STATE OF WASHINGTON

DEPARTMENT OF ECOLOGY

Northwest Region Office

Date of Issuance: May 17, 2023

Lead Agency: Department of Ecology, Department of Ecology, Toxics Cleanup Program / NWRO

Agency Contact: Cris Matthews, cris.matthews@ecy.wa.gov, (360) 255-4379

Description of proposal:

The SEPA action will implement proposed cleanup action including remedial engineering and design for the Westman Marine MTCA site. The action will be conducted under an Agreed Order between the Port of Bellingham (Port) and the Department of Ecology (Ecology).

Project design will consist of a series of remedial measures including:

- Decommission and replacement of existing structures including upland marine side rails, marine railway, and temporary removal and replacement of existing docks/piers.
- Excavation and off-site disposal of approximately 2,000 cubic yards of soil from the upland area impacted by metals, PCBs and cPAHs.
- Installation of a clean soil or, as necessary, engineered hard cap covering excavations.
- Installation of a perimeter sheetpile bulkhead to facilitate upland capping, erosion control, and sediment dredging.
- Dredging and off-site disposal of approximately 2,400 cubic yards of sediments impacted by metals, PCBs, cPAHs and TBT from the marine area with placement of cover layer over dredged area if needed.

These measures will comprise and implement active remedial project construction and cleanup under an anticipated future Consent Decree between the Port and Ecology.

Location of proposal:

218 McMillan Avenue, Blaine, WA 98230
Township 40N, Range 1W, Section 01
Whatcom County Property ID 175084
48.991796, -122.762590

Applicant/Proponent:

Port of Bellingham
Ben Howard
benh@portofbellingham.com
(360) 676-2500
1801 Roeder Avenue
Bellingham, WA 98227

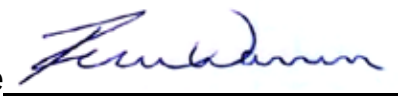
Ecology has determined that this proposal will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). We have reviewed the attached Environmental Checklist and Agreed Order that governs the proposed action. These are available here: https://fortress.wa.gov/ecy/gsp/CleanupSiteDocuments.aspx?csid=63

This determination is based on a review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request or from the dedicated website: https://apps.ecology.wa.gov/cleanupsearch/site/2205

The comment period for this DNS corresponds with the comment period which will end on July 5, 2023.

Responsible Official:

Robert Warren
Section Manager
Toxics Cleanup Program
Northwest Region Office
(206) 594-0093

Signature  Date May 2, 2023

This SEPA decision may be appealed in conjunction with an appeal on the underlying agency action.

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [HELP]

1. Name of proposed project, if applicable: Westman Marine Inc. Cleanup Site

2. Name of applicant: Port of Bellingham

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

Contact: Ben Howard
Telephone: 360-676-2500
Address: P.O. Box 1677, Bellingham, WA 98227

4. Date checklist prepared: January 3, 2022

5. Agency requesting checklist: Department of Ecology

6. Proposed timing or schedule (including phasing, if applicable):
The project will be completed in two sequences:
1) Remedial design and plan/specifications – February 2022 to July of 2023.
2) Remedial Action/Construction – August 2023 to December 2023.

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

This remedial action will be conducted under Model Toxics Control Act (MTCA) regulations with Washington State Department of Ecology (Ecology) oversight. The remedial action is focused on cleanup of the former boatyard operations and associated soil and sediment contamination. The Port of Bellingham (Port) intends to integrate the remedial activities into the redevelopment of the industrial area in the future. Redevelopment of the Blaine Harbor industrial areas is currently in the planning stages.

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

- Remedial Investigation/Feasibility Report, Westman Marine Site, prepared by Landau Associates, dated August 12, 2020;
- Interim Action Completion Report – Boundary Fish Interim Action, Westman Marine Site, prepared by Landau Associates, dated June 3, 2014.
- Public Review Agreed Order, prepared by Washington State Department of Ecology, dated January 2022;
- Public Review Draft Cleanup Action Plan – Westman Marine Inc. Site, prepared by Washington State Department of Ecology, dated January 2022.

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.

No other applications or governmental approvals are pending.

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

The proposed remedial action engineering and design will be conducted under an Agreed Order between the Port and Ecology within the authority of MTCA. It is anticipated the future remedial action construction will be conducted under a Consent Decree between the Port and Ecology. The proposed remedial action is exempt from the procedural requirements of state and local permits that would otherwise be required, per RCW 70.105D.090. However, the proposed action is required to demonstrate substantive compliance with appropriate state and local permits.

These include: City of Blaine Shoreline Substantial Development Permit, clearing, grading, or demolition permits/approvals.

In addition to complying with the substantive provisions of the above permits or approvals, the following permits and approvals will be obtained for the project:

- U.S. Army Corp of Engineers approval under Section 404 of the federal Clean Water Act (CWA) and Section 10 of the Rivers and Harbors Act. The Port anticipates that the project will qualify for coverage under a Nationwide Permit 38 for the Cleanup of Hazardous and Toxic Waste.

  With NWP 38 coverage the project is automatically certified under Ecology's CWA Section 401 Certification and Coastal Zone Management Consistency requirements. However, the project must comply with Ecology's CWA Section 401 General Conditions.
- U.S. Army Corps of Engineers permission under 33 USC 408 (Section 408).
- Ecology National Pollutant Discharge Elimination System Construction Stormwater General Permit (CSWGP) in the event upland staging area is greater than one acre.
- Washington State Department of Natural Resources Aquatic Land Use Authorization.

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 Port partially owns and operates Blaine Harbor located in Blaine, Washington. The project site, located at 218 McMillan Avenue in Blaine, Washington and encompasses approximately 1.5 acres (within Blaine Harbor (Figure 1). The Port is proposing the design and construction of a remedial action which is required to be addressed through MTCA under an Agreed Order and Consent Decre with Ecology oversight.

The remedial action is outlined in the Draft Cleanup Action Plan (dCAP) and consists of the following components (see Figure 8 from dCAP):

- Decommissioning and replacement of existing structures including upland marine side rails, marine railway; and temporary removal and replacement of existing docks/piers.
- Excavation and off-site disposal of approximately 2,000 cubic yards of soil from upland areas impacted by metals, PCBs and cPAHs;
- Installation of a marker layer and a clean soil cap (alternatively a hard cap, such as asphalt, may be constructed based on engineering and design considerations).
- Install perimeter sheetpile bulkhead to facilitate upland capping, erosion control, and sediment dredging.
- Dredging and off-site disposal of approximately 2,400 cubic yards of metals impacted sediment from the marine area; and
- Placement of residuals cover layer over dredged area if needed.

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.

218 McMillan Avenue, Blaine, Washington 98230

Partially located on DNR Aquatic Parcel ID: 1757957

NW ¼ Section 01, Township 40N, Range 01W

See attached vicinity map (Figure 1)

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 remedial action project area and the adjacent Blaine Harbor industrial area are relatively flat (<5% slope). The existing bulkhead is generally perpendicular to Blaine Harbor.

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.

Upland subsurface conditions within the project area were explored in a variety of environmental and geotechnical exploratory borings to depths from the surface to 46 feet (ft) below the existing ground surface (bgs). Based on the subsurface conditions observed in the exploratory borings, site soils consist of 12 to 15 ft of fill material consisting of sandy, silty clay and lenses of silty sand. These materials are consistent with dredge fill, which was placed in the project area during marina dredging in the late 1930s to 1950's. Below the fill, native marine deposits of silty fine sand and fine sandy silt was present in each of the deeper borings.

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

Soils do not have a history of being unstable.

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 upland remedial action will include the excavation and off- site disposal of approximately 2,000 cubic yards of impact soil from the former boatyard operations. The excavations will be backfilled to the current site grade and topped with sand/gravel, crushed rock, or asphalt/concrete. The sediment remedial action will include dredging and off-site disposal of approximately 2,400 cubic yards. The dredging areas will be backfilled similar to current elevations. The type and source of fill will be determined during the remedial engineering and design.

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

Due to the flat topography of the site and the stormwater management components associated with the project design and existing stormwater permit, erosion is not expected to result from the completed project. Appropriate best management practices (BMPs) will be implemented to address the potential for erosion during construction activities.

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

There is anticipated to be no change in impervious surfaces as a result of this project. The final upland capping material (gravel vs. alphalt/concrete) will be determined during engineering and design.

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

Contractors will be required to implement BMPs for erosion control during construction consistent with the Washington State Department of Ecology Stormwater Management Manual for Western Washington. These may include covering stockpiles, use of fabric filter fencing, straw bales, interceptor swales and/or similar measures.

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.

Short-term emissions to the air would result from diesel and gasoline automobile/equipment exhaust during construction. A minor amount of dust may be generated from soil handling activities depending on the seasonal conditions. The contractor will be prepared to implement dust suppression BMPs including, but not limited to covering and/or wetting any soil if necessary.

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 odor have been identified that would affect the proposed project.

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

Dust suppression methods could include adjustments to excavation technique/speed, or applying water. These efforts are not expected to be necessary. If airborne dust is noticed to persist above background conditions, dust-suppression efforts will be implemented immediately to remedy the concern. Construction contractors would be required to comply with the Northwest Clean Air Agency regulations for emissions of odor-bearing air contaminants and any effects would be temporary.

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.

The remedial action project location is adjacent to the Blaine Harbor marina which opens to Drayton Harbor and Semiahmoo Bay.

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.

Yes, the project includes excavation and dredging of impacted soils and marine sediments. In addition, a sheetpile bulkhead replacement will occur along some portions of the upland boundary (Figure 2).

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.

The sediment remedial action will include dredging and off-site disposal of approximately 2,400 cubic yards. The dredging areas will be backfilled similar to current elevations. The type and source of fill will be determined during the remedial engineering and design.

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

No surface water will be withdrawn or diverted as a result of this project.

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

The proposed project is located within the 100-year flood plain as identified on Federal Emergency Management Agency (FEMA) floodplain mapping for Whatcom County (refer to FIRM panel No. 53073C0635D; Figure 2).

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.

Potential discharges to surface water during the remedial action could include leakage of petroleum products (fuel, oil, grease, hydraulic fluid, lubricants etc.) from equipment and could enter water in stormwater runoff. BMP's will be in place to minimize and control potential surface water discharges during construction. Elevated suspended sediment in the water column may temporarily result from contaminated sediment dredging and capping operations.

Post construction site conditions will not generate any waste materials that could discharge to surface waters.

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.

The project does not include groundwater withdrawl.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

No waste materials associated with domestic sewage or other activities will be discharged into the ground.

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.

Some stormwater runoff may occur during project construction from upland staging areas. Stormwater will be contained in staging areas and managed properly. Any discharge to Blaine Harbor from staging areas would be treated prior to discharge. Discharge of treated stormwater would likely occur through the existing storm drain system or other temporary discharge location.

Dewatering waters from dredge material barges may be discharged directly into Blaine Harbor. Dewatering water will pass through filter fabric prior to discharge and may be subject to additional conditions for discharge imposed during permitting.

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

It is possible that accidental spills from trucks or construction equipment could enter surface water during construction. However, spill response measures will be available on site during project construction and implemented in the event of a spill. Elevated suspended sediment in the water column may temporarily result from contaminated sediment dredging and capping operations.

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

The project will not alter or otherwise affect drainage patterns in the vicinity.

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

During project construction, stormwater runoff from upland staging and excavation areas will be managed in accordance with Ecology's CSWGP, Ecology reviewed BMPs, and/or other agency

requirements, as described in a construction SWPPP and TESC plan to be prepared.

BMPs will be implemented to control accidental leakage from equipment, vehicles, and temporary fuel storage. The contractor will prepare a Spill, Prevention, Control, and Countermeasure (SPCC) Plan describing BMPs and contingency measures.

BMPS will also be implemented to control potential elevated suspended sediment in the water column from contaminated sediment dredging and capping operations. A water quality monitoring plan will be prepared that includes monitoring, BMPs, and contingency measures, in accordance with Ecology's 401 Water Quality Certification General Conditions.

BMPs to prevent or reduce impacts will include both source control BMPs and runoff treatment BMPs.

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
____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

No vegetation is found on the site.

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

None are known.

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

No landscaping or use of vegetation is planned for the proposed project.

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

No noxious weeds and invasive species are known to be on or near the site.

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: cormorant, gulls, ducks, geese
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other: forage fish

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

Federally listed or threatened species that could occur in the vicinity of the site include Chinook salmon, marbled murrelet, steelhead, bull trout, and Southern Resident orca.

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

Yes, all lands within the Whatcom County lowlands are within the Pacific Migratory Flyway. Birds that inhabit the area vary seasonally due to migration.

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

The remedial action is being conducted to address site contamination. Long-term improvements to soil and sediment quality will improve and enhance adjacent surface water quality and related habitat conditions.

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

No invasive species are known.

6. Energy and Natural Resources [help]

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

No long-term energy needs required for completed project, however fossil fuels and electric power will be required for the construction phase of the remedial action.

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

The project will not affect the potential use of solar energy by 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:

None. The completed project will not use energy.

During construction, practices that encourage efficient energy use, such as limited idling of equipment, encouraging carpooling of workers, and locating staging areas near work areas, will be implemented where practicable.

7. Environmental Health [help]

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.

Yes. The purpose of the project is to protect human health and the environment by removing or capping contaminated soil and sediment. Potential releases and accidental spills from construction vehicles and material handling may occur during construction. Long-term monitoring and maintenance will be conducted to evaluate the performance of the cleanup action over time.

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

Soil and sediment within the project footprint is contaminated above state cleanup levels with the following: metals (primarily arsenic, copper, mercury, and zinc), polycyclic aromatic hydrocarbons (PAHs), polychlorinated biphenyls (PCBs) and tributyltin (TBT).

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.

The purpose of the project is to address contaminants and protect human health and the environment. Existing conditions related to contaminants are accounted for in the project.

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.

During construction activities, fuel and oil will be used for vehicles and equipment. These materials may also be stored within the upland staging areas.

The project involves removal and management of contaminated soil and sediment.

4) Describe special emergency services that might be required.

None expected beyond contingencies for standard emergency health and safety response.

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

Regarding use and storage of fuel and oil, a project-specific SPCC plan will be developed and followed.

For contaminated soil and sediment, standard handling procedures and BMP's will be in place and conducted in accordance with project requirements. In addition, contractors will be required to develop and comply with a project-specific Health and Safety Plan, including appropriate Hazardous Waste Operations and Emergency Response training. Following completion of the cleanup action, institutional controls will be implemented to ensure the long term integrity of the caps, including a requirement for

annual inspections. Contingency actions will be taken as necessary to provide continued protection of human health and the environment.

b. Noise

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

Existing ambient noise associated with waterfront and urban activities in the area will not affect the 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.

Typical construction noise from vehicles and equipment will occur on a short-term basis during daytime hours. These activities will adhere to the provisions of the City of Blaine Public Disturbance Noise code. There will be no noise generated by the completed project.

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

The project will follow local noise control regulations. In-water activities will be timed to occur within agency-approved work windows to prevent impacts to salmonids and forage fish.

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.

The current use of the site is boatyard operations. The project will cause temporary operational disturbances and work will be coordinated with the boatyard tenant to minimize affects. The project will not affect adjacent properties.

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 property has not been used for working farmlands or working 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:

The project will not affect or be affected by surrounding working farm or forest land normal business operations.

c. Describe any structures on the site.

Existing structures within the project include:

- The shoreline consists of either creosote-treated timber vertical bulkheads or armored slopes of rock/gravel. Bulkheads extend from a few feet below the mudline up to the elevation of adjacent upland areas.
- A marine railway and winch house supports the boatyard operations. The marine railway was constructed between 1957 and 1961 and includes upland sidetracks. A majority of the sidetracks are currently covered with gravel.
- A travel lift and associated pier supports the boatyard operations. A main dock and two floating docks are also adjacent to the travel lift pier and marine railway.
- The boatyard includes an administrative building and associated utilities.

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

Yes. The structures listed in 8.c. above with either be demolished or temporarily removed to allow for the remedial action. Structures will then be replaced as part of the project.

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

The City of Blaine zoning classification of the site is Central Business Wharf District.

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

The City of Blaine comprehensive plan classification of the site is Central Business Wharf District.

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

The project area is identified in the City of Blaine Shoreline Master Program (SMP) as “high intensity” shoreline environment.

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

The City of Blaine maps indicates that the site has been classified as a geologically hazardous area and frequently flooded area. The project site is also within the urban shoreline environment.

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

The completed project will not change existing levels of residents or employment.

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

The completed project will not displace any people.

k. Proposed measures to avoid or reduce displacement impacts, if any:
No measures are proposed to avoid or reduce displacement impacts. The project wil not displace any people.

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

The project will remove existing contaminated soil and sediment from the site for off-site disposal and backfill the excavations to the existing grade. The project is compatible with existing land use and the planned redevelopment of the Blaine Harbor industrial area.

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

No proposed measures. The project will not impact any 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.

The project will not provide any housing units.

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

The project will not eliminate any housing units.

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

No proposed measures. The project will not impact housing.

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?

The project does not include any proposed new structures.

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

Existing views will not be altered or obstructed by the project.

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

No proposed measures. The project itself will improve the overall appearance of the shoreline area by clearing rubble and debris and replacing a dilapidated creosote-treated timber bulkhead and marine railway.

11. Light and Glare [help]

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

The project will not increase light or glare beyond current conditions.

During construction, temporary lighting could be used by contractors during early morning hours (before

8:00am) or late afternoon hours (after 4:00pm) for visibility and safety. The lights will be turned off at the end of each workday.

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

No. The finished project will not produce light or glare that will be a safety hazard or interfere with views.

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

No existing off-site sources of light or glare will affect the project.

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

No proposed measures. The completed project will not produce light or glare.

During construction, lights will only be used when necessary and will be turned off at the end of each work day. Use of lights will adhere to applicable City regulations.

12. Recreation [help]

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

The project is located in the Blaine Harbor industrial area. Other areas of Blaine Harbor are used as a large marina for recreational and commercial vessels, a boat ramp, a fishing pier, and public access trails.

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

No displacement of recreational uses would occur as a result of the proposed project.

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

No proposed measures. The project will not impact recreation.

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.

According to the Washington Information System for Architectural and Archaeological Records Data (WISAARD), no historic places or objects listed on the historic registers are located on or immediately next to the project site. One historic structure listed on the National Register of Historic Places and the Washington Heritage Register is located in the general vicinity of the project area. The M.V. Plover Ferry is located approximately 0.25 miles northeast of the project area.

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.

The upland property within the project is comprised of fill placed during industrial development. There are no landmarks, features, or other evidence of Indian or historic use or occupation other than the former and current boatyard opeartions. There is no known material evidence, artifacts, or areas of cultural importance on or near the project.

The project is located within the usual and accustomed (U&A) harvest areas of the Lummi Nation and Nooksack Tribe.

A WISAARD search of the Statewide Predictive Model layer for archaeological resources indicates that the project is within an area designated as "Survey Highly Advised – Very High Risk".

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.

Review of the following:

- Historic maps
- WISAARD

The project will require a cultural resources review to initiate consultation with Ecology, tribes, and DAHP. A Cultural Resources Review Form will be prepared and coordinated with Ecology to perform the review. The project will require a permit from the USACE. Consultation with tribes and the DAHP will occur as part of this permitting process, in accordance with Section 106 of the National Historic Preservation Act.

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.

The contractor will be required to comply with an Ecology-approved inadvertent discovery plan. The plan will describe steps to take in case of a cultural resource discovery.

Project permits and approvals may require additional measures.

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.

McMillan Avenue connects to Marine Drive to the north and Marine Drive connects to State Route 548 to the east. Access to these roads will not change as a result of the proposed project.

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?

The site is not served by public transit. Whatcom Transportation Authority route 75 serves Blaine City Hall, located approximately 0.70 miles east of the site.

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

The project does not create or eliminate parking spaces.

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).

No. The project will not require any new roads or streets or improvements to existing roads or streets.

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

Possibly. During construction the project may use barges to transport dredged sediment to an off-load facility, which will then transport the material via rail or truck to an approved disposal facility. These uses are temporary and will cease once construction of the project is complete. The project will not use air transportation.

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?

None. The completed project will not generate any vehicle trips.

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.

No. Agricultural and forest products are not moved in the vicinity of the project.

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

No proposed measures. The completed project will not impact transportation.

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. The proposed project will not result in an increased need for public services.

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

No proposed measures. The project will not impact public services.

16. Utilities [help]

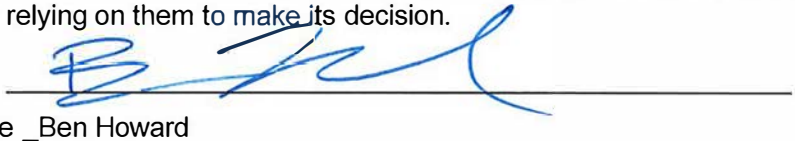
a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

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.

None. The completed project will not need utilities.

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 _Ben Howard

Position and Agency/Organization _Environmental Project Manager/Port of Bellingham Date Submitted: _ 4/13/2022

D. Supplemental sheet for nonproject actions [HELP]

(**IT IS NOT NECESSARY** to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

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

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

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

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

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

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

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

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

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

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

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