

**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

SEPA Distribution List  
SEP2017-00036  
Date of Issuance: October 25, 2019

Please review this determination. If you have further comments or questions, phone the responsible official at (360) 778-5900. 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](mailto:sepaunit@ecy.wa.gov)

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Wendy D. Cole via email [wendy.cole@dfw.wa.gov](mailto:wendy.cole@dfw.wa.gov)

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SEPA Unit, WA State Department of Transportation, Burlington via email  
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Lummi Nation Natural Resources  
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Nooksack Indian Tribe  
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Trevor Delgado via email - [tdelgado@nooksack-nsn.gov](mailto:tdelgado@nooksack-nsn.gov)

Whatcom County  
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Ryan Ericson via email - [rericson@whatcomcounty.us](mailto:rericson@whatcomcounty.us)

Applicant  
Angela Amundson-Walton via email - [angela.walton@waltonbeverage.com](mailto:angela.walton@waltonbeverage.com)

Other and/or Parties of Record  
Terry J. Wechsler via email - [wechslerlaw@comcast.net](mailto:wechslerlaw@comcast.net)

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Director

## SEPA Determination of Nonsignificance (DNS)

**File:** SEP2017-00036

**Project Description:** New 6' x 80' aluminum joint use residential dock with grated decking and fully encased with polyethylene flotation, supported by five 14" diameter steel piles. Project includes removal of illegal bulkhead and fill, two derelict docks, and an existing log boom.

**Proponent:** Angela Amundson-Walton

**Address and Parcel #:** 2502 Northshore Rd. / 380325558427, 380325559434

**Lead Agency:** Whatcom County PDS

**Zoning:** Rural    **Comp Plan:** Rural    **Shoreline Jurisdiction:** Shoreline Residential, Aquatic

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.

**Responsible Official:** Mark Personius, [mpersoni@whatcomcounty.us](mailto:mpersoni@whatcomcounty.us)

**Title:** Director

**Telephone:** 360-778-5900

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

**Date of Issuance:** October 25, 2019

**Signature:** \_\_\_\_\_

A handwritten signature in black 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 November 4, 2019.

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 2017 - 00036

## 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.

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## A Background

- 1 Name of proposed project, if applicable:  
Walton Shared Moorage ✓
  
- 2 Name of applicant: John Walton  
Applicant phone number: 360.220.9639  
Applicant address: 1800 Northshore Dr. ✓  
City, State, Zip or Postal Code: Bellingham, WA 98226  
Applicant Email address: John.Walton@waltonbeverage.com
  
- 3 Contact name: Bill Haynes, PE Ashton Engineering, Inc.  
Contact phone number: 360.354.8179 ✓  
Contact address: 5867 Crystal Springs Ln.  
City, State, Zip or Postal Code: Bellingham, WA 98226  
Contact Email address: wah@ashtonengr.com
  
- 4 Date checklist prepared: 4.12.16 ✓
  
- 5 Agency requesting checklist: Whatcom County ✓
  
- 6 Proposed timing or schedule (including phasing, if applicable):  
During in-water working window of this winter or 2017. ✓
  
- 7 Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? Yes  No  ✓  
If yes, explain:
  
  
- 8 List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal:  
None known ✓
  
  
- 9 Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal?  
Yes  No   
If yes, explain.  
Lot line adjustment maybe pending. ✓

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

County Shoreline  
SEPA Determination ✓  
WDFW HPA  
County Building Permit

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.)

Construct shared moorage floating docks on Lake Whatcom for use by the owners of the lots associated with the High Roller Farm Short Plat. The floating docks will be accessed by a new fixed pier and aluminum ramp. Steel pipe piles will be use to support the pier and anchor the floating docks. Construction materials will consist of aluminum, bare steel, and/or untreated timber. No pressure treated wood will be utilized. Flotation will be fully encased foam in polyethylene shells. Decking will be grated to allow for light transmission. The bottom of the pier structure will be at an elevation of +316.0' or 1.5' above the Ordinary High Water elevation of +314.5'.

Prior to construction, approximately 780 SF of existing waterfront structures (timber pier, floats, timber piles and logs and concrete slab) will be demolished and removed from the site for disposal.

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.

2502 Northshore Road, Bellingham, WA 98226  
Township 38, Range 3E, Section 25, NE 1/4. ✓

## 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)?

25% ✓

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.

Gravel, sand and clay. ✓

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.

NA ✓

Indicate source of fill.

Indicate where excavation material is going.

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

If so, generally describe. ✓

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

None/ Not applicable ✓

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

Minimizing the number of driven piles. ✓

## 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)?

Short term construction emissions from work boat engine, crane & pile driving. ✓

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. ✓

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

None proposed ✓

### 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.

Lake Whatcom

- (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.

See permit application drawings.

- (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 proposed

Indicate the source of fill material.

NA

- (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.



- (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.

- (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.

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).

NA ✓

Where will this water flow?

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.

(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:

None proposed ✓

#### 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 ✓

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

None proposed ✓

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: \_

Removal of pressure treated wood structures. Use of grated decking allowing for light passage. ✓

- 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.

None proposed ✓

- 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:

NA ✓

## 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 ✓

- (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 known ✓

- (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.

Gasoline/ diesel fuel in work boats and equipment during construction.  
Gasoline in moored vessels. ✓

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

No special emergency services anticipated. ✓

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

Contractor to follow typical permit provisions issued by resource agencies. ✓

b. Noise

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

NA ✓

- (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 construction noise associated with demolition and installation of new piles and structures. ✓

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

If a vibratory pile hammer is not used to install the piles an impact hammer will utilize wood cushions at the top of the steel piles during driving operations. ✓

## 8 Land and Shoreline Use

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

Recreational lot with two piers and floats. Adjacent properties are similar with piers and floating docks. ✓

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. ✓

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?

NA ✓

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?

(1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversized equipment access, the application of pesticides, tilling and harvesting? Yes  No

If so, how: ✓

c. Describe any structures on the site.

Two separate fixed timber piers. Timber floating docks. Timber log boom. Timber and steel piles. Concrete footing with two concrete piles near shore. Stacked broken concrete bulkhead. Upland site is former ROW and grade for railroad. ✓

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

Two timber piers and three associated floating docks. In addition, removal of two steel piles and five timber piles. Removal of 4'x 8.5' concrete footing with two concrete piles. ✓

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

R5A ✓

- 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?

Shoreline Residential ✓

↔ Aquatic

- h. Has any part of the site been classified as a critical area by the city or county? Yes  No

If so, specify.

(Lake Whatcom Water Resource Protection Overlay Zone and TDR Sending Area) ✓

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

NA ✓

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

None ✓

- 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:

Shared moorage is encourage by the Shoreline Management Program. ✓

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any?

NA ✓

### 9 Housing

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

<input type="checkbox"/>	High	Number of Units
<input type="checkbox"/>	Middle	
<input type="checkbox"/>	Low-income	

*NONE*

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

<input type="checkbox"/>	High	Number of Units
<input type="checkbox"/>	Middle	
<input type="checkbox"/>	Low-income	

*NONE*

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?

Top of dock anchor piling is +319' or 4.5' above Ordinary High Water. ✓

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

None ✓

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

Cover exposed aluminum pier edge with trim or paint. ✓

### 11 Light and Glare

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

NA ✓

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 known ✓

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?

Swimming, fishing and boating. ✓

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 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.

No professional studies related to cultural features, etc. have been conducted. ✓

- 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.

NA ✓

- 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.

NA ✓

#### 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.

Northshore Rd. ✓

- 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?

Four miles to the west at intersection of Alabama & Electric Ave. ✓

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

No change from the existing. ✓

- 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.

On Lake Whatcom ✓

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?

None or very little change from the existing. ✓

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

None proposed ✓

## 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.

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

NA ✓

## 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 utilities to site are proposed. ✓

**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: 3/23/17

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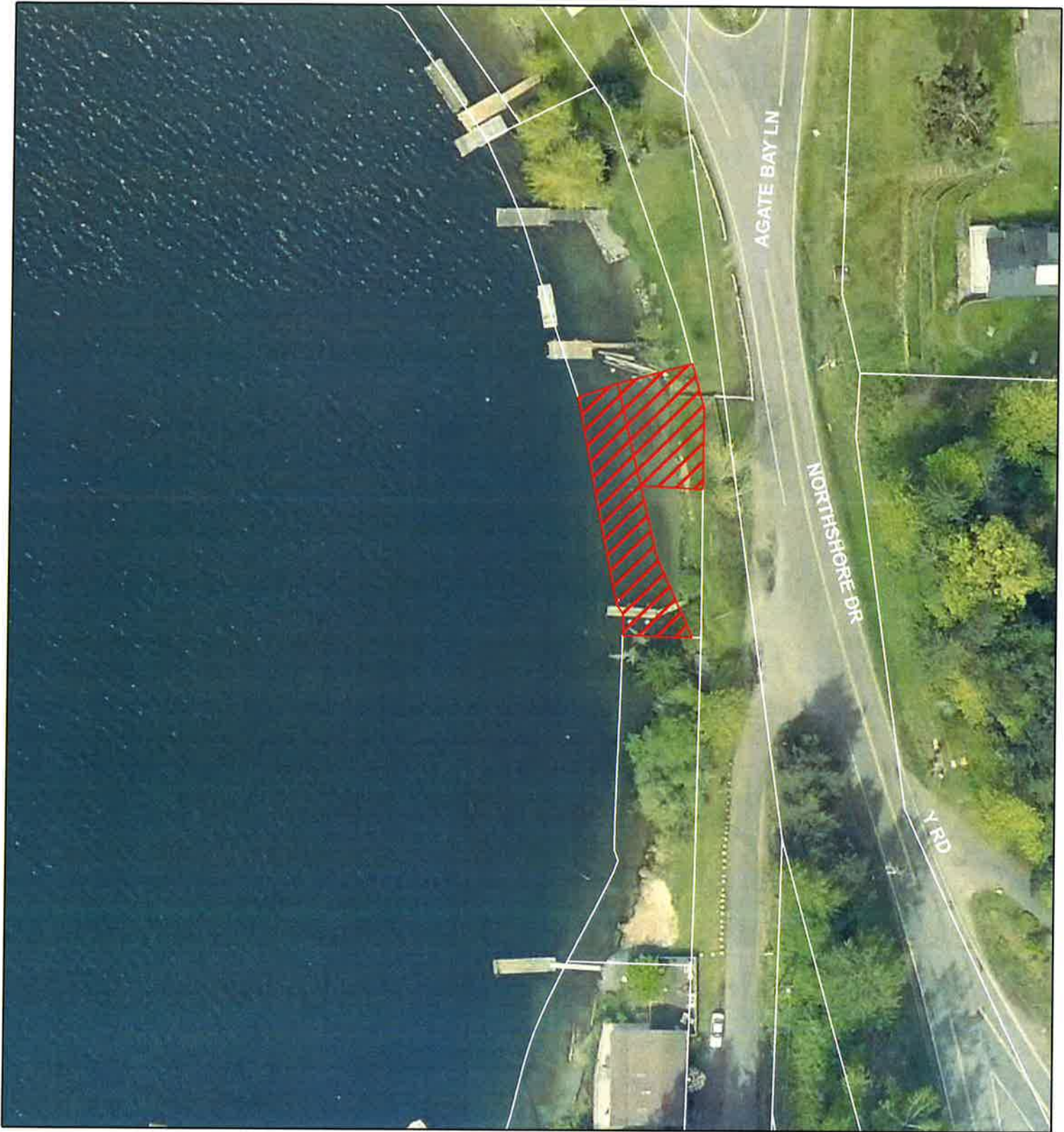
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**FOR OFFICE USE ONLY**


Reviewed by Whatcom County Planning & Development Services Staff

  
Staff Signature

4-21-17  
Date



### - Vicinity Map

 Subject Area  
 APN# 380325 558427  
 APN# 380325 559434

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April 2017

