

SEPA ENVIRONMENTAL CHECKLIST

PORT OF PORT ANGELES MARINE TRADES INDUSTRIAL PARK

A. Background

1. Name of proposed project, if applicable:

Marine Trades Industrial Park

2. Name of applicant:

Port of Port Angeles

3. Address and phone number of applicant and contact person:

Port of Port Angeles

338 W. First Street

Port Angeles, WA 98362

360-460-1364

Jesse Waknitz – Environmental Manager

4. Date checklist prepared:

12/22/2022

5. Agency requesting checklist:

Port of Port Angeles is the Lead Agency for SEPA review & compliance.

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

It is anticipated that construction on this project will begin in 2nd QTR 2024 with facility operations beginning 1st QTR 2025.

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

The proposed project for construction in 2024 includes development of site-wide utilities, grading entire site and paving at the north end of the project location. Future improvements at

the south side of the site could include construction of industrial buildings with an approximate size of 10,000-sf to 30,000-sf, depending on tenant's needs. The construction of buildings could be conducted by the Port or future tenant. The construction of these buildings and associated site improvements (parking, utilities to buildings, laydown and landscaping) would undergo SEPA review when project details are better defined, and meaningful environmental review could be conducted.

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

- I. Habitat Improvement Plan for the Marine Trades Industrial Park, by Port of Port Angeles October 26, 2022.
- II. National Environmental Policy Act Environmental Assessment for Marine Trades Industrial Park, Project # 07-79-07719, by Economic Development Administration, September 21, 2021.
- III. Biological Evaluation for Marine Trades Industrial Park, by HartCrowser Prepared for Port of Port Angeles, June 7, 2021.
- IV. Archeological Resources Survey for the Marine Trades Industrial Park Project, by Cardno Prepared for Port of Port Angeles, June 2021.
- V. Monitoring and Inadvertent Discovery Plan for the Marine Trades Industrial Park, by Cardno for Port of Port Angeles, May 5, 2021.
- VI. K-Ply Soil Management Plan, by Floyd Snider for the Port of Port Angeles and the WA State Department of Ecology, December 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 applications pending for governmental approvals of other proposals directly affecting the Port's Marine Trades Industrial Park project.

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

Permits or approvals required for construction:

- I. Economic Development Administration – National Environmental Policy Act Determination or Review.
- II. US. Army Corps of Engineers – Nationwide Permit #7 for Proposed Stormwater Outfall
 - a. WA Department of Ecology (Ecology) – Water Quality Certification
- III. National Marine Fisheries Service and US Fish & Wildlife – Section 7 of Endangered Species Act Consultation
- IV. Regional Tribes and WA Department of Archaeology & Historic Preservation – Section 106 of National Historic Preservation Act Consultation.
- V. WA State Department of Fish & Wildlife – Hydraulic Project Approval for Proposed Stormwater Outfall
- VI. Ecology – Construction Stormwater General Permit (CSGP)

- VII. Ecology – Coastal Zone Management Consistency Certification
- VIII. City of Port Angeles (City) – Shoreline Substantial Development Permit
- IX. City – Building and/or Clearing & Grading Permit
- X. City – Binding Site Improvement Plan Approval and Recording

Permits or approvals required for Marine Trades Industrial Park operations:

- I. Ecology – Boat Yard General Permit (BYGP) for Stormwater Discharge
- II. Ecology – Resource Conservation & Recovery Act Generator ID# (note: this may be issued to Port or tenants at the completed facility)
- III. Olympic Region Clean Air Agency (ORCAA) – Notice of Construction For Any Welding, Sanding, Sand Blasting, Painting or Fiberglass Application (note: this may be issued to Port or tenants at the completed facility)
- IV. City – Minor Industrial User Permit for Discharge to Sanitary Sewer

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.)

The proposed project is the development of the 16-acre Marine Trades Industrial Park (MTIP), located between Valley Street and Cedar Street on the Port Angeles waterfront (Sheet 1). The MTIP will be a site for boat repair, maintenance, and construction. The project includes grading of the site, demolition of existing concrete foundations, construction of an boat hoist access road, vehicle access road, work pad sites, building pad sites, the installation of upland utilities (water, sewer, stormwater and power) and upland restoration planting. The stormwater infrastructure includes catch basins, piping, bioretention treatment and an outfall to Port Angeles Harbor.

See attached permit drawings Sheet 1 through 7 for overview of proposed project. A Binding Site Improvement Plan (BSIP) will be developed and approved by the City of Port Angeles prior to operation of the facility. The BSIP will detail lot layouts, easements and improvements with in the MTIP.

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.

Project is located at:
439 Marine Drive, North of Marine Drive, between Valley Street and Cedar Street in Port Angeles, WA.

48.123689 N lat. / 123.442017 W long.

B. Environmental Elements [\[HELP\]](#)

1. **Earth** [\[help\]](#)

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

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

The steepest slope is approximately 35% at the rip rap armored shoreline along the north side of the project site. The rest of the site is relatively flat with a 2.5-acre depression at the footprint of the former K-Ply cleanup site excavation that sits approximately 3-ft below surrounding grade and a 1-acre vegetated (noxious weeds, coastal sagebrush and red alder samplings) area consisting of raised wood debris piles, a stormwater drainage ditch and below grade concrete foundations from former plywood mill building.

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.

Per the geotechnical study (HartCrowser, 2018) the site was historically tidelands and was filled in the 1920s with hydraulic dredge spoils. In the 1940s a log pond was excavated in the eastern half of the project site for the plywood mill operations at the site. This log pond was filled with various suitable fill in the 1990s. In 2016, at the western side of the site a 2.8-acre footprint was excavated to a depth of -12-ft below the ground surface to remove petroleum contaminated soils per the K-Ply cleanup action. This excavation footprint was backfilled with clean overburden (historic dredge fill), recycled concrete spalls and gravel backfill.

In general, the fill at the site is up to 15-ft thick.

Source: *Geotechnical Conceptual Design Study, Marine Trades Industrial Park Infrastructure Design, Foundation and Seismic Considerations, By HartCrowser for Port of Port Angeles, March 30, 2018*

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

None observed, but entire Port Angeles Waterfront is susceptible to liquefaction during earthquake because of the unconsolidated, water-saturated, and sandy fill.

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.

Filling, excavation and grading will occur across the majority site to level the project area for paving, gravel surfacing, utility trenching and stormwater bioretention treatment facility. It is estimated that combination approximately 50,000-cy of suitable dredge spoils, gravel borrow,

structural fill, and crushed surfacing base course will be imported onto the project site. And 25,000-cy of unsuitable existing fill, wood debris and concrete demolition debris will be exported from the site. Suitable fill material will be sourced from regional gravel pits in Clallam, Jefferson or Kitsap Counties as needed. Dredge spoils from the 2021 dredging of the Port's Terminal 3 Berth may also be used as fill for this project. The dredge spoils have been tested and meet industrial standards for reuse at the MTIP site. This potential reuse will be coordinated with WA Department of Ecology.

Unsuitable exported material will be transported and staged for reuse as non-structural fill by the project contractor at a location (likely in-use gravel pit or pit under active reclamation) that is suitable for such staging as will be detailed project specification. Any contaminated material excavated or encountered will be managed per the K-Ply Soil Management Plan that was prepared by Floyd Snider for the Port of Port Angeles and the WA State Department of Ecology, Dated December 2016.

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

Yes, erosion could occur as a result of the clearing and construction. To mitigate the potential for erosion and to limit impacts from erosion the construction on the project will occur in the dry season of the spring and summer months and best management practices per the Ecology Construction Stormwater General Permit will be implemented as needed. These BMPs will be documented in the Construction Stormwater Pollution Prevention Plan (SWPPP) for the project.

The final use of the facility for boat repair, maintenance and construction will occur on paved or graveled surfaces. The stormwater from these surfaces and activities will be conveyed to a proposed bioretention stormwater treatment system.

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

Most of the site will be covered with impervious surface (asphalt, concrete or gravel).

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

To mitigate the potential for erosion and to limit impacts from erosion the construction on the project will occur in the dry season of the spring and summer months and best management practices per the Ecology Construction Stormwater General Permit will be implemented as needed to control erosion.

2. Air [\[help\]](#)

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Dust and emissions from construction equipment will be generated during construction. After the project is completed emissions from the sanding and painting of boats may occur.

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

No off-site sources of emissions or odors have been observed adjacent to the project site.

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

During construction dust suppression measures and BMPs per the CSGP and Stormwater Management Manual for Western Washington (SWMMWW) will be implemented and documented in the construction SWPPP.

For the operation of the completed project, during boat repair, maintenance and construction, BMPs and pollution control equipment per the BYGP and/or ORCAA air permits will be implemented as needed to reduce or control emissions.

3. **Water** [\[help\]](#)

a. Surface Water: [\[help\]](#)

- 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.

Directly north of the project site is Port Angeles Harbor and directly east is Valley Creek and associated pocket estuary.

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

The proposed project will occur directly adjacent to Port Angeles Harbor and the Valley Creek Estuary (See attached permit drawings Sheets 1-7). Below is summary of improvements within 200 feet of these water bodies:

1. Stormwater conveyance and treatment
 - a. 30-inch stormwater outfall to be installed in rip rap shoreline at project.
 - b. Stormwater bioretention treatment system
 - c. 30-inch stormwater conveyance pipes, catch basins and manholes
2. Multiple concrete or asphalt paved pads for boat repair and maintenance
3. 20-ft wide riparian planting of trees and shrubs, adjacent to Valley Creek Estuary.

- 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.

Approximately 5-cy of outfall protection rock (rip rap) will be installed in and around the the proposed outfall at an elevation of Mean Higher-High Water (+7.06-ft MLLW) (See permit plans, sheets 4 & 5).

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

No, this project will not require surface withdrawals or diversions.

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

The proposed stormwater outfall is within the 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.

No discharge of waste materials is surface water is anticipated.

b. Ground Water: [\[help\]](#)

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

Ground water will not be withdrawn for this project. Potable water to the site is supplied by the City of Port Angeles.

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.

The site will be serviced by the City of Port Angeles sanitary sewer system. There will be no discharge of waste material to the ground or subsurface.

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). Where will this water flow? Will this water flow into other waters? If so, describe.

At the completed site stormwater will sheet flow on paved or graveled surfaces to a series of catch basins and then will be conveyed via below ground pipes to a bioretention stormwater treatment system. After treatment stormwater will be discharged Port Angeles Harbor through the proposed outfall.

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

Waste materials will not enter the ground or surface waters because operational, source control and treatment BMPs will be implemented at the completed project site per the WA Ecology Boat Yard Stormwater General Permit (BYGP).

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

The proposed project does not alter or affect drainage patterns adjacent or in the vicinity of the site.

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

BMPs will be implemented as required per the WA Ecology Construction Stormwater General Permit during facility construction and then Boat Yard General Permit during facility operation.

4. **Plants** [\[help\]](#)

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

___deciduous tree: alder, maple, aspen, other

___evergreen tree: fir, cedar, pine, other

___shrubs (Scotch broom, Himalayan blackberry and Coastal sagebrush)

___grass

(Grass is only plant found at the project site)

___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?

Approximately 2-acres of vegetation (Scotch broom, Himalayan blackberries, Canada thistle, Red alder samplings and Coastal sagebrush) will be removed along the shoreline and in the center of the project site (See Sheet 6).

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

There are no known threatened or endangered plant species within the project area

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

To mitigate for the removal of riparian zone vegetation at the site the Port is proposing to plant a 11,200-sf buffer of native trees and shrubs on the east side of the project site, adjacent to the Valley Creek Estuary (See Sheet 7).

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

Himalayan blackberry, Scotch broom and Canada thistle have been observed at the site. These plants will be removed during project construction.

5. **Animals** [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other:
mammals deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other _____

- b. List any threatened and endangered species known to be on or near the site.

USFWS and NMFS list the following threatened and endangered species for Port Angeles Harbor and upland areas of Clallam County:

- Chinook Salmon (*Oncorhynchus tshawytscha*): Puget Sound Chinook Salmon
- Chum Salmon (*Oncorhynchus keta*): Hood Canal Summer-Run Chum Salmon
- Steelhead (*Oncorhynchus mykiss*): Puget Sound Steelhead
- Pacific Eulachon (*Thaleichthys pacificus*): Pacific Eulachon Southern
- Green Sturgeon (*Acipenser medirostris*): North American Green Sturgeon Southern
- Bocaccio (*Sebastes paucispinis*): Puget Sound/Georgia Basin
- Canary Rockfish (*Sebastes pinniger*)
- Yelloweye Rockfish (*Sebastes ruberrimus*)
- Killer whale (*Orcinus orca*): Southern Resident Killer Whale
- Humpback Whale (*Megaptera novaeangliae*): Western North Pacific
- Stellar Sea Lion (*Eumetopias jubatus*)
- Leatherback Sea Turtle (*Dermochelys coriacea*)
- Bull Trout (*Salvelinus confluentus*)
- Marbled Murrelet (*Brachyramphus marmoratus*)
- Short-tailed Albatross (*Phoebastria (=Diomedea) albatrus*)
- Streaked Horned Lark (*Eremphila alpestris strigata*)
- Yellow-billed Cuckoo (*Coccyzus americanus*)

Endangered Species Act, Section 7 consultation is currently in-process with EDA as lead agency. All conditions and requirements from this consultation and federal agency (NMFS & USFWS) biological opinions will be incorporated into final project design and facility operation.

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

The area is on the general migration route for birds, however the industrial project site does not provide habitat for migrating birds.

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

Port is proposing to plant a 11,200-sf buffer of native trees and shrubs on the east side of the project site, adjacent to the Valley Creek Estuary (See Sheet 7).

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

No invasive animal species have been observed on or near the 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.

Electricity will be used to meet the completed projects energy needs. For this phase of the site development, electricity will be used for operating equipment and tools used in the maintenance and construction of boats.

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

This project will not affect potential solar energy use on adjacent properties.

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:

No energy conservation features are proposed.

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.

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

There is petroleum hydrocarbon (gasoline, BTEX and diesel) contamination in the soil and groundwater at the project site from past fuel farm and plywood mill activities. The bulk of this contamination was removed from the site in 2016 by the Port under an agreed order with WA State Department of Ecology for the cleanup of the K-Ply Site. There are known areas and likely unidentified areas of residual contamination at the the project site (See Sheet 3). Contaminated soil or groundwater encountered during this project will be managed per the K-Ply Site Soil Management Plan for the Construction Completion Report. This management plan was prepared by Port consultant, Floyd Snider for WA Department of Ecology, approved construction completion documentation for the K-PLY cleanup, dated December 2016.

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.

Existing contaminated groundwater and soil conditions will not affect project development, but any contaminated material encountered will be managed per the existing K-Ply Site Soil

Management Plan.

- 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.

In-process and used paint, oil, fuel, antifreeze, and boat anodes (zinc) will be present during site operations. These chemicals and materials will be stored in proper locations (Under cover and on secondary containment) and any used materials will be recycled or disposed of in the appropriate manner.

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

Normal spill response and fire response will be needed during project construction and then during facility operations.

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

To reduce the impacts from spills or leaks of petroleum products the project contractor will be required to develop a Spill Response Plan and have spill response equipment and supplies on site during construction.

Once the site is operational, there will be multiple spill kits at the site to respond to any spills or leaks.

b. Noise

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

The project is an industrial development on industrial zoned property, noise from adjacent vehicle traffic and existing industrial activity (marine trades & cargo operations) will not impact the proposed project.

- 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.

During construction, heavy equipment will be utilized which produce noise. Total construction duration is anticipated to be 10 days. Working hours will typically be from 7am to 7pm. No long-term noise that is not expected from an industrial site will be created by finished project.

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

Construction equipment will have mufflers and exhaust equipment will conform to State and local regulations regarding construction noise.

8. Land and Shoreline Use [\[help\]](#)

- 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.

Ninety percent of the project site is currently vacant. Project area was the site of the K-Ply plywood mill. This mill was demolished in 2012 and the petroleum contamination at the site was cleaned up in 2016 so that the waterfront property could be redeveloped into a new industrial use.

Currently in the northwest corner of the project site is a boat washdown pad and associated treatment system. The washdown pad was constructed in 2018 and will be an important cornerstone to the operation of the MTIP.

To the south of the project site is the office of a marine logistics company, gas station, marine trades company, waterfront trail and Marine Drive. To the west of the project site is a marine trades company, Port boat haul-out pier and Port Marine Terminals 1 & 3. The current industrial land uses will support and will be supported by the proposed MTIP project.

To the east of the project site is the Valley Creek Estuary and Park and to the north is Port Angeles Harbor. To enlarge and enhance the buffer between the MTIP and the Valley Creek Estuary, a 20-ft wide riparian planting with trees and shrubs will be installed as part of this project (See Drawing Sheet 7).

- b. Has the project 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 nonfarm or nonforest use?

The project site has never been working farmland or forest lands.

- 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? If so, how:

Not applicable because there are no working farms or forest land in the vicinity of the proposed project.

- c. Describe any structures on the site.

At the northwest corner of the project site is a 18,000-sf concrete boat washdown pad and in the center of the site there is 6,000-sf concrete foundation from the K-Ply Mill.

The washdown structure and the service it provides is an important cornerstone to the operations at the MTIP.

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

The concrete mill foundation will be demolished and removed from the site as part of this project. All the other mill foundations and footings were removed in 2012 and 2016, but this

remaining foundation supported an internal access route and could not be removed during mill demolition.

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

The site is zoned as IH Industrial Heavy by the City of Port Angeles.

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

Per the City of Port Angeles 2019 Comprehensive Plan the designation for the site is industrial use and the Project meets plan goal G-31 "To facilitate reuse of large vacant or isolated industrial areas no longer in operation to improve the local economy and employment Stability".

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

High-Intensity Marine (HI-M) Environment.

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

The project site is not classified as a critical area.

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

Approximately 115 jobs could be generated directly at the completed MTIP project (BST Associates, 2020).

Source: *Marine Trades Industrial Park Economic Impact Narrative*, by BST Associates for the Port of Port Angeles, June 25, 2020.

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

This project will not displace any people because the site is currently vacant and ready for development.

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 proposed use of site for marine trades is in-line with City Shoreline Master Program and proposed 20-ft vegetated buffer adjacent to the Valley Creek Estuary will ensure compatibility with surrounding public uses.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

Not applicable. This project has no impacts to agricultural or forest lands.

9. Housing [\[help\]](#)

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

Not applicable.

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 [\[help\]](#)

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

No structures proposed for this phase of the site redevelopment. Under future phase boat repair and construction buildings could be up to 75-ft in height per City zoning code.

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

This phase of the development will not obstruct or alter views in the immediate vicinity. Future phases that could include the construction of multiple buildings could alter views.

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

The proposed 20-ft vegetated buffer adjacent to the Valley Creek Estuary.

11. Light and Glare [\[help\]](#)

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

This project will include pole mounted lights along internal access routes and adjacent to work areas. These will be standard LED bulbs with shrouds to direct the light down and illuminate the appropriate surfaces. These lights would be on at night for security and safety.

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

No, pole mounted lights will be standard LED bulbs with shrouds to reduce glare or stray light pollution.

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

None have been observed.

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

Pole mounted lights will be standard LED bulbs with shrouds to reduce glare or stray light pollution.

12. Recreation [\[help\]](#)

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

Directly south of the site is the City of Port Angeles Waterfront Trail (Olympic Discovery Trail).

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

The project will not displace any existing recreational users.

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

This project will not impact existing recreational opportunities on the Port Angeles Waterfront. The Waterfront Trail south of the MTIP site may be improved in the future by the City of Port Angeles.

13. Historic and cultural preservation [\[help\]](#)

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 ? If so, specifically describe.

The plywood mill at the site was demolished in 2012. There is a 6,000-sf section of a concrete mill foundation at the site that was not removed in 2012 or during the 2016 cleanup action because it supports an access way through the site. This foundation will be demolished and removed from the site for this proposed project. Per the archaeological resources survey for the project and associated Section 106 consultation this mill foundation is not eligible for listing in the National Register of Historic Places.

e. 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.

An archaeological resources survey was conducted at the site in 2021 by a professional archaeologist for this proposed project (See reference below). The results of this survey were provided to the the Lower Elwha Klallam Tribe, other Tribes with interest in Clallam County and the WA State Department of Archaeology & Historic Preservation (DAHP) during the Section 106 of the National Historic Preservation Act review/consultation for this proposed project.

Source: *Archeological Resources Survey for the Marine Trades Industrial Park Project, by Cardno Prepared for Port of Port Angeles, June 2021.*

- 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 archaeological resources survey and then consultation with Lower Elwha Klallam Tribe and DAHP were used to assess the potential impacts to cultural and historic resources on or near the project site.

- 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.

Per the recommendation of the professional archaeologist that conducted the site survey and from the consultation with the Lower Elwha Klallam Tribe and DAHP, the project construction will be monitored by a professional archaeologist in accordance with the Monitoring and Inadvertent Discovery Plan (MIDP) that was developed for the project.

14. Transportation [\[help\]](#)

- 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 completed project would be served by the vacated Cedar Street off Marine Drive and has direct access to the S. Tumwater Truck Route (HWY 117) and State Highway 101.

- b. Is the 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?

Clallam Transit provides service in the general area of the project site.

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

Parking for the project will be at existing Port parking areas south of Marine Drive.

- 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).

A new access road is proposed along the center of the project site and would connect to Marine Drive. This access road would provide a secondary entrance and emergency vehicle access to the site.

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

The project will utilize water transportation via the existing boat haul-out pier located adjacent to the project site, for the transport of boats to and from the upland facility.

- 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 goal is to have an increase of 50 to 100 vehicular trips per day to the completed project area. Peak volumes would occur Mon-Friday during the morning and evening commutes. 10% of this traffic is expected to be trucks delivering materials or equipment to the site.

- 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 proposal will not interfere with the movement of agricultural goods. The project is directly adjacent to the Port's Terminal 3 that is used for the export of forest products. The Port operations team will ensure that this new development does not interfere with this existing operation by having appropriate traffic control and signage on internal Port terminal access roads.

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

To assess and to reduce or control any transportation impacts a traffic study will be conducted as part of final design for this project. Through the traffic impact analysis, if potential significant traffic, parking or non-motorized impacts are anticipated, the Port will identify measures to reduce or off-set these impacts.

15. Public Services [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

No.

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

None proposed.

16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
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.

The project includes site-wide utilities that include water, sewer, power, stormwater conveyance and treatment, lighting & high-speed telecommunications. The installation of these utilities will include trenching, laying pipe or conduit and then backfilling with suitable fill.

C. Signature [\[HELP\]](#)

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: 

Name of signee Jesse Waknitz

Position and Agency/Organization Environmental Manager / Port of Port Angeles

Date Submitted: 12/22/2022

See the following attached environmental permit drawings for a project overview:

- Sheet 1: Site Location**
- Sheet 2: Project Overview**
- Sheet 3: K-Ply Cleanup Footprint**
- Sheet 4: Stormwater Conveyance & Treatment**
- Sheet 5: Outfall Details**
- Sheet 6: Existing Vegetation**
- Sheet 7: Riparian Enhancement Planting**