

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
SEP2020-00015

Date of Issuance: May 21, 2020

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.

WA State Department of Archaeology and Historic Preservation via email
Stephanie Jolivette, stephanie.jolivette@dahp.wa.gov
SEPA@dahp.wa.gov

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

WA State Department of Fish and Wildlife
Wendy D. Cole via email wendy.cole@dfw.wa.gov

WA State Department of Natural Resources via email
Rochelle Goss, sepacenter@dnr.wa.gov
Brenda Werden, Brenda.werden@dnr.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

Whatcom County
Mark Personius via email - mpersoni@whatcomcounty.us
Ryan Ericson via email - rericson@whatcomcounty.us

Puget Sound Energy
Jeff McMeekin via email - jeff.mcmeekin@pse.com
Raelynn Asah via email - raelynn.asah@pse.com

Applicant
AVT Consulting via email - ali@avtplanning.com

Other and/or Parties of Record
DJ & DJ Holdings, LLC via email - djdjinc@gmail.com
WCFD #18- Fire Chief Omar Mejia via email - omejia@whatcomes.org

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 Determination of Nonsignificance (DNS)

File: SEP2020-00015

Project Description: The applicant has applied for a reasonable use determination to place a single family residence and appurtenant infrastructure on a vacant parcel located on Cedar Lane. The property is approximately 7,200 square feet and located in the Glenhaven area. The project requires approval for wetland and wetland buffer impacts. Mitigation for wetland fill and wetland buffer impacts will be provided through an approved mitigation plan.

Proponent: DJ & DJ Holdings, LLC

Address and Parcel #: Non-address property on Cedar Lane, Sedro Woolley, WA
 Parcel #370429 188130

Lead Agency: Whatcom County Planning & Development Services

Zoning: R2A **Comp Plan:** Rural Community **Shoreline Jurisdiction:** N/A

The lead agency for this proposal has determined that with proper mitigation, no significant adverse environmental impacts are likely. Pursuant to RCW 43.21C.030(2)(c), an environmental impact statement (EIS) is not required. This decision was made following review of a completed SEPA environmental checklist and other information on file with the lead agency. This information is available to the public on request.

There is no comment period for this DNS.

Responsible Official: Mark Personius, mpersoni@whatcomcounty.us

Title: Director

Telephone: 360-778-5900

Address: 5280 Northwest Drive
 Bellingham, WA 98226

Date of Issuance: May 21, 2020

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 June 1, 2020.

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

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

FEB 24 2021
RECEIVED
CA 2020 - 64
SEP 2020 - 00015

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.

A Background

- 1 Name of proposed project, if applicable: ✓
Korthuis Residence

- 2 Name of applicant: DJ & DJ Holdings LLC ✓
Applicant phone number: 360 380 6078 ✓
Applicant address: 2010 Harksell Road
City, State, Zip or Postal Code: Ferndale, WA 98248
Applicant Email address: djdjinc@gmail.com

- 3 Contact name: Ali Taysi ✓
Contact phone number: 360 527 9445 ✓
Contact address: 1708 F St ✓
City, State, Zip or Postal Code: Bellingham, WA 98225 ✓
Contact Email address: ali@avtplanning.com ✓

- 4 Date checklist prepared: 02.15.20 ✓

- 5 Agency requesting checklist: Whatcom County ✓

- 6 Proposed timing or schedule (including phasing, if applicable): ✓
Permitting Spring 2020, Construction Summer/Fall 2020

- 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: ✓
Critical Areas Assessment and Bank Use Mitigation Plan

- 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.

Whatcom County Reasonable Use Permit
Whatcom County Building Permit
US Army Corps Nationwide 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.)

Construction of one single family residence with garage on existing legal lot of record in the Glenhaven area. Due to existing critical areas on-site project will generate direct wetland and buffer impacts.

- 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.

Cedar Lane, Glenhaven area of Whatcom County. Tax Parcel Number 370429 188130 0000

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)?

3%

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.

Whatcom LaBounty Silt and Sandy Loams

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.

Fill and excavation will be necessary for the single family residence and driveway.
Approximately 100 cubic yards of excavation and fill will be required for foundations.

Indicate source of fill.

Approved Pit.

Indicate where excavation material is going.

To an approved dump site.

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

If so, generally describe.

The site is flat and appropriate BMP's will be implemented.

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

Approximately 15%

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

Implementation of appropriate erosion control BMP's, including a TESC plan and SWPPP.

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)?

Vehicle exhaust during construction with possible dust. Vehicle and HVAC exhaust during occupancy

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

Not 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:

Reducing idling during construction and watering of dry soils if necessary during construction. Installation of a modern HVAC system in the new residence.

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.

There are wetlands on site and Reed Lake within 300'

- (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.

Work will occur in the on-site wetlands.

- (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. Approximately 50 cubic yards.

Indicate the source of fill material.

Approved pit. Fill will be for foundation.

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

Water will be diverted in the filled wetland area.

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

Approximately 1,400 square feet of wetland will be filled for the foundation of the home.

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.

The residence will be served by an existing septic system located on a nearby lot.

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).

Roof and driveway runoff will be generated from the project. This runoff will be captured and then dispersed into adjacent wetlands and buffers.

Where will this water flow? Into adjacent wetlands

Will this water flow into other waters? Yes No

If so, describe.

Ultimately this water will flow into Reed Lake.

(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.

Drainage patterns will not be impacted by the proposed residence.

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

Capture and dispersion of roof and driveway runoff.

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?

Grass and shrubs and trees will be removed in the development footprint.

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:

Retention of the majority of the site in native vegetation. Landscaping around the home.

e. List all noxious weeds and invasive species known to be on or near the site.

See critical areas assessment for a discussion of invasive species on and around the site.

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.

The property is part of the Pacific Flyway.

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

Retention of the majority of the site in native vegetation.

- 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.

Electricity for heating and lighting.

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

If so, generally describe.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

None

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

- (2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None

✓

- (3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the projects development or construction, or at any time during the operating life of the project.

None

✓

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

None

✓

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

N/A

✓

b. Noise

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

Vehicle traffic.

✓

- (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.

Vehicle traffic, construction noise, residential occupancy. During regular hours.

✓

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

Construction during regular working hours.

✓

8 Land and Shoreline Use

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

Vacant, residential single family development ✓

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.

No

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?

N/A

- (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:

No

- c. Describe any structures on the site. ✓

None

- d. Will any structures be demolished? Yes No
If so, what? ✓
- e. What is the current zoning classification of the site?
R2A ✓
- f. What is the current comprehensive plan designation of the site?
Rural ✓
- g. If applicable, what is the current shoreline master program designation of the site?
N/A ✓
- h. Has any part of the site been classified as a critical area by the city or county? Yes No
If so, specify.
Wetlands are located on site. ✓
- i. Approximately how many people would reside or work in the completed project?
2.5 ✓
- j. Approximately how many people would the completed project displace?
0 ✓
- 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:
Acquisition of all required permits, mitigation for unavoidable impacts. ✓
- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any?
N/A ✓

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 1

- 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:

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'. Siding will be lap or similar finish. Roofing will be asphalt shingle.

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

Views from neighboring properties would be altered. No views would be obstructed.

- 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?

Light from vehicle headlights and residential occupancy. At night.

- 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?

Neighboring residential uses.

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

Downshielded exterior building lights.

12 Recreation

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

Reed Lake is nearby. There are other informal trails and outdoor recreation opportunities in the Glenhaven Area.

- 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:

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.

No

- 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

- 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. ✓

Review of available records online and at Whatcom County and DAHP.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. ✓

None

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. ✓

Cedar Lane, SR9.

- 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? ✓

> 1 mile.

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

2 new stalls in garage, none eliminated.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? Yes No ✓

If so, generally describe (indicate whether public or private).

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

- Water,
 - Rail, or
 - Air transportation?
- If so, generally describe.

No

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?

10 ADT. ITE manual for residential single family development.

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

If so, generally describe.

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

N/A

16 Utilities

a. Check utilities currently available at the site:

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

Water - Glenhaven Lakes Club Water System

Septic - Existing system on nearby property.

Electricity - PSE

Refuse Service - SSC

No improvements necessary except private connections to infrastructure in Cedar Lane.

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: _____

02.21.20

FOR OFFICE USE ONLY

Reviewed by Whatcom County Planning & Development Services Staff



Staff Signature

5/14/2020

Date

WHATCOM COUNTY
Planning & Development Services
5280 Northwest Rd., Suite B
Bellingham, WA 98226
360-778-5900

CUSTOMER RECEIPT

Receipt: 520100000000026503

Payor: AVT CONSULTING

Date: 2/24/2020

Description	Amount
SEP2020-00015	
SEPA Chkfst Rvw #8276	440.00
3% Tech Fee #2843	13.20
Total:	\$ 453.20

Check # 4507 Paid \$ 453.20

AVT CONSULTING

Thank you!

Updated 4.10.17



- Vicinity Map



Subject Area
APN# 370429 188130

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

Whatcom County disclaims any warranty of merchantability or warranty of fitness of this map for any particular purpose, either express or implied. No representation or warranty is made concerning the accuracy, currency, completeness or quality of data depicted on this map. Any user of this map assumes all responsibility for use thereof, and further agrees to hold Whatcom County harmless from and against any damage, loss, or liability arising from any use of this map.

March 2020

