treatment and infiltration on site. The proposed infiltration facility is located beneath the western portion of the gravel parking area in Phase I. No runoff from Phase I will flow into other waters.

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

No storage of waste materials is proposed on site. Stormwater may contact waste materials during construction of Phase I.

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

Stormwater runoff from all impervious surfaces in Phase I will be collected and conveyed to a stormwater management facility on site. The proposed facility will mitigate for increased runoff volumes and flow rates on site by fully infiltrating all anticipated stormwater runoff from the areas that will drain to it. Also, a sand filter layer will be installed within the stormwater management facility to provide enhanced water quality treatment prior to infiltration. No runoff from the proposed development will flow off site.

4. **Plants**

a. Check or circle types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- 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?

Most of the vegetation to be removed will be grass, small shrubs and tree removal (trees have been removed w/approved FPA)

- 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:

Landscaping including native plants will be completed in accordance with Whatcom County landscaping requirements.

5. Animals

- a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other:

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

None

- c. Is the site part of a migration route? If so, explain.

Pacific flyway

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

None

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.

All phases will be served with electricity. Commercial storages will not be heated.

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

No

- 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? If so, describe.

No

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

None

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

None

✓

b. Noise

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

wco

Traffic along Kendall Rd. and Mt. Baker Hwy. is a source of noise. A fire station and gas station are nearby.

- 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.

wco

Construction activities (typical land disturbance, operation of heavy equipment, hydraulic lifts, etc.) will create noise during construction of Phases I and III. Short term noise levels will be limited to the arrival and departure of vehicles during construction mostly during daylight hours. Long term noise will be minimal from Phase I. It is not known what noise will be generate for Phase III.

- 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 land is currently vacant. There is a gas station/convenience store adjacent to the east. A library facility is proposed to the west. To the north and northwest there are large tracts, mainly forested.

wco

- b. Has the site been used for agriculture? If so, describe.

No

✓

- c. Describe any structures on the site.

None.

✓

d. Will any structures be demolished? If so, what?

wco

No

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

Small Town Commercial (STC)

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

wco

Rural - Rural Community as of 5/23/2011

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

✓

N/A

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

✓

No

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

✓

Not known.

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:

wco

Project will comply with regulations consistent with current and projected Comp. Plan and zoning code.

9. Housing

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

Not known.

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

0

None.

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



N/A

10. **Aesthetics**

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

+/- 25'

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

Proposed and required Landscape buffer. NAS

11. **Light and glare**

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

Phase I - wall mounted security lights will be aimed at the ground. Phase III would likely result in more light being generated. Lights typical of commercial/retain signage and parking would be expected.

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

Not known, though there is already light at that intersection from existing commercial uses.

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

Not known

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

Lights from Phase I will be aimed at the ground.

12. **Recreation**

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

None

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

WCD

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

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.

No

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

WCD

N/A

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.

WCD

The site abuts Kendall Rd. and access will be at a single point onto said Rd.

WSDOT ACCESS PERMIT ✓

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

Whatcom Transit Authority route number 72 serves the Kendall area. A transit stop is nearby at a convenience store across the street.

WTA ROUTE 72X

WCD

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

Not known at this time. No parking spaces will be eliminated.

Five (5) ADA spots are required for phase I. NAS

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

WCO

This proposal will require construction of a paved private access road to serve the commercial storage and Phase III.

- 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.

WCO

Phase I (commercial storage construction) will generate minimal traffic (6 PM trips/day?). Phase III would result in more traffic, however traffic study has been prepared by Transportation Solutions, Inc. out of Redmond evaluating 100,000 square feet of commercial building area, including uses such as Medical Offices, Commercial Retail (77,000 SF), a 3,000 SF convenience market and a 10,000 SF restaurant. The report was evaluated and considered during the approval of the access under DOT permit # 47989/AC 10004009.

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

✓

Single point access at public road.

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)? If so, generally describe.

Not known.

possibly fire and police protection. NAS

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

None

16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

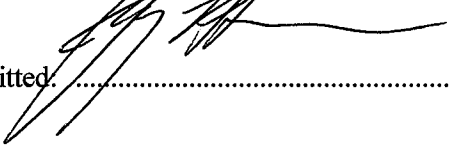
Utilities are not installed at this time, though a group B well is being constructed. Electricity is available to the south property at this time.

- 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.

Electricity (Puget Sound Energy), Water (on site Group B well), on-site septic systems and telephone service.

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: 
Date Submitted: 4/26/2011

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

SEPA Mitigated Determination of Nonsignificance (MDNS)
Legal Notice

To be published one time only on: **November 17, 2011**

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

WHATCOM COUNTY GIVES PUBLIC NOTICE THAT THE FOLLOWING SEPA THRESHOLD OF MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS) HAS BEEN ISSUED TODAY SUBJECT TO THE 14 DAY COMMENT PERIOD CONCLUDING ON December 01, 2011.

File: SEP2008-00146

Project Description: Eight storage/retail/commercial buildings, two four-lot short plats, associated utilities and infrastructure

Proponent: Mammoth Homes, Inc. and Glacier Mountain Land Company, LLC

Lead Agency: Whatcom County Planning & Development Services

Address and Parcel #: 0 Kendall Road: North side of Kendall Road at the junction of Kendall Road and Mount Baker Highway
APN 400534416480 and 400534415427

Comp Plan: Rural Community **Zoning:** Small Town Commercial (STC)

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.