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Board of Commissioners
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STATE ENVIRONMENTAL POLICY ACT

Mitigated Determination of NonSignificance

January 4, 2023

Lead agency: Port of Port Angeles

Agency Contact: Jesse Waknitz, Environmental Manager, 360.460.1364, jessew@portofpa.com

Description of proposal: Marine Trades Industrial Park Development - 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. 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 a 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.

Location of proposal: 439 Marine Drive, between Valley Street and Cedar Street in Port Angeles, WA. 48.123689 N lat / -123.442017 W long

Applicant: Port of Port Angeles

Port of Port Angeles has determined that this proposal will not have a probable significant adverse impact on the environment. Pursuant to WAC 197-11-350(3), the proposal has been clarified, changed, and conditioned to include necessary mitigation measures to avoid, minimize or compensate for probable significant impacts. An environmental impact statement (EIS) is not required under RCW 43.21C.030. The necessary mitigation measures are listed below, the Environmental Checklist is attached and is available at: <https://portofpa.com/393/SEPA>

This determination is based on the following findings and conclusions:

Mitigation Measures

For the MTIP development the Port of Port Angeles will implement the following actions to avoid, minimize and mitigate potential impacts from the proposed project:

1. Stormwater
 - a. The Port will obtain coverage under the WA State Department of Ecology Construction Stormwater General Permit. And prepare and implement a Stormwater Pollution Prevention Plan and associated best management practices per this permit.
 - b. The Port will obtain coverage under the WA State Department of Ecology Boat Yard General Permit (BYGP). And prepare and implement a Stormwater Pollution Prevention Plan and associated best management practices per this permit.

- c. This project includes the construction of a stormwater bioretention treatment sized for the site.
2. Riparian & Shoreline Environment
 - a. All work on the construction of the proposed outfall will be conducted in dry.
 - b. Project includes 500-ft x 20-ft riparian enhancement planting at the east end of the project site, adjacent to the Valley Creek Estuary. This planting is a buffer between the industrial site and the estuary and offsets impacts from vegetation removal from other areas of the site development.
3. Cultural Resources
 - a. A professional archaeologist and archaeological monitors will monitor all ground disturbing work related to this Proposal per the project specific Monitoring and Inadvertent Discovery Plan, dated May 5, 2021.
 - b. The proposed project improvements have been located to the greatest extent possible, north of the historic mouth of Valley Creek, estimated historic shoreline and above historic tideland elevation.
4. Contaminated Soil & Groundwater
 - a. If contaminated soil or groundwater is encountered during project construction the media will be managed per the K-Ply Soil Management Plan, dated December 2016, and in coordination with the WA State Department of Ecology.
5. Traffic and Transportation
 - a. During the final design of the proposed improvements a traffic impact analysis will be conducted and any impacts anticipated will be offset or reduced by appropriate mitigation measures.
6. The Project will be consistent with all federal, state and local approvals, permits and regulations.

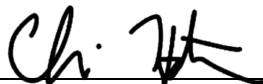
This MDNS is issued under WAC 197-11-350 and the comment period will end on **January 18, 2023**.

Comments should be addressed to:

Port of Port Angeles
Attn: Jesse Waknitz
338 W. First Street
Port Angeles, WA 98362

Comments may also be submitted via email to: jessew@portopa.com

Responsible Official: Chris Hartman, Director of Engineering, 360.457.8527, chrish@portofpa.com

Signature 
(Chris Hartman, SEPA Responsible Official)

Date 1/4/2023

Appeal process: There is no administrative appeal for this determination per Port of Port Angeles SEPA Resolution 20-1227. Procedures for appeal of this SEPA threshold determination are set forth in Chapter 43.21C RCW including, without limitation, RCW 43.21C.060, 43.21C.075, and RCW 43.21C.080 and Chapter 197-11 WAC including, without limitation, WAC 197-11-680.