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

SEPA Distribution List
SEP2016-00004
Date of Issuance: February 5, 2016

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) 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
Gretchen Kaehler, gretchen.kaehler@dahp.wa.gov

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

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

Whatcom County Fire District #7

Lummi Nation Natural Resources
Merle Jefferson, Sr. via email - merlej@lummi-nsn.gov

Nooksack Indian Tribe
George Swanaset, JR via email - george.swanasetjr@nooksack-nsn.gov
Trevor Delgado via email - tdelgado@nooksack-nsn.gov

Northwest Clean Air Agengy
Dan Mahar via email – dan@nwcleanair.org

Cascade Natural Gas
Greg Nelson via email – greg.nelson@cngc.com

BP Pipelines North America
Holly Williamson via email – holly.williamson@bp.com

Terry J. Wechsler via email wechslerlaw@comcast.net

Applicant
AltaGas Facilities for Petrogas West, LLC – Contact: Andrew Dickson

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

SEPA Determination of Nonsignificance (DNS)

File: SEP2016-00004

Project Description:
The proposed project includes various improvements to existing equipment at the Petrogas Ferndale Terminal facility. Specifically, the project consists of the replacement of two aging compressors used to refrigerate products stored at the terminal that are at the end of their economic life. The proposal also includes replacement of an existing evaporative condenser, replacement of a 350 kW diesel power generator with a new 750 kW generator, upgrades to existing electrical service equipment, additions/improvements to existing pipe racks, and the installation of a new Cascade Natural Gas metering station. The project will include excavation and fill for the construction of concrete foundations, electrical duct banks and pipe racks. Total excavation and fill will be approximately 1,725 cubic yards.

Proponent: AltaGas Facilities for Petrogas West, LLC – Contact: Andrew Dickson

Address and Parcel #: 4100 Unick Road, Ferndale APN#: 390129428046

Lead Agency: Whatcom County Planning & Development Services

Zoning: Heavy Impact Industrial **Comp Plan:** Major Port Industrial Urban Growth Area
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.

X 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 4:00 p.m. on February 19, 2016 and should be sent to: Nick Smith, nsmith@whatcomcounty.us

Responsible Official: Mark Personius, mpersoni@whatcomcounty.us

Title: Assistant Director

Telephone: 360-778-5900

Address: 5280 Northwest Drive
Bellingham, WA 98226

Date of Issuance: February 5, 2016 **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 .

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

J.E. "Sam" Ryan
Director

SEPA Determination of Nonsignificance (DNS)
Legal Notice

To be published one time only on: **February 5, 2016**

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

WHATCOM COUNTY GIVES PUBLIC NOTICE THAT THE FOLLOWING SEPA THRESHOLD DETERMINATION OF NON-SIGNIFICANCE (DNS) HAS BEEN ISSUED TODAY SUBJECT TO THE 14 DAY COMMENT PERIOD CONCLUDING ON, February 19, 2016.

File: SEP2016-00004

Project Description:
The proposed project includes various improvements to existing equipment at the Petrogas Ferndale Terminal facility. Specifically, the project consists of the replacement of two aging compressors used to refrigerate products stored at the terminal that are at the end of their economic life. The proposal also includes replacement of an existing evaporative condenser, replacement of a 350 kW diesel power generator with a new 750 kW generator, upgrades to existing electrical service equipment, additions/improvements to existing pipe racks, and the installation of a new Cascade Natural Gas metering station. The project will include excavation and fill for the construction of concrete foundations, electrical duct banks and pipe racks. Total excavation and fill will be approximately 1,725 cubic yards.

Proponent: AltaGas Facilities for Petrogas West, LLC – Contact: Andrew Dickson

Address and Parcel #: 4100 Unick Road, Ferndale APN#: 390129428046

Lead Agency: Whatcom County Planning & Development Services

Zoning: Heavy Impact Industrial **Comp Plan:** Major Port Industrial Urban Growth Area

Shoreline Jurisdiction: N/A

ANY PERSON OR AGENCY MAY APPEAL THE COUNTY'S COMPLIANCE WITH WAC 197-11 BY FILING AN APPEAL WITH THE WHATCOM COUNTY CURRENT PLANNING DIVISION LOCATED AT 5280 NORTHWEST DRIVE, BELLINGHAM, WA 98226. APPEALS MUST BE MADE WITHIN 10 DAYS AFTER THE END OF THE COMMENT PERIOD.

Whatcom County Bldg Permit: COM2016-00010

TO BE COMPLETED BY APPLICANT
Page 1

EVALUATION FOR AGENCY USE ONLY

Two SEPA checklists for case #: SEP2016-4 COM See below note.

WHATCOM COUNTY PLANNING & DEVELOPMENT SERVICES
JAN 28 2016 NAS
RECEIVED

SEPA Environmental Checklist

A. BACKGROUND

1. Name of proposed project, if applicable: Petrogas Storage Terminal Ferndale Energy Efficiency & Compressor Replacement Project ✓

2. Name of applicant: AltaGas Facilities (U.S.) Inc. for Petrogas West LLC
   Applicant phone number: (360) 384-1701 ✓
   Applicant address: 4100 Unick Road, Ferndale, WA 98248

   Reviewed by NAS 2-1-16

3. Contact name: Andrew Dickson
   Contact phone number: Office: (403) 269-5732 ✓
   Contact address: 4100 Unick Road, Ferndale, WA 98248

   SEPA checklist for Whatcom County building permit: COM2016-00004 is included also as one project for the purposes of SEPA review. NAS

4. Date checklist prepared: January 28, 2016 ✓

5. Agency requesting checklist: Whatcom County Planning and Development Services ✓

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

   Project work is expected to commence Winter 2016. ✓

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

   A separate application was submitted for repair/replacement work necessary to be in place prior to commencing this project. See other attached checklist. ✓

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

   Wetland and Stream Delineation, AltaGas Facility Critical Areas Evaluation, Whatcom County, Washington. GeoEngineers, January 12, 2016. ✓

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

   There are no pending or anticipated approvals associated with the project site other than those cited in question 10 below. ✓

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

    Whatcom County ✓
    - Land Disturbance Permit
    - Commercial Building Permits

NAS ✓

Northwest Clean Air Agency

- Notice of Construction

11. Give a 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.)

The Ferndale Terminal Energy Efficiency Project (Compressor Replacement Project) consists of improvements to existing equipment and operations facilities within the Petrogas Ferndale Terminal (terminal), located at 4100 Unick Road, Ferndale, WA.

The project consists of the replacement of two aging compressors used to refrigerate products stored at the terminal that are at the end of their economic life. The equipment being replaced consists of two 1,100 horsepower reciprocating compressors driven by natural gas engines that were originally installed in 1994. The project will not increase the total number or frequency of rail cars to and from the terminal. Emission control equipment and features to enhance the energy efficiency of the new compressors, including inter-stage heat exchangers, have been implemented to reduce the power needed and reduce emissions generated by the compression equipment. The following key items comprise this project:

- Two new 1,835 horsepower gas driven compressors to replace two existing 1,100 horsepower units.
- A new evaporative condenser to supplement one existing unit will be installed.
- A modular chiller skid unit consisting of vessels, heat exchangers and process piping.
- A system consisting of a tank and evaporator to treat evaporate blowdown water from the evaporative condenser unit.

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 project site is situated within the existing Petrogas Ferndale Storage Terminal at 4100 Unick Road, Ferndale, WA 98248. It is located in the SE ¼ of the SE ¼ of Section 29, Township 39, Range 1 East, W.M.; Whatcom County Assessor parcel number 390129-428046.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (check one):

- [x] Flat
- [ ] Rolling

NA

- [x] Hilly
- [ ] Steep Slopes
- [ ] Mountainous
- [ ] Other

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

The steepest slopes within the project area are limited to the side slopes of existing constructed drainage ditches. The slopes are approximately 1 to 2 feet wide and generally do not exceed 100-percent. These slopes are currently vegetated or lined with gravel. Overall, the project area is relatively flat with a slight slope to the south.

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 agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

The USDA NRCS *Soil Survey of Whatcom County Area, Washington* indicates that soils within the project site are classified as Urban Land (unit No. 171). The surrounding area is predominantly Whitehorn silt loam (unit No. 184) and Birch Bay silt loam (unit No. 13) to the northeast. No prime farmland exists on site.

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

There are no surface indications or history of unstable soils within the project areas. Marine feeder bluffs are located over 200-feet west of the project site.

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

The project will include excavation and fill for construction of concrete foundations.
Work will include approximately 734 CY of excavation, approximately 205 CY of controlled density fill, and approximately 311 CY of clean backfill. Total excavation and fill will be approximately 1,250 CY. The project will result in no additional land disturbance.

All excavation and fill work will consist of excavation for equipment foundations within the existing paved operations area. Total excavation by hand will be approximately 18 CY. Total excavation by machine will be approximately 716 CY.

Excavated materials that require removal from the facility (approximately 734 CY) will be exported to an approved disposal facility. Imported fill material will be a clean standard structural fill mix that will be obtained from a county approved local supplier.

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

Some sedimentation could occur during construction excavation and fill/backfill activities. This potential will be addressed through application of best management practices (BMPs).

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

NAS

All work to support the project will occur within existing impervious areas of the terminal. Total impervious surface area on the property is approximately 46%.

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

Total area of disturbed ground will be below the threshold for NPDES construction stormwater general permit coverage (disturbed are will be less than 1 acre). To the extent practicable, grading and excavation will be conducted using means that minimize potential erosion and sedimentation (e.g., hydrovac, hand auger). BMPs such as silt fences, straw wattles, hydroseeding, and/or other applicable measures will also be implemented to prevent and control sedimentation and erosion.

2. Air

a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial, wood smoke) during construction, operation and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

There is potential for particulate emissions (i.e. dust) to be temporarily generated during removal of the existing engines, installation of the new engines, and grading activities. Contractors will implement BMPs to minimize dust emissions, as applicable. Such measures may include watering access roadways during dry weather, reducing vehicle speeds, and/or cleaning vehicle undercarriages before exiting the construction area to prevent track-out of mud or dirt onto paved public roadways.

As a result of installing the new compressors with catalytic converters, annual emissions of particulate matter, sulfur dioxide, volatile organics and carbon monoxide will be decreased from their current levels. The new compressors' Potential to Emit (PTE) emissions will be approximately 17.7 tons of nitrogen oxides, 6.4 tons of volatile organic compounds, 1.1 tons of carbon monoxide, and an increase of 7,920 tons of greenhouse gases. Best Available Control Technologies proposed are Ultra Lean Burn engine controls for nitrogen oxides and catalytic oxidation for volatile organic compounds.

See NWCAA Notice of construction and other NWCAA permits and approvals may be required.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

The proposed project is located in an existing industrial area and will not be affected by off-site sources of emissions or odors.

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

The new stationary compressors are efficient, lean burn, natural gas-fired engines. The engines are equipped with oxidation catalyst that reduces carbon monoxide emissions by at least 95%, and volatile organics, including air toxics, by 80 %. BMPs will be implemented as applicable to avoid or minimize potential temporary impacts associated with construction dust including reduced vehicle speeds and watering during dry weather.

3. Water

a. Surface Water:

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)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

NAS

Two Category IV wetlands were delineated within 300-feet of the project site by GeoEngineers in December 2015. Wetland A, located south of the developed operations area in a regularly maintained lawn area, is approximately 1.5 acres and characterized as a palustrine, forested, emergent, saturated wetland. Wetland B, located near the northwest section of the operations area, is approximately 5,000 square feet and characterized as a palustrine, emergent, saturated wetland. A majority of the buffers for each wetland is disturbed and consists of roads, mowed vegetation and structures. Both wetlands drain to constructed ditches that drain off site to a ditch/stream in an undeveloped portion of Unick Road that eventually discharges to the Puget Sound.

Since the ditches on the project site (water conveyance features) are manmade, are not located within historical stream locations, and the water does not discharge directly into the Puget Sound, it is not anticipated that the ditches/water conveyance features are habitat conservation areas.

Refer to the January 2016 GeoEngineers report submitted with this application for additional information.

2) Will the project require any work over, in, or adjacent to (within 200 feet) of the described waters? If yes, please describe and attach available plans.

Work will occur within 200 feet of wetlands A and B, described above, and existing constructed ditches. No work is expected to occur within the constructed ditches. However, it is anticipated that installation of an elevated natural gas pipeline sleeperway will occur within delineated wetland areas.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

No fill or dredge activities in surface water or wetlands is planned.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

The proposal does not include surface water withdrawals or diversions.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

The proposal does not lie within a 100-year floodplain.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

The proposal does not include discharge of waste materials to surface waters.

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

The proposal does not include withdrawal of groundwater nor does it propose discharge of water to groundwater.

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.

Not applicable. The project does not include discharge of waste materials 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? Will this water flow into other waters? If so, describe.

Stormwater runoff from the project areas will continue to follow existing site drainage pathways. Surface water that does not infiltrate on site or flow to the spill containment basin will continue to flow to existing on-site ditches which flow to a County ditch on the north side of Unick Road. The County ditch ultimately flows west and discharges to the Strait of Georgia.

2) Could waste materials enter ground or surface waters? If so, generally describe.

It is not anticipated that waste materials would enter ground or surface waters as a result of the work. However, spill kits with absorbent materials are available on site to address small spills if they occur.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No. the proposal will not alter or affect drainage patterns in the vicinity of the site.

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

No new on-site stormwater management measures are proposed. However, BMPs will be implemented to minimize potential construction-related impacts and ensure compliance with applicable stormwater permit requirements. Surface water runoff from the site will continue to be monitored for compliance with the facility's NPDES Industrial Stormwater General Permit requirements and parameters.

4. **Plants**

a. Check or circle types of vegetation found on the site:

- [x] Deciduous tree: red alder, maple, aspen, other
- [ ] Evergreen tree: fir, cedar, pine, other
- [ ] Shrubs
- [x] 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:

NAS

b. What kind and amount of vegetation will be removed or altered?

No vegetation will be removed or altered as a result of this project.

c. List threatened or endangered species known to be on or near the site.

No threatened or endangered plant species are known to be located within or near the project area.

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

No landscaping is proposed. Where feasible, hydroseeding will be implemented for soil stabilization. In order to protect the delineated wetland areas around the site, BMPs will be employed to minimize sedimentation and erosion.

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

There are no known noxious weeds or invasive plant species within the project 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. Examples include:

Birds:
- ☒ Hawk,
- ☒ Eagle,
- ☒ Other: Shorebirds
- ☒ 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.

No threatened or endangered species are known to be present in the vicinity of the project area.

c. Is the site part of a migration route? If so, explain.

All lands in the Whatcom County lowlands are within the Pacific Migratory Flyway, which is a flight corridor for waterfowl and other avian fauna migration. The Pacific Flyway extends from Alaska to Mexico and South America.

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

No project activities are proposed within 660 feet of a bald eagle nest or within a breeding area buffer (GeoEngineers, 2016). Therefore, no wildlife or wildlife habitat impacts are anticipated as a result of this

NA8

project. BMPs will be used to mitigate potential stormwater runoff during construction to protect the wetlands to the south and downgradient of the project area.

e. List any invasive animal species known to be on or near the site.

No invasive animal species are known to be on or near the project site.

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 completed project will use natural gas, diesel and electricity. No new energy sources will be required upon project completion.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No.

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:

The purpose of this project is to improve energy efficiency. Following the completion of the project, the site will require less energy to achieve more output. Aging natural gas engine powered compressors are being replaced with new natural gas engine powered compressors that are at least fifty percent more fuel efficient per ton of product received.

A system to enhance recovery of propane from the accumulator vent stream will be installed to separate the methane/ethane rich stream vent gas to be used as fuel by the new compressor engines. A system to allow accumulator vent gas to be used as pad gas to reduce the need for additional compression power to unloading rail cars will be provided as well. All of these additions and modifications will assist in the improvement of energy efficiency facility wide.

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? If so, describe.

Environmental health hazards that could affect project activities include the potential to encounter contaminated soils during excavation. The removal, handling and disposal of contaminated materials will be managed by site HSE personnel, site management and other professionals and contractors who have received proper hazardous waste training.

1) Describe any known or possible contamination at the site from present or past uses.

No known or suspected soil contamination has been identified, although soil contamination attributed to historical releases of petrochemicals could be encountered. Project budget estimates have included contingency for excavated contaminated material to be exported to an approved disposal facility for contaminated material.

NAS

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.

Implementation of thorough subsurface clearance activities will mitigate possible hazards associated with underground pipelines and utility lines.

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

The proposed project activities will not introduce new or additional storage, use or production of toxic or hazardous chemicals.

4) Describe special emergency services that might be required?

It is not anticipated that the project would create new hazards or a new need for special emergency services. Existing emergency services will continue to serve the site.

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

None. No environmental health hazards are expected to be generated by the proposed construction activities.

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 long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Typical construction noise will occur on a temporary basis during development activities, but the completed project work is not expected to result in increased noise levels. Land use in the immediate vicinity of the property is industrial or agricultural and not expected to be impacted by minimal construction noise.

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

Project construction noise is expected to occur during daylight hours and will be temporary. The facility will continue to comply with applicable noise regulations.

8. **Land and Shoreline Use**

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

NA

Adjacent properties include Alcoa Intalco Works, the Phillips 66 Refinery and other undeveloped heavy impact industrial (HII) properties. Project work is located within the existing Terminal facility and is situated over 1 mile from non-industrial properties. Therefore, it is not anticipated that the project would affect current land uses on adjacent properties.

b. Has the site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? 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?

Not applicable.

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, tiling, and harvesting? If so, how:

The project consists of industrial facility activities that would not be adversely affected by agricultural or forestry operations.

c. Describe any structures on the site.

Structures on the subject property include office and operations buildings, storage tanks, and associated infrastructure. Structures in the immediate vicinity of proposed grading areas include an existing compressor building and two natural gas-powered engine-driven compressors that are being replaced by two new compressors powered by two new natural gas engines, a new vent gas accumulator, and associated evaporative condenser.

d. Will any structures be demolished? If so, what?

An existing sump and existing concrete foundations will be removed and replaced with modified foundations, but no structures will be demolished.

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

Heavy Impact Industrial (HII)

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

Major Industrial Area / Port Industrial Urban Growth Area (UGA)

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

Not applicable. Project located outside of SMP.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

The area in which the site is located has been identified as a habitat conservation area for bald eagles. A recent wetlands delineation assessment has identified class IV wetlands in the project area. Bald eagle nests were not identified within 660 feet of the project area.

NAS

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

No residential occupation currently exists or will result from the completed project. The project will not result in a change to the workforce on site or in the vicinity.

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

The completed project will not displace existing personnel.

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

Not applicable.

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

The Cherry Point Major Port/Industrial Urban Growth Area (UGA) has been long recognized as being both locally and regionally important for siting major industrial development. As demonstrated in the 1970 Whatcom County Comprehensive Plan, 1979 Cherry Point-Ferndale Subarea Plan and the current County-wide Comprehensive Plan, the Cherry Point area has been designated and planned for large-scale industrial use and development by Whatcom County for over 40 years.

In keeping with existing and projected land use plans, maintenance and enhancement of existing industrial operations will be consistent with the Heavy Impact Industrial (HII) zoning and Industrial UGA Comprehensive Plan designation of the subject area.

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

Not applicable. Whatcom County has not designated any agricultural or forest lands of long-term commercial significance within the greater Cherry Point area.

9. **Housing**

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

None.

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

Not applicable.

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

Not applicable.

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?

NAS

No new buildings are proposed. Replacement Foundations proposed.

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

None.

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

Not applicable.

11. **Light and Glare**

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

No additional permanent lighting is proposed as a part of this project; temporary light may be used to illuminate working areas in the morning and evenings, before and after sunrise. The facility is located in a heavy industrial zoned land. Project related light or glare will not affect surrounding facilities.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

The completed project will not result in increased or altered light or glare from the existing facility.

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:

Not applicable.

12. **Recreation**

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

Informal bird hunting occurs on undeveloped lands located east of the terminal, north of Unick Road. The project work is located within the existing perimeter of the Terminal and will not impact access to these hunting areas.

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:

Not applicable.

NAS

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? If so, specifically describe.

None are known to be on or near the project site.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

None are known to be on or near the project site.

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.

The Washington Department of Archaeology & Historic Preservation's on-line Washington Information System for Architectural and Archaeological Records Data (WISAARD) was accessed in December 2015. No record of historic register properties was identified within Township 39 North, Range 1 East, Section 29.

standard archaeological conditions will be applied to development/building permits. NAS

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.

Project work will occur in areas that are currently developed and/or consist of previously disturbed soils. Therefore, it is not anticipated that the proposed activities would impact historic and/or cultural resources.

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 plans, if any.

The subject property is accessed via Unick Road. No changes are proposed to existing site access or existing roads.

b. Is site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

The closest transit stop is approximately 4 miles to the east, in the City of Ferndale.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

Not applicable. The completed project will not change current parking demand or facilities.

NAS

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

Not applicable.

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

The subject property is adjacent to an existing BNSF rail line and has access to an existing marine shipping pier. However, project construction work will not occur in the immediate vicinity, or require use, of rail or shipping facilities. Current use of rail and shipping facilities will not change as a result of this project.

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 nonpassenger vehicles). What data or transportation models were used to make these estimates?

The completed project is not expected to generate an increase in vehicular traffic. The permanent work force at the site will not be significantly increased, and the majority of product deliveries to the facility are expected to continue to be via rail or pipeline from area refineries.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

The completed project will not affect nor be affected by the movement of agricultural or forest products on roads in the area.

h. 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)? If so, generally describe.

Proposed construction will not require additional public services.

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

Not applicable.

16. **Utilities**

a. Check utilities currently available at the site:

- ☒ Electricity,
- ☒ Water,
- ☒ Telephone,
- ☒ Septic system,
- ☒ Natural gas,
- ☒ Refuse service,
- ☐ Sanitary sewer,
- ☒ Other: Internet.

NAS

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 new utility services are required for the completed project.

C. 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: Andrew D
AltaGas Facilities (U.S.) Inc. for Petrogas West LLC

Name of signee: ANDREW DICKSON

Position and Agency/Organization: PROJECT MANAGER – ALTAGAS

Date Submitted: JAN 28, 2016

NAS

Whatcom County Bldg Permit: COM2016-00004

TO BE COMPLETED BY APPLICANT
Page 1

EVALUATION FOR AGENCY USE ONLY

Two SEPA checklist for case #: SEP2016-4 see below note.

WHATCOM COUNTY PLANNING & DEVELOPMENT SERVICES JAN 28 2016 NAS RECEIVED

SEPA Environmental Checklist

A. BACKGROUND

1. Name of proposed project, if applicable: Petrogas Storage Terminal Ferndale Compressor Replacement Project – Equipment Repair / Replacement

2. Name of applicant: AltaGas Facilities (U.S.) Inc. for Petrogas West LLC
   Applicant phone number: (360) 384-1701
   Applicant address: 4100 Unick Road, Ferndale, WA 98248

Reviewed by NAS 2-1-15.

3. Contact name: Andrew Dickson
   Contact phone number: Office: (403) 269-5732
   Contact address: 4100 Unick Road, Ferndale, WA 98248

SEPA checklist for whatcom county building permit: COM2016-00010 is included as one project for purposes of SEPA review. NAS

4. Date checklist prepared: January 28, 2016

5. Agency requesting checklist: Whatcom County Planning and Development Services

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

   Project work is expected to commence Winter 2016.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

   An application for new equipment related to this project will be submitted separately.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

   See whatcom county Permit #: COM2016-00010. Both SEPA checklists included as one project. NAS

   Wetland and Stream Delineation, AltaGas Facility Critical Areas Evaluation, Whatcom County, Washington. GeoEngineers, January 12, 2016.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

   There are no pending or anticipated approvals associated with the project site other than those cited in question 10 below.

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

    Whatcom County

    - Land Disturbance Permit
    - Commercial Building Permits

NAS

11. Give a 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.)

The Ferndale Terminal Energy Efficiency Project (Compressor Replacement Project – Equipment Repair / Replacement) consists of improvements to existing equipment and operations facilities within the Petrogas Ferndale Terminal (terminal), located at 4100 Unick Road, Ferndale, WA.

The project is necessitated by the pending replacement of two aging compressors used to refrigerate products stored at the terminal that are at the end of their economic life. To prepare for the installation of the new compressors, infrastructure necessary to provide services to the compressors will require repair or replacement in advance of the equipment arriving at site:

- An existing evaporative condenser, originally constructed in the early 1970s and at the end of its life, will be replaced with a similar unit.
- A 75 horsepower electrically driven refrigeration compressor will be added within the existing compressor building. This equipment will be connected to the emergency power system to provide tank cooling in the event of a loss of power to the facility.
- A 750 kW self-contained standby diesel power generator will replace the existing 350 kW unit which is currently located inside the motor control center. This equipment provides emergency power to the facility in the event of a loss of service.
- Upgrades and replacements to the incoming electrical service equipment to improve reliability and availability, including a primary 15 kV switch, two new service transformers and additional motor starters and drives within the existing motor control center.
- Improvements will also be made to the existing pipe racks and electrical distribution systems within the facility.
- The existing natural gas supply system to the facility will be upgraded with a new metering station provided by Cascade Natural Gas (CNG). Piping will be installed from the CNG metering station to the terminal's internal natural gas distribution system.
- The project will include excavation and fill for construction of concrete foundations, electrical duct bank and pipe racks. Work will include approximately 355 CY of excavation, and approximately 30 CY of controlled density fill, and 90 CY of clean backfill. Total excavation and fill will be approximately 475 CY.

✓

-No increases in rail traffic proposed. NA

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 project site is situated within the existing Petrogas Ferndale Storage Terminal at 4100 Unick Road, Ferndale, WA 98248. It is located in the SE ¼ of the SE ¼ of Section 29, Township 39, Range 1 East, W.M.; Whatcom County Assessor parcel number 390129-428046.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (check one):

- ☒ Flat
- ☐ Rolling
- ☒ Hilly
- ☐ Steep Slopes
- ☐ Mountainous
- ☐ Other

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

The steepest slopes within the project area are limited to the side slopes of existing constructed drainage ditches. The slopes are approximately 1 to 2 feet wide and generally do not exceed 100-percent. These slopes are currently vegetated or lined with gravel. Overall, the project area is relatively flat with a slight slope to the south.

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 agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

The USDA NRCS *Soil Survey of Whatcom County Area, Washington* indicates that soils within the project site are classified as Urban Land (unit No. 171). The surrounding area is predominantly Whitehorn silt loam (unit No. 184) and Birch Bay silt loam (unit No. 13) to the northeast. No prime farmland exists on site.

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

There are no surface indications or history of unstable soils within the project areas. Marine feeder bluffs are located over 200-feet west of the project site.

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

The project will include excavation and fill for construction of concrete foundations, electrical duct bank and pipe racks. Work will include approximately 355 CY of excavation, and approximately 30 CY of controlled density fill, and 90 CY of clean backfill. Total excavation and fill will be approximately 475 CY. The project will result in no additional land disturbance.

Excavated materials that require removal from the facility will be exported to an approved disposal facility. Imported fill material will be a clean standard structural fill mix that will be obtained from a county approved local supplier.

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

Some sedimentation could occur during construction excavation and fill/backfill activities. This potential will be addressed through application of best management practices (BMPs).

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

All work to support the project will occur within existing impervious areas of the terminal. Total impervious surface area on the property is approximately 46%.

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

Total area of disturbed ground will be below the threshold for NPDES construction stormwater general permit coverage (disturbed are will be less than 1 acre). To the extent practicable, grading and excavation will be conducted using means that minimize potential erosion and sedimentation (e.g., hydrovac, hand auger). BMPs such as silt fences, straw wattles, hydroseeding, and/or other applicable measures will also be implemented to prevent and control sedimentation and erosion.

2. Air

a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial, wood smoke) during construction, operation and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

There is potential for particulate emissions (i.e. dust) to be temporarily generated during removal of the existing engines, installation of the new engines, and grading activities. Contractors will implement BMPs to minimize dust emissions, as applicable. Such measures may include watering access roadways during dry weather, reducing vehicle speeds, and/or cleaning vehicle undercarriages before exiting the construction area to prevent track-out of mud or dirt onto paved public roadways.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

The proposed project is located in an existing industrial area and will not be affected by off-site sources of emissions or odors.

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

The work comprising this project will not result in new emissions sources. BMPs will be implemented as applicable to avoid or minimize potential temporary impacts associated with construction dust including reduced vehicle speeds and watering during dry weather.

3. **Water**

a. Surface Water:

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)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Two Category IV wetlands were delineated within 300-feet of the project site by GeoEngineers in December 2015. Wetland A, located south of the developed operations area in a regularly maintained lawn area, is approximately 1.5 acres and characterized as a palustrine, forested, emergent, saturated wetland. Wetland B, located near the northwest section of the operations area, is approximately 5,000 square feet and characterized as a palustrine, emergent, saturated wetland. A majority of the buffers for each wetland is disturbed and consists of roads, mowed vegetation and structures. Both wetlands drain to constructed ditches that drain off site to a ditch/stream in an undeveloped portion of Unick Road that eventually discharges to the Puget Sound.

Since the ditches on the project site (water conveyance features) are manmade, are not located within historical stream locations, and the water does not discharge directly into the Puget Sound, it is not anticipated that the ditches/water conveyance features are habitat conservation areas.

PDS will review if future project propose to impact this area. NAS

Refer to the January 2016 GeoEngineers report submitted with this application for additional information.

2) Will the project require any work over, in, or adjacent to (within 200 feet) of the described waters? If yes, please describe and attach available plans.

Work will occur within 200 feet of wetlands A and B, described above, and existing constructed ditches. No work is expected to occur within the constructed ditches. Majority of work is largely within existing footprint. NAS

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

No fill or dredge activities in surface water or wetlands is planned.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

The proposal does not include surface water withdrawals or diversions.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

The proposal does not lie within a 100-year floodplain.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

The proposal does not include discharge of waste materials to surface waters.

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

The proposal does not include withdrawal of groundwater nor does it propose discharge of water to groundwater.

NAS

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.

Not applicable. The project does not include discharge of waste materials 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? Will this water flow into other waters? If so, describe.

Stormwater runoff from the project areas will continue to follow existing site drainage pathways. Surface water that does not infiltrate on site or flow to the spill containment basin will continue to flow to existing on-site ditches which flow to a County ditch on the north side of Unick Road. The County ditch ultimately flows west and discharges to the Strait of Georgia.

2) Could waste materials enter ground or surface waters? If so, generally describe.

It is not anticipated that waste materials would enter ground or surface waters as a result of the work. However, spill kits with absorbent materials are available on site to address small spills if they occur.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No. the proposal will not alter or affect drainage patterns in the vicinity of the site.

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

No new on-site stormwater management measures are proposed. However, BMPs will be implemented to minimize potential construction-related impacts and ensure compliance with applicable stormwater permit requirements. Surface water runoff from the site will continue to be monitored for compliance with the facility's NPDES Industrial Stormwater General Permit requirements and parameters.

4. **Plants**

a. Check or circle types of vegetation found on the site:

- [x] Deciduous tree: red alder, maple, aspen, other
- [ ] Evergreen tree: fir, cedar, pine, other
- [ ] Shrubs
- [x] 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:

NA

b. What kind and amount of vegetation will be removed or altered?

No vegetation will be removed or altered as a result of this project.

c. List threatened or endangered species known to be on or near the site.

No threatened or endangered plant species are known to be located within or near the project area.

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

No landscaping is proposed. Where feasible, hydroseeding will be implemented for soil stabilization. In order to protect the delineated wetland areas around the site, BMPs will be employed to minimize sedimentation and erosion.

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

There are no known noxious weeds or invasive plant species within the project 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. Examples include:

Birds:
- ☒ Hawk,
- ☒ Eagle,
- ☒ Other: Shorebirds
- ☒ 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.

No threatened or endangered species are known to be present in the vicinity of the project area.

c. Is the site part of a migration route? If so, explain.

All lands in the Whatcom County lowlands are within the Pacific Migratory Flyway, which is a flight corridor for waterfowl and other avian fauna migration. The Pacific Flyway extends from Alaska to Mexico and South America.

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

None. No project activities are proposed within 660 feet of a bald eagle nest or within a breeding area buffer (GeoEngineers, 2016). Therefore, no wildlife or wildlife habitat impacts are anticipated as a result

NAS

of this project. BMPs will be used to mitigate potential stormwater runoff during construction to protect the wetlands to the south and downgradient of the project area.

e. List any invasive animal species known to be on or near the site.

No invasive animal species are known to be on or near the project site.

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 completed project will use natural gas, diesel and electricity. No new energy sources will be required upon project completion.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No.

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:

The electrically driven compressor to be installed as part of this project will allow the site to maintain refrigeration during periods of low demand using approximately one-quarter of the electrical energy required by the existing compressors at their minimum turn-down condition. The new condenser and accumulator will also enable more effective cooling of the exhaust gas stream from the existing compressors, which will reduce the net power required for compression by approximately five percent.

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? If so, describe.

Environmental health hazards that could affect project activities include the potential to encounter contaminated soils during excavation. The removal, handling and disposal of contaminated materials will be managed by site HSE personnel, site management and other professionals and contractors who have received proper hazardous waste training.

1) Describe any known or possible contamination at the site from present or past uses.

No known or suspected soil contamination has been identified, although soil contamination attributed to historical releases of petrochemicals could be encountered. Project budget estimates have included contingency for excavated contaminated material to be exported to an approved disposal facility for contaminated material.

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.

NAS

Implementation of thorough subsurface clearance activities will mitigate possible hazards associated with underground pipelines and utility lines.

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

The proposed project activities will not introduce new or additional storage, use or production of toxic or hazardous chemicals.

4) Describe special emergency services that might be required?

It is not anticipated that the project would create new hazards or a new need for special emergency services. Existing emergency services will continue to serve the site.

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

None. No environmental health hazards are expected to be generated by the proposed construction activities.

b. **Noise**

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

None. Normal noise associated with the Industrial zone and adjacent refinery

2) What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Typical construction noise will occur on a temporary basis during development activities, but the completed project work is not expected to result in increased noise levels. Land use in the immediate vicinity of the property is industrial or agricultural and not expected to be impacted by minimal construction noise.

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

Project construction noise is expected to occur during daylight hours and will be temporary. The facility will continue to comply with applicable noise regulations.

8. **Land and Shoreline Use**

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Adjacent properties include Alcoa Intalco Works, the Phillips 66 Refinery and other undeveloped heavy impact industrial (HII) properties. Project work is located within the existing Terminal facility and is situated over 1 mile from non-industrial properties. Therefore, it is not anticipated that the project would affect current land uses on adjacent properties.

NAS

b. Has the site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? 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?

Not applicable.

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, tiling, and harvesting? If so, how:

The project consists of industrial facility activities that would not be adversely affected by agricultural or forestry operations.

c. Describe any structures on the site.

Structures on the subject property include office and operations buildings, storage tanks, and associated infrastructure. Structures in the immediate vicinity of proposed grading areas include an existing compressor building and two natural gas-powered engine-driven compressors that are being replaced by two new compressors powered by two new natural gas engines, a new vent gas accumulator, and associated evaporative condenser.

d. Will any structures be demolished? If so, what?

No structures will be demolished as part of this project.

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

Heavy Impact Industrial (HII)

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

Major Industrial Area / Port Industrial Urban Growth Area (UGA)

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

Not applicable. Project located outside of SMP NAS

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

The area in which the site is located has been identified as a habitat conservation area for bald eagles. A recent wetlands delineation assessment has identified class IV wetlands in the project area. Bald eagle nests were not identified within 660 feet of the project area.

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

No residential occupation currently exists or will result from the completed project. The project will not result in a change to the workforce on site or in the vicinity.

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

NAS

The completed project will not displace existing personnel.

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

Not applicable.

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

The Cherry Point Major Port/Industrial Urban Growth Area (UGA) has been long recognized as being both locally and regionally important for siting major industrial development. As demonstrated in the 1970 Whatcom County Comprehensive Plan, 1979 Cherry Point-Ferndale Subarea Plan and the current County-wide Comprehensive Plan, the Cherry Point area has been designated and planned for large-scale industrial use and development by Whatcom County for over 40 years.

In keeping with existing and projected land use plans, maintenance and enhancement of existing industrial operations will be consistent with the Heavy Impact Industrial (HII) zoning and Industrial UGA Comprehensive Plan designation of the subject area.

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

Not applicable. Whatcom County has not designated any agricultural or forest lands of long-term commercial significance within the greater Cherry Point area.

9. **Housing**

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

None.

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

Not applicable.

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

Not applicable.

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 new buildings are proposed.

Foundations to replace existing and new equipment are proposed.

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

NAS

None.

NAS

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

Not applicable.

11. **Light and Glare**

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

No additional permanent lighting is proposed as a part of this project; temporary light may be used to illuminate working areas in the morning and evenings, before and after sunrise. The facility is located in a heavy industrial zoned land. Project related light or glare will not affect surrounding facilities.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

The completed project will not result in increased or altered light or glare from the existing facility.

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:

Not applicable.

12. **Recreation**

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

Informal bird hunting occurs on undeveloped lands located east of the terminal, north of Unick Road. The project work is located within the existing perimeter of the Terminal and will not impact access to these hunting areas.

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:

Not applicable.

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? If so, specifically describe.

None are known to be on or near the project site.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material

NAS

evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

None are known to be on or near the project site. ✓ standard archaeological conditions will be placed on the building 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.

The Washington Department of Archaeology & Historic Preservation's on-line Washington Information System for Architectural and Archaeological Records Data (WISAARD) was accessed in December 2015. No record of historic register properties was identified within Township 39 North, Range 1 East, Section 29. ✓

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.

Project work will occur in areas that are currently developed and/or consist of previously disturbed soils. Therefore, it is not anticipated that the proposed activities would impact historic and/or cultural resources. ✓

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 plans, if any.

The subject property is accessed via Unick Road. No changes are proposed to existing site access or existing roads. ✓

b. Is site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

The closes transit stop is approximately 4 miles to the east, in the City of Ferndale. ✓

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

Not applicable. The completed project will not change current parking demand or facilities. ✓

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

Not applicable. ✓

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

The subject property is adjacent to an existing BNSF rail line and has access to an existing marine shipping pier. However, project construction work will not occur in the immediate vicinity, or require use, of rail or shipping facilities. Current use of rail and shipping facilities will not change as a result of this project. ✓

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 nonpassenger vehicles). What data or transportation models were used to make these estimates?

The completed project is not expected to generate an increase in vehicular traffic. The permanent work force at the site will not be significantly increased, and the majority of product deliveries to the facility are expected to continue to be via rail or pipeline from area refineries.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

The completed project will not affect nor be affected by the movement of agricultural or forest products on roads in the area.

h. 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)? If so, generally describe.

Proposed construction will not require additional public services.

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

Not applicable.

16. **Utilities**

a. Check utilities currently available at the site:

- ☒ Electricity,
- ☒ Water,
- ☒ Telephone,
- ☒ Septic system,
- ☒ Natural gas,
- ☒ Refuse service,
- ☐ Sanitary sewer,
- ☒ Other: Internet.

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 new utility services are required for the completed project. However, work will include installation by Cascade Natural Gas of a metering station and an above ground natural gas tie-in.

NAS

C. 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: Andrew
AltaGas Facilities (U.S.) Inc. for Petrogas West LLC

Name of signee: ANDREW DICKSON

Position and Agency/Organization: SENIOR PROJECT DIRECTOR - ALTAGAS

Date Submitted: Jan 28, 2016

- Vicinity Map

Subject Parcel-
APN# 390129 428046

February 2016

0 200 400 800 1,200 1,600 Feet

GEOGRAPHIC INFORMATION SYSTEM
WHATCOM COUNTY
2016
N
GIS Services