

WHATCOM COUNTY

Planning & Development Services
5280 Northwest Drive
Bellingham, WA 98226-9097
360-778-5900, TTY 800-833-6384
360-778-5901 Fax



J.E. "Sam" Ryan
Director

Notice of Application & Optional DNS Distribution List
SEP2017-00038, SHR2017-00006, SHC2017-00002,
SHV2017-00001 and CUP2017-00002
Date of Issuance: June 5, 2017

Please review this Notice of Application and Optional SEPA Determination. If you have further comments, questions or would like a copy of the SEPA environmental checklist, phone the responsible official at (360) 778-5900. Please submit your response by the comment date noted on the attached notice.

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

WA State Department of Ecology, Bellingham
Chad Young

WA State Department of Fish and Wildlife via email
Joel Ingram, joel.ingram@dfw.wa.gov

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

WA State Department of Natural Resources – Aquatic Land Management

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

Terry J. Wechsler via email wechslerlaw@comcast.net

Applicant
Rick Faber/Lake Whatcom Resort Partnership
via email - rick@faberconstruction.com

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J.E. "Sam" Ryan
Director

June 5, 2017

Subject: Wildwood Resort

Dear Whatcom County Property Owner:

Whatcom County has accepted an application to develop land that is within 1,000 feet of your property. Since the proposal is close to your property and the proposal may affect you, your property, or your neighborhood, the County is sending you this notice for you to review. Please see the reverse side of this letter to read details of the proposal.

Environmental Review: Whatcom County Planning and Development Services has reviewed the proposed project for probable adverse impacts and expects to issue a Determination of Non-Significance (DNS) for this project. The Optional DNS process described in WAC 197-11-355 is being used. **This may be your only opportunity to comment on the environmental impacts of the proposed project.** The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether and EIS is prepared. A copy of the subsequent threshold determination for the specific proposal may be obtained upon request.

Development regulations that will be used for project mitigation and consistency: Title 23, Title 16, Title 20, Title 17, International Building Code (IBC), Whatcom County Development Standards, Washington State Stormwater Manual.

The project will be reviewed by Whatcom County Planning and Development Services.

Required Permits: Building Permit
Hydraulic Project Approval

Existing Environmental Documents: SEPA Checklist

The file and supporting documents may be reviewed at Whatcom County Planning and Development Services, 5280 Northwest Drive, Bellingham, WA, 98226. The County invites you to comment on this proposal. **Written comments must be received by July 5, 2017.** You may also ask any questions that you have regarding the proposal or review process, or if you have difficulty reading the notice, you may contact the project planner, Andrew Hicks at (360) 778-5908 or ahicks@whatcomcounty.us. You have the right to receive notice of and participate in any hearings, request a copy of the decision once made, and to appeal a decision when allowed by law.

Re-Notice of Application and Optional SEPA DNS

File Number:	SEP2017-00038, SHR2017-00006, SHC2017-00002, SHV2017-00001, CUP2017-00002
Parcel Number:	370420475090
Project Name:	Wildwood Resort
Applicant:	Rick Faber
Date Submitted:	March 27, 2017
Notice of Completeness Date:	April 10, 2017
Re-Notice of Application Date:	June 5, 2017
Comments Due Date:	July 5, 2017
Project Description:	This project includes multiple different proposals: 1) Expand marina to add 28 new boat slips to the 36 existing slips and add 12 jet ski and sail boat dock spaces on existing docks located in shallow water. 2) Add 19 patio covers that were previously approved under expired permit. 3) Change use of shop building to a renovated 2 bedroom cabin. 4) Dredge marina to remove approximately 130 to 150 cubic yards of gravel.
Zone:	Rural
Comp Plan:	Rural
Shoreline Jurisdiction:	Rural and Aquatic
Site Address:	990Lake Whatcom Blvd.

If you wish to receive notice of any hearings must notify the Hearings Examiner's office **in writing at** 1000 Forest St., Bellingham, WA 98225, or (360) 778-5040 or in person within 30 days of the notice of application.

Sincerely,

Andrew Hicks

Comment Form

Project Name: Wildwood Resort
 Case File Number: SEP2017-00038, SHR2017-00006, SHC2017-00002, SHV2017-00001, CUP2017-00002

Name and Address: _____

Comments (attach additional sheets if necessary): _____

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J.E. "Sam" Ryan
Director

Notice of Application &
Optional SEPA Determination of Nonsignificance (DNS)
Legal Notice

To be published one time only on: **6/5/2017**

CHARGE TO: Whatcom County Planning & Development Services
5280 Northwest Drive
Bellingham, WA 98226
Acct #451232

**WHATCOM COUNTY NOTICE OF APPLICATION
FOR A SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT, SHORELINE
CONDITIONAL USE PERMIT, SHORELINE VARIANCE, ZONING
CONDITIONAL US PERMIT AND INTENT TO ISSUE A SEPA DETERMINATION
OF NON-SIGNIFICANCE**

Notice is hereby given that Rick Faber has submitted an application for a Shoreline Substantial Development, Shoreline Conditional Use Permit, Shoreline Variance, and Zoning Conditional Use Permit (SHR2017-00006, SHC2017-00002, SHV2017-00001, CUP2017-00002, & SEP2017-00038) on March 27, 2017. The applicant is proposing to make improvements to Wildwood Resort that include: 1) expanding the marina to add 28 new boat slips and 12 jet ski and sail boat dock spaces, 2) add 19 patio covers to existing residences, 3) change the use of the existing shop building to a renovated 2 bedroom cabin, and 4) dredge the marina to remove up to approximately 150 cu. yds. of gravel. A determination that all submitted requirements were met was issued on April 10, 2017. The project site is located at 990 Lake Whatcom Blvd., Within Section 20, Township 37N, Range 04 East W.M.; Assessor's Parcel No: 370420475090. The project will be reviewed under the Official Whatcom County Zoning Ordinance and Shoreline Management Program. Mitigation may be required pursuant to these ordinances. Whatcom County Planning and Development Services has reviewed the proposal for probable adverse impacts and expects to issue a Determination of Non-Significance (DNS) for the project pursuant to the Optional DNS process per WAC 197-11-355. The file and supporting documents may be viewed at the Whatcom County Planning and Development Services office at 5280 Northwest Drive, Bellingham, WA. Any person may submit written comments to Andrew Hicks, Technical Administrator, Whatcom County Planning and Development Services, 5280 Northwest Drive, Bellingham, WA 98226 within 30-days of the publication of this notice. Any person has the right to receive notice of and participate in any hearings, request a copy of the decision once made, and to appeal a decision when allowed by law. Any person wishing to receive personal notice of any hearings must notify the Hearings Examiner's office, 1000 N. Forest St., Bellingham, WA 98225, within 30 days of the notice of application.

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J.E. "Sam" Ryan
Director

SEP 2017 - 00038

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:
LAKE WHATCOM WILDWOOD RESORT

- 2 Name of applicant: Rick Faber/ Lake Whatcom Resort Partnership
Applicant phone number: 360.354.3500
Applicant address: 131 E. GROVER ST.
City, State, Zip or Postal Code: LYNDEN, WA 98264
Applicant Email address: RICK@FABERCONSTRUCTION.COM

- 3 Contact name: RICK FABER
Contact phone number: 360.354.3500
Contact address: 131 E. GROVER ST.
City, State, Zip or Postal Code: LYNDEN, WA 98264
Contact Email address: RICK@FABERCONSTRUCTION.COM

- 4 Date checklist prepared: FEB 8, 2017

- 5 Agency requesting checklist: WHATCOM CO. PLANNING DEPT

- 6 Proposed timing or schedule (including phasing, if applicable):
MARCH 2017 - PERMIT SUBMITTAL/APPROVAL
JULY 2017 - START CONSTRUCTION

- 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:
NOT KNOWN AT TIME OF APPLICATION

- 8 List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal:
None other than cooperation with Fisheries related to the creek and marina expansion. The park model decks and the renovation of the shop building were permitted under the expired CUP which has expired before the lots were sold and no further extension was permitted.

- 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.
NOT KNOWN AT TIME OF APPLICATION

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

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.)

Projects

1, Marina expansion see the submitted documents to the location and amount of slips. this will include fire protection for the marina. The Marina is used only from May to Mid September for ski boat docking.

2, Creek has dumped a large gravel bar into the lake/swim area which we propose to remove.

3, Existing shop building near the entrance is being proposed for a cabin use. Lot 7 park model site will be connected to lot 8 as one lot and services from lot 7 will be moved to the shop building.

4, Approximately 16 to 20 parkmodel sites have not yet been sold and the previous CUP has expired and these are inside the shoreline setback area. No renewal is legally possible so we are applying for a new CUP to be able to complete the project.

- 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.

Location 990 Lake Whatcom BLVD. Sedrowooley.

All plans for this proposal have been submitted with this application.

The Contractor for Wildwood has been and continues to be Faber Construction. Contact Person Rick Faber.

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)?
two to one.

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.

CLAY, SAND, GRAVEL

d. Are there surface indications or history of unstable soils in the immediate vicinity? Yes No

If so, describe.

NOT KNOWN AT TIME OF APPLICATION

e. Describe the purpose, type, total area, approximate quantities and total affected area of any filling excavation or grading proposed.

Shed rebuild will require approximately 60 yards of disturbed material for the foundation.
The swim area gravel bar will require approximately 150+ yards of gravel to be taken off site.

Indicate source of fill.

Very small amount of rock from Lynden gravel pit.

Indicate where excavation material is going.

Used on a permitted construction site that Faber has going at the time. In Lynden or Bellingham.

- f. Could erosion occur as a result of clearing, construction, or use?

Yes No

If so, generally describe.

NOT KNOWN AT TIME OF APPLICATION

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

None proposed. The existing building will be rebuilt in the existing location and foot print. The park model pads have all been installed under the expired permit.

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

INSTALL Drain rock dry well for new proposed downspouts.

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)?

LIGHT TRUCK TRAFFIC, WOOD DUST

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

NOT KNOWN AT TIME OF APPLICATION

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

If so, generally describe.

NOT KNOWN AT TIME OF APPLICATION

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

CONVENTIONAL AND EQUIPMENT OPERATOR AWARENESS
SWEEPING AND CLEANING UP WORK AREA.

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.

THE SUBJECT SITE IS LOCATED UPLAND OF LAKE WHATCOM, APPROX. 540'-0" FROM LAKE SHORELINE. A SEASONAL CREEK RUNS PARALLEL APPROX. 20FT. TO SOUTH OF THE BUILDING.

- (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.

PLANS HAVE BEEN SUBMITTED

- (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. 150 YARDS OF GRAVEL

Indicate the source of fill material.

GRAVEL TO BE REMOVED FROM THE GRAVEL BAR LOCATED IN THE SWIM AREA OF THE RESORT.

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

WORK TO BE DONE WHEN LAKE IS LOW AND CREEK IS DRY IN SEPT.

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

150 YARDS TO BE REMOVED FROM THE SITE.

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.

CARPENTERS MAY USE WATER TO WASH TOOLS OR DRINK WATER FROM THE WILDWOOD WATER SOURCE.

ITS CONCEIVABLE THAT A GARDEN HOSE WOULD RUN FOR A SHORT TIME AND WATER COULD SOAK INTO THE GROUND BUT IT WOULD BE THE SAME WATER THAT WAS TAKEN FROM THE GROUND/WELL.

- (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.

NONE THAT WE KNOW OF.

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).

ALL ROADS AND PARKING AREAS WERE COMPLETED UNDER THE EXPIRED CUP. WE DO PROPOSE TO INSTALL DOWNSPOUT DRYWELL FOR SHOP/CABIN RENO.

Where will this water flow? INTO THE DRYWELL

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:

INSTALL GUTTERS ONTO THE BUILDING WHERE THEY CURRENTLY DONT EXIST.

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

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

UNDETERMINED BUT WE WILL INSTALL BASIC LANDSCAPING CONSISTENT WITH PREVIOUS DEVELOPMENT.

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

NOT SURE.

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 OBSERVED

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

If so, explain.

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

- e. List any invasive species known to be on or near site.
NOT SURE THERE ARE ANY

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.

NO ADDED SERVICE NEEDED FROM WHAT IS EXISTING.

- 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:

USE OF LED LIGHTING.

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 EXIST.

- (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 THAT WE ARE AWARE OF.

- (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 THAT WE ARE AWARE OF.

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

NO ADDITIONAL SERVICES SINCE WE ARE NOT EXPANDING THE DENSITY.

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

NO EXPANSION OR CHANGES NECESSARY

b. Noise

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

NONE

- (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.

SOME CARPENTERS NOISE FOR A SIX MONTH TIME AND PILE DRIVER FOR A WEEK.

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

WORK WITHIN STANDARD DAYTIME WORK PERIOD.

8 Land and Shoreline Use

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

RESORT VACATION USE MAINLY IN SUMMER FROM MAY TO MID SEPTEMBER. NEIGHBOR
PROPERTIES ARE SUMMER HOMES SOME ARE FULL TIME HOMES NEARBY.

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?

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?

NONE

- (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:

- c. Describe any structures on the site.

CABINS, CLUBHOUSE, PARKMODLE SEASONAL HOMES,

- d. Will any structures be demolished? Yes No
If so, what?
YES AND REBUILT AS PART OF THIS PERMIT.
A SHOP WHICH WILL BE REBILT IN THE SAME PLACE AND SIZE WITH A SMALL ADDITION.
- e. What is the current zoning classification of the site?
RESIDENTIAL
- f. What is the current comprehensive plan designation of the site?
ITS ORIGINAL AND CURRENT USE IS RESORT
- g. If applicable, what is the current shoreline master program designation of the site?
IM NOT SURE BUT MUCH OF THE SHORELINE IS OCCUPIED BY A MARINA, SWIM AREA AND SHORELINE ENHANCEMENT PLANTING.
- h. Has any part of the site been classified as a critical area by the city or county? Yes No
If so, specify.
- i. Approximately how many people would reside or work in the completed project?
NONE, THIS IS NOT A RESIDENCE NOR WILL THIS CREATE WORK PLACE OPPORTUNITIES.
- j. Approximately how many people would the completed project displace?
NONE
- k. Proposed measures to avoid or reduce displacement impacts, if any:
NONE
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
THE WORK HERE WILL FALL INTO THE SAME USE THAT EXISTS IN THE RESORT PROPERTY. SEASONAL RECREATIONAL USE.
- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any?
NO NEGATIVE IMPACTS.

9 Housing

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

High Number of Units ONE
 Middle
 Low-income

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

High Number of Units ONE
 Middle
 Low-income

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

COMMON SENSE APPLIED TO ENVIRONMENT AND NEIGHBOR IMPACTS.

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?

NO GREATER THAN 30 FEET

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

NONE THE BUILDING WE PROPOSE WILL REPLACE THE ONE THAT EXISTS.

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

COLOR TO MATCH EXISTING BUILDINGS IN THE RESORT.

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?

NONE

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

NONE OTHER THAN GLARE OFF THE LAKE.

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

NONE NECESSARY

12 Recreation

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

GOLFING, BIKING AND HIKING.

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

NONE

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

None the existing units available are permitted and approved sites and we are not proposing expansion/density.

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.

NOT SURE WHAT STUDIES WERE MADE FOR THE PROJECT UNDER THE ORIGINAL DEVELOPMENT PERMIT.

- 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.

NOT CERTAIN WHAT STUDIES WERE MADE WHEN THE SITE WAS DEVELOPED.

- 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 ARE PLANNED.

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.

SEE SUBMITTED FOR THIS PROJECT.

- 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?

4 MILES

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

NOT SURE HOW MANY BUT THERE ARE AROUND 120 AND WE ARE NOT REDUCING ANY PARKING.

- 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?

NO ADDED VEHICLE USE. THE SITE HAS A TOTAL OF 90 SUMMER CABINS OR PARKMODLES NO ADDED DENSITY IS PROPOSED.

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.

NONE REQUIRED

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.

NONE NEEDED FROM WHAT EXIST ON THE SITE.

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: 3.24.17

FOR OFFICE USE ONLY

Reviewed by Whatcom County Planning & Development Services Staff

Staff Signature

Date

C Supplemental Sheet for Non-project Actions

(It is not necessary to 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?

NONE

Proposed measures to avoid or reduce such increases are:

BEING AWARE OF ENVIRONMENT AND USING BEST PRACTISES.

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

GRAVEL BAR REMOVAL WILL BE REVIEWED BY FISHERIES.

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

MAKE SURE NO WORK HAPPENS WHEN CREEK IS FLOWING AND REMOVAL OF GRAVEL WHEN LAKE IS LOW.

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

NONE

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

LED LIGHTING.

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?

MINIMIZE EXCAVATION AREAS AND MOVE AND REPLANT THE EXISTING PLANTS.

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

BE AWARE OF LAKE IMPACTS, WE HAVE BEEN WORKING AT THIS SITE FOR 6 YEARS SO OUR CREWS ARE VERY SENSITIVE TO ENVIRONMENTAL IMPACTS.

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?

THIS IS AN EXISTING RESORT AND IT WOULD BE VERY COMPATABLE WITH CURRENT LAND AND SHORELINE USE.

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

NOT INCREASE THE DENSITY OF THE RESORT. WE WOULD LIKE TO GIVE MORE OF THE RESIDENTS ACCESS AND USE OF THE MARINA WHICH CURRENTLY IS TOO SMALL.

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:

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

NONE