

**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  
SEP2011-00079 & CUP2011-00014  
Date of Issuance: 3-23-2012

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

City of Bellingham:  
Kurt Nabbefeld

Other: Richard & Cathy Meyer

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**J.E. "Sam" Ryan**  
Director

**SEPA Determination of Nonsignificance (DNS)**

**File:** SEP2011-00079 & CUP2011-00014 - Summit Pump House

**Project Description:** Whatcom County Water District No. 7 has requested zoning conditional use permit approval to authorize construction and operation of a 16' X 16' (256 sq. ft.) 8' high concrete pump house to upgrade its water delivery system. Project includes associated below ground water lines, electrical service, and service vehicle parking. Proposed development is on a 36' X 46' dedicated easement on a privately owned .86 acre lot located within the Lake Whatcom Watershed.

**Proponent:** Whatcom County Water District No. 7

**Address and Parcel #:** 3687 Toad Lake Road - APN: 380322 555551 0000

**Lead Agency:** Whatcom County

**Zoning:** Urban Residential District (UR) **Comp Plan:** Urban Residential District (UR)

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, which includes an approved engineered stormwater design report and civil plans conforming to Lake Whatcom watershed standards & Whatcom County Development Standards. This information is available to the public on request.

This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

Pursuant to WAC 197-11-340(2), the lead agency will not act on this proposal for 14 days from the date of issuance indicated below. Comments must be received by \_\_\_\_\_ and should be sent to:

**Responsible Official:** Tyler Schroeder

**Title:** Planning Manager

**Telephone:** 360-676-6907

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

**Date of Issuance:** March 23, 2012

**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 April 2<sup>nd</sup> 2012.

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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*Checklist  
reviewed by  
Erin Osborn  
on 9/20/11 EEO*

~~David Statheim~~  
Director

J.E. "Sam" Ryan  
Assistant Director

**Received**

SEP 16 2011

**SEPA Environmental Checklist**

*SEP2011-00079*

Purpose of Checklist:

**Whatcom County PDS**

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.

Reviewed on  
9/20/11 EEO

**A. Background**

1. Name of proposed project, if applicable:  
*Whatcom County Water District No. 7, Summit Pump Station*
2. Name of applicant:  
*Dave Olson, Whatcom County Water District No. 7 Manager*
3. Address and phone number of applicant and contact person:  
*1615 Bayon Rd.  
Bellingham, WA 98226*
4. Date checklist prepared:  
*September 15, 2011*
5. Agency requesting checklist:  
*Whatcom County*
6. Proposed timing or schedule (including phasing, if applicable):  
*June 1, 2012 to September 30, 2012*
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.  
*Whatcom County Preliminary Stormwater Proposal*
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 Conditional Use Permit  
Whatcom 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.)  
*A 16'x16' precast concrete building is proposed to be built to upgrade the existing water delivery system. This upgrade will aid in maintaining water pressures in accordance with the standards set by the Department of Health for current and future users. The proposal will be located on a 36'x46' easement.*
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.

*The site is located in the NE 1/4 of Section 22, T38N, R3E, and located on an easement in the southwest corner of Parcel No. 38032255551, 3687 Toad Lake Rd. Bellingham, WA 98226.*

*Reviewed on 9/20/11  
by EEO*

## B. ENVIRONMENTAL ELEMENTS

### 1. Earth

a. General description of the site (underline):

- Flat
- Rolling
- Hilly
- Steep Slopes
- Mountainous
- Other \_\_\_\_\_

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

*Approximately 20%*

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.

*Soils on the site consists of the following USDA soils:*

*56 - Squalicum gravelly loam - Hydrologic Soil Group B*

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

Yes  No

*None known.*

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

*Minor amounts of grading will be done to construct a building pad and gravel access road to the proposed building. Approximately 25 cubic yards of additional fill will be required. Fill will be obtained from a local commercial source.*

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

*Some erosion could occur during construction due to clearing, grubbing, and trench excavation activities; however, best management practices (BMPs) will be in place prior to any construction activities to prevent and minimize any erosion that may occur.*

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

*Approximately 75% of the easement will be covered with impervious surfaces consisting on the proposed building, concrete pad, and gravel areas.*

*Approximately 20-25% of the total parcel will be covered with impervious surfaces upon completion of the project.*

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

*Proposed measures to reduce or control erosion during construction activities will be incorporated into the Temporary Erosion Control Plan (TECP) and the Spill Prevention, Control, and Countermeasures Plan (SPCC).*

*Reviewed on 9/20/11  
by EEO*

## 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?

*During construction slight increases in exhausts from construction equipment and dust resulting from clearing and grubbing activities are anticipated. After construction, these emissions would cease.*

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:  
*Water and other BMPs will be used to control dust, if necessary.*

## 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.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet of) the described waters? Yes  No

If yes, please describe and attach available plans.

- 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.

*No material will be removed from or placed in surface water or wetlands.*

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.

Reviewed by  
EEO on  
9/20/11

- 4) 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:

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

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 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.

*No waste material will be discharged into the ground.*

c. Water Runoff (including storm water):

- 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?

*Stormwater from the proposed building will be dispersed over the natural vegetation. This water will flow in a southwesterly direction.*

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.

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

*None.*

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, bulrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

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EEO

- b. What kind and amount of vegetation will be removed or altered?  
*Small amount of trees will be removed within the project area.*
- 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:  
*Disturbed areas will be reseeded. The proposal will not impact the natural landscape vegetation outside of the easement.*

## 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 checked="" type="checkbox"/> Songbirds |
| <input type="checkbox"/> Other: |   |

Mammals:

- |  |                                 |
|--|---------------------------------|
| <input checked="" 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:  |

- 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 EEO*
- d. Proposed measures to preserve or enhance wildlife, if any:  
*At this time, the proposed project does not include measures to preserve or enhance wildlife.*

## 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..  
*The project will require electricity. Electricity will be used to power equipment such as pumps, meters, and various other instrumentation devices.*
- 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:  
*There are no energy conservation features as part of this project.*

*Reviewed on  
9/10/11 EEO*

## 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.  
*None.*

- 2) Proposed measures to reduce or control environmental health hazards, if any:  
*None.*

### a. Noise

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

*None known.*

- 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 increased noise levels would be generated from construction equipment during regular construction hours.*

- 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 current use of the site is urban residential and is located with the City of Bellingham's UGA. Adjacent properties are also urban residential and public right of way.*

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

If so, describe.

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EEO

- c. Describe any structures on the site.

A residential home exists on the parcel, however, no structures exist within the easement.

- d. Will any structures be demolished? Yes  No

If so, what?

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

The current zoning classification of the site is UR - Urban Residential.

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

~~Urban Residential~~ Urban Growth Area EEO

- 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?

Yes  No

If so, specify.

Site is located within the  
Lake Whatcom Watershed EEO

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

None.

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

None.

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

N/A

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

None.

Proposal reviewed for consistency w/ Utilities  
Chapter, WC Comprehensive Plan. EEO

9. Housing

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

N/A

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

N/A

- High  
 Middle  
 Low-income

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

N/A

Reviewed by  
EEO on 9/20/11

### 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?  
*The tallest proposed structure will be 8.5 feet tall. Principal exterior building material will be concrete with an exposed aggregate finish.*
- b. What views in the immediate vicinity would be altered or obstructed?  
*None.*
- c. Proposed measures to reduce or control aesthetic impacts, if any:  
*The exterior face of the building will have an exposed aggregate finish.*

### 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:  
*None.*

### 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.  
*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.  
*None known.*
- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.  
*None known.*

- c. Proposed measures to reduce or control impacts, if any:  
*None.*

*Reviewed  
on 9/20/11  
by EEO.*

#### 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.  
*The project site borders unimproved Summit St. to the south and is approximately 100 feet west of Toad Lake Rd. There will be no change in access to these streets.*

- b. Is site currently served by public transit? Yes  No

If not, what is the approximate distance to the nearest transit stop?

*No. The nearest public transit stop is located on Del Bonita Way and Levitt St. approximately 0.82 miles west of the project site.*

- c. How many parking spaces would the completed project have? How many would the project eliminate?  
*One new parking space will be created, no parking spaces will be eliminated by the project.*

- 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? *No. EEO*

If so, generally describe.

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.  
*The project may generate approximately one service trip a day for regular maintenance activities.*

- g. Proposed measures to reduce or control transportation impacts, if any:  
*The proposed project does not include measures to reduce or control transportation impacts.*

#### 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.  
*No measures were taken to reduce impacts on public services as none would occur.*

#### 16. Utilities

a. Circle utilities currently available at the site:

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

Reviewed by  
EGO on 9/20/11

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.

*The proposed project includes the installation, upgrade or replacement of water distribution facilities. Electricity will be provided by Puget Sound Energy.*

**SIGNATURE**

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

Signature:                     *Don Olson*                    

Date Submitted:                     *9/16/2011*

### C. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(Do not use this sheet for project actions)

NA  
CEO

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?

Proposed measures to avoid or reduce such increases are:

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

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

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

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

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?

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

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?

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

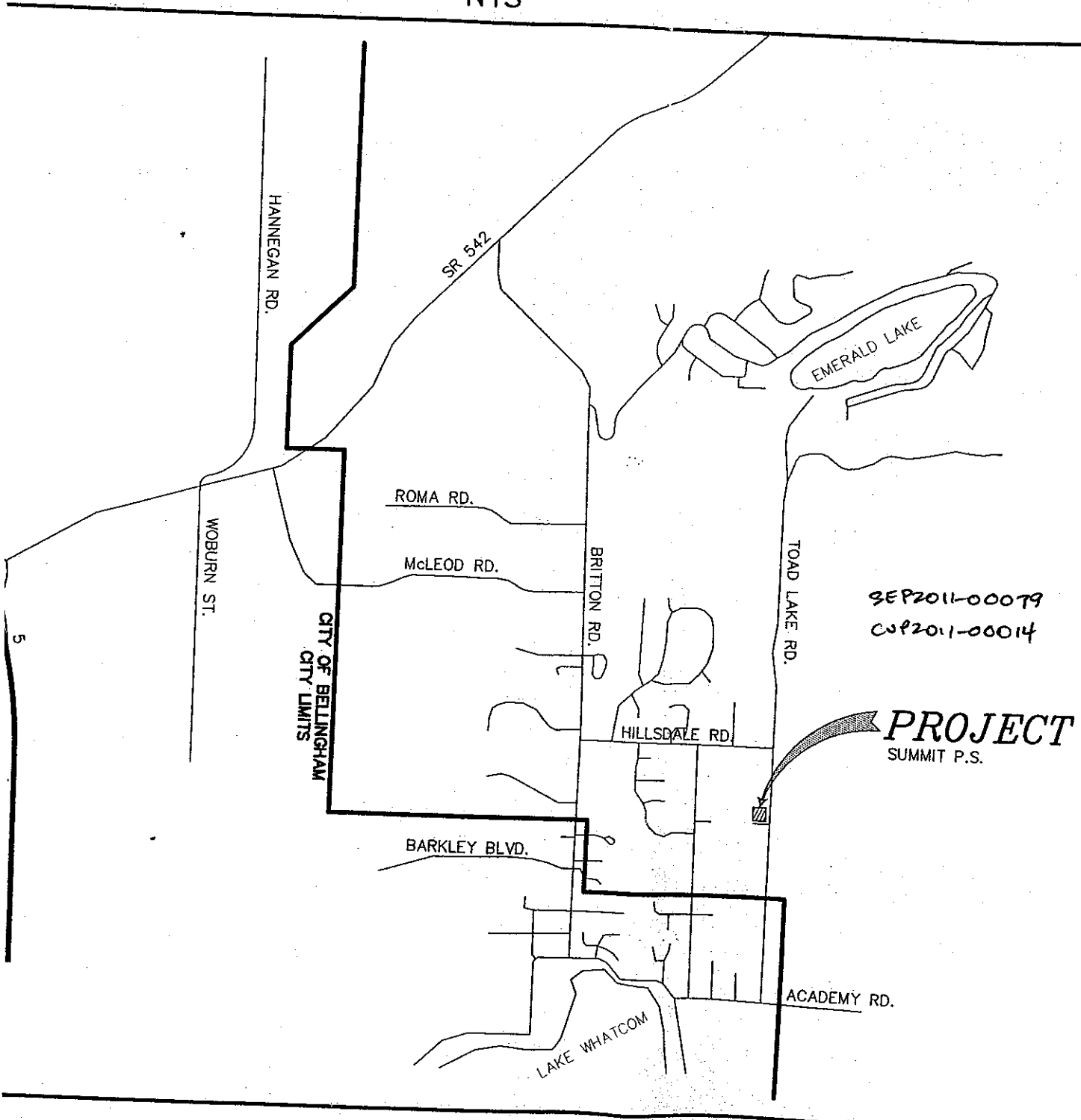
6. How would the proposal be likely to increase demands on transportation or public services and utilities?

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

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

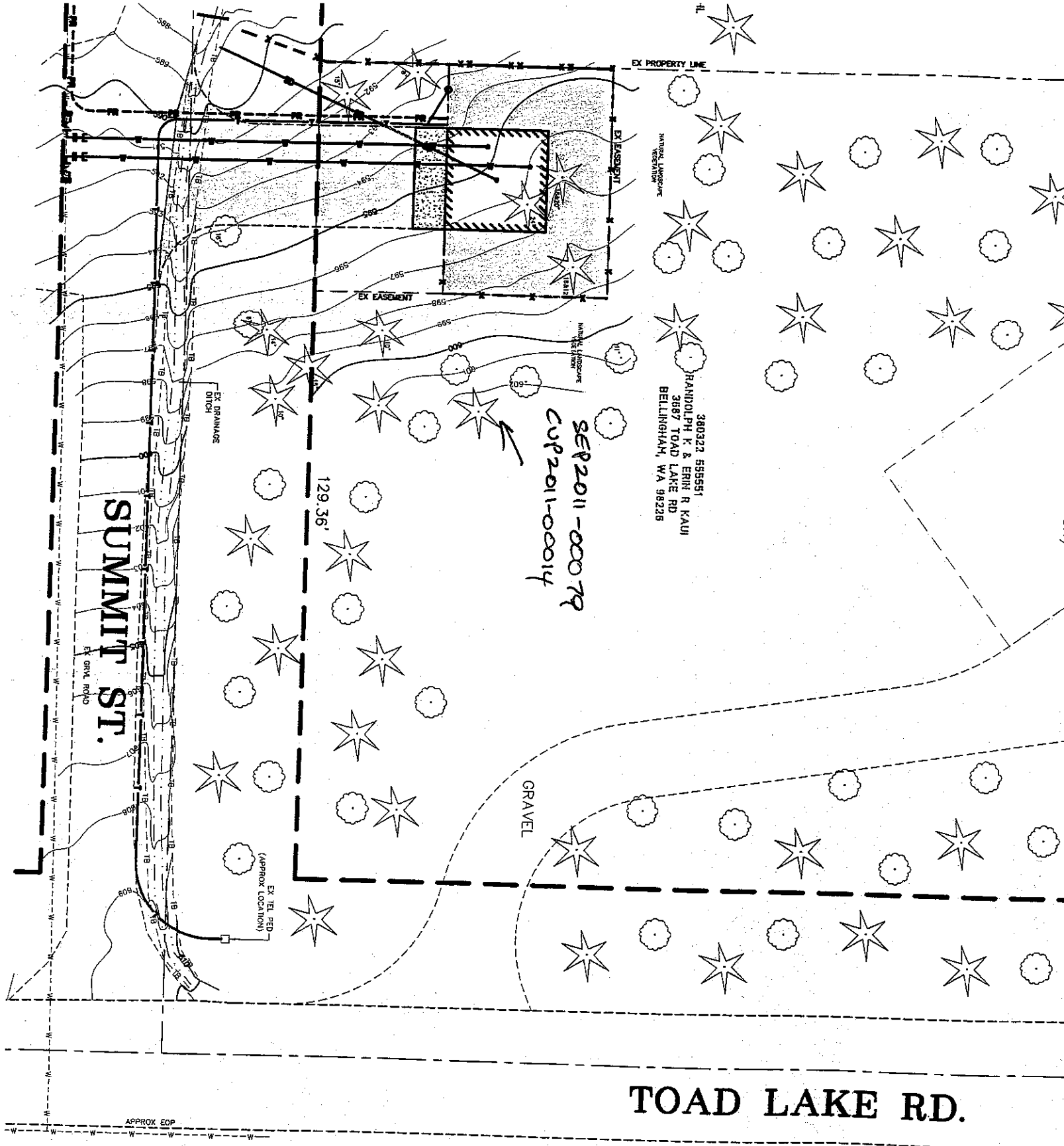
# VICINITY MAP

NTS



SEP2011-00079  
CWP2011-00014

**PROJECT**  
SUMMIT P.S.



360322 595551  
RANDOLPH K & ERIN R KAUI  
3887 TOAD LAKE RD  
BELLINGHAM, WA 98226

SEP 2011 - 000 79  
CV 2011-00014

SUMMIT ST.

TOAD LAKE RD.