

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
SEP2011-00085
Date of Issuance: 11-18-2011

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

Lummi Nation

Attn: Natural Resources Department
Attn: Cultural Resources Department

Nooksack Indian Tribe

Attn: Natural Resources Department
Attn: Cultural Resources Department

City of Ferndale

Attn: Jori Burnett

Owner:

Attn: Peter Klootwyk

Other:

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J.E. "Sam" Ryan
Director

Mitigated SEPA Determination of Nonsignificance (MDNS)

File: SEP2011-00085

Project Description: The applicant has applied for a commercial tenant improvement to convert an existing industrial building into a facility that will process (clean, cut and package) carrots. The proposed project includes washing the carrots on-site and discharging the effluent used to wash the carrots into the existing on-site stormwater facility. It is anticipated that an average of 500 – 1,000 gallons per day of carrot wash effluent will be discharged into that stormwater system.

Proponent: Peter Klootwyk

Address and Parcel #: 6920 Salashan Pkwy #D111, Ferndale, WA 98248 APN: 390206
231042

Lead Agency: Whatcom County Planning & Development Services

Zoning: Light Impact Industrial (LII)

Comp Plan: Urban Growth Area (UGA)

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 2, 2011 and should be sent to: Nick Smith

Responsible Official: Tyler Schroeder
Title: Current Planning Supervisor
Telephone: 360-676-6907
Address: 5280 Northwest Drive
Bellingham, WA 98226

Date of Issuance: November 18, 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.

SEP2011-00085
Carrot Processing
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.

Discharge:

The applicant has proposed to discharge a maximum of 1,000 gallons per day of carrot wash effluent into an existing stormwater facility which includes swales, ditches and a detention pond. According to the Professional Engineer of record, the existing stormwater facility is capable of handling up to 2,000 gallons per day of carrot wash effluent. However, the following conditions shall be attached to ensure that the facility functions correctly and meets other regulatory requirements:

1. The applicant shall provide a copy of the Washington State Department of Ecology Wasterwater Discharge permit to Whatcom County Planning and Development Services prior to the issuance of the commercial building permit (COM2011-00108). This permit will be reviewed for consistency with the SEPA determination.
2. To ensure that the existing stormwater facility functions correctly, only clean water containing no solids from the washing of carrots is permitted to be discharged into the swale and detention pond.

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J.E. "Sam" Ryan
Director
WHATCOM COUNTY
PLANNING & DEVELOPMENT SERVICES
OCT 10 2011
RECEIVED *SOP*

SEPA 2011-00085 *Reviewed by*
NAS *11/15/11*

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:

Good 4 U LLC

2 Name of applicant: Peter Klootwyk for Good4U LLC.

Applicant phone number: 360 224 7042

Applicant address: 1385 West Smith Road, Ferndale WA 98248

3 Contact name: Peter Klootwyk

Contact phone number: 360 224 7042

Contact address: same as above

4 Date checklist prepared:

Oct 6/11

5 Agency requesting checklist: Whatcom County planning/development

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

6 weeks

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:

- DOE waste water study - (permit)

- Engineering by 2020 Engineering for equipment to filter water if applicable

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.

- dept of Agriculture permit -

- occupancy permit

- DOE waste water permit -

- building permit

- electrical permit -

- business permit (license)

- 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.)

receiving washed cooled carrots by reefer, put in cooler slice carrots, bag/weigh carrots into smaller bags. Return carrots to cooler, ship out carrots to market by reefer. According to WA DOE wastewater discharge application, an estimated average of 1500-700 gpd of discharge into the stormwater facility will occur. Max 1,000 gpd. JPH NAS

- 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.

6920 Salashan Parkway, Ferndale WA 98248.
Existing building in which we rent 5000 sq ft.
See attached map.

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)?

mostly paved. 1% slope

- 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.

Edmonds loam. no farm land.
Woodlyn loam.
Tromp 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, and approximate quantities of any filling or grading proposed.

Not applicable (NA)

Indicate source of fill.

NA

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

If so, generally describe.

NA

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

NA, will not disturb soils

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

NA

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?

NA.

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



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

If so, generally describe.

NA

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

NA

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.

California Creek tributary

- (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.

we need to place a ~~tank~~ ^{separator} water tank beside ^{existing} building as per DOE requirements to catch water from trench in building.

- (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.

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



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

NA

Does the proposal lie within a 100-year floodplain?

Yes No

If so, note location on the site plan.

NA

(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

500 gallon / 24hr proposed to ditch after water tank /
b. Ground waste is wash down water, drain water from operator hydrocooler

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

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

NA

(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.

NA

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)

the hydrocooler approx 300gallon will be drained once a day and machines will be washed down into a trench in the building - from there it goes into DOE approved storage/seperator tank with screen



Where will this water flow?

Will this water flow into other waters? Yes No

If so, describe. Ditch which is dry when I checked.

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

Yes No see attached email.

If so, generally describe.

DOE looked at this & determined that water will infiltrate before reaching fire retention pond.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any: we made hydrocooler smaller than original design 1000 gallon down to approx 300 gallons.

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

discharge from building to tank to ditch

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.

NA



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

N/A

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:

- | | |
|---------------------------------|-------------------------------------|
| <input type="checkbox"/> Hawk, | <input type="checkbox"/> Heron, |
| <input type="checkbox"/> Eagle, | <input type="checkbox"/> Songbirds; |
| <input type="checkbox"/> Other: | |

Mammals:

- | | |
|---------------------------------|----------------------------------|
| <input type="checkbox"/> Deer, | <input type="checkbox"/> Bear, |
| <input type="checkbox"/> Elk, | <input type="checkbox"/> Beaver; |
| <input type="checkbox"/> Other: | |

Fish:

- | | |
|-------------------------------------|-----------------------------------|
| <input type="checkbox"/> Bass, | <input type="checkbox"/> Salmon, |
| <input type="checkbox"/> Trout, | <input type="checkbox"/> Herring, |
| <input type="checkbox"/> Shellfish; | <input type="checkbox"/> Other: |

have not observed any, 10m in building all days

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

N/A

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

If so, explain.

all of Whatcom County is on migration route
I was told by planning & development office



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

NA

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.

existing Raynor heater in building
electricity for small motors

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:

- new PSE lighting installed in building
- use 3 phase for more efficient use of electricity
- insulated walls.

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 special emergency services that might be required.

NA

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

NA



b. Noise

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

inside building / doors closed.

- (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.

noise not heard outside building.
electric motors running inside

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

NA

8 Land and Shoreline Use

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

industrial buildings, we rent 5000^{sq} of a large building

- b. Has the site been used for agriculture? Yes No

If so, describe.

- c. Describe any structures on the site.

metal buildings

- d. Will any structures be demolished? Yes No

If so, what?

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

Light Industrial

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

light industrial, it is a developed site
Urban Growth Area (UGA) already -
NAS



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

NA

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?

3-6

j. Approximately how many people would the completed project displace?

X

k. Proposed measures to avoid or reduce displacement impacts, if any:

NA

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

NA

9 Housing

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

NA

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

NA

- High
- Middle
- Low-income



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

NA

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?

existing buildings already in place.

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

none

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

NA

11 Light and Glare

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

none

- 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:

NA

12 Recreation

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

NA



- 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:

NA

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.

NA

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

NA

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

NA

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.

Salashan Parkway (private?) see attached photocopy
Grandview Road

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

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

existing, approx 20 in vicinity



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).

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

- Water,
- Rail, or
- Air transportation?

If so, generally describe.

*an existing rail track runs behind building
California Creek small tributary nearby*

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

*if average # employees 4, 1 trip to and 1 trip
from between 8-5 unless carpooling*

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

none

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 *existing building*

If so, generally describe.

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

none -

16 Utilities

a. Check utilities currently available at the site:

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



- 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.

use existing utilities.

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: _____

Oct 10th/11



C Supplemental Sheet for Non-project Actions

(Do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment. When answering these questions, be aware of the extent the proposal or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

- 1 How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

add approx 500 gallons a day to ditch ^{exists}

Proposed measures to avoid or reduce such increases are:

- we made hydrocooler used in process smaller 1000 gallon to 300 gallon approx water-

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

DOE has verbally informed me that it would be beneficial if more water ran into fire pond.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

DOE wants water out of separator/tank tested at their determined intervals

3. How would the proposal be likely to deplete energy or natural resources?

NA

Proposed measures to protect or conserve energy and natural resources are:

- we had PSE install efficient lighting in building use 220V 02 3 phase power also on small motors

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

None

Proposed measures to protect such resources or to avoid or reduce impacts are:

test water going to ditch as per DOE requirements. have storage, retention tank separator in place

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

NA

Proposed measures to avoid or reduce shoreline and land use impacts are:

NA

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

none

Proposed measures to reduce or respond to such demand(s) are:

none, existing building would have had employees before. one way to reduce employees is by more automation over time

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

NA

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J.E. "Sam" Ryan
Director

SEPA Mitigated Determination of Nonsignificance (MDNS)
Legal Notice

To be published one time only on: **Friday, November 18, 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 2 , 2011.

File: SEP2011-00085

Project Description: The applicant has applied for a commercial tenant improvement to convert an existing industrial building into a facility that will process (clean, cut and package) carrots. The proposed project includes washing the carrots on-site and discharging the effluent used to wash the carrots into the existing on-site stormwater facility. It is anticipated that an average of 500 – 1,000 gallons per day of carrot wash effluent will be discharged into that stormwater system.

Proponent: Peter Klootwyk

Lead Agency: Whatcom County Planning & Development Services

Address and Parcel #: 6920 Salashan Pkwy #D111, Ferndale, WA 98248

APN: 390206 231042

Comp Plan: Urban Growth Area (UGA)

Zoning: Light Impact Industrial (LII)

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.