STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
Northwest Region Office
PO Box 330316, Shoreline, WA 98133-9716 • 206-594-0000

State Environmental Policy Act
Determination of Nonsignificance (DNS)

Date of issuance: June 30, 2025

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

Agency contact: John Rapp, john.rapp@ecy.wa.gov, (206) 247-3242

Description of proposal:

The Port owns the property and currently leases the property to Seaview North Boatyard. The project site, located at 2652 North Harbor Loop Drive in Bellingham, Washington. The Port is proposing the design and construction of a remedial action that is required to be addressed through MTCA under an Agreed Order and future Consent Decree with Ecology oversight.

The remedial action is outlined in the Draft Cleanup Action Plan (dCAP) and consists of the following components (see Figure 6 from the dCAP):

- Work Yard Site Unit: Containment of metals-impacted soil. Containment will be achieved by installing new asphalt pavement in the North Work Yard, repairing/replacing existing pavement, and maintaining the existing pavement cover to prevent direct contact and stormwater infiltration/transport.
- Underground Storage Tank Site Unit: Addressing the potential presence of recoverable non-aqueous phase liquid (NAPL) using intermittent dual-phase extraction (DPE) methods and containing petroleum hydrocarbon-impacted soil with vapor control, compliance monitoring, and institutional controls.

Location of proposal:

See attached vicinity map (Figure 1).
2652 North Harbor Loop Drive, Bellingham, Washington
Section 25, Township 38N, Range 02E.

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.

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: Weldcraft Steel & Marine - (1785)

The comment period for this DNS corresponds with the comment period which will end on July 30, 2025.

Staff contact for questions and concerns:

John Rapp
Toxics Cleanup Program
Department of Ecology
913 Squalicum Parkway, Unit #101
Bellingham, WA
john.rapp@ecy.wa.gov
(206) 247-3242

Responsible official:

Kimberly Wooten
Section Manager
Toxics Cleanup Program
Northwest Region Office
(425) 324-1658

Signature Kimberly Wooten Date June 6, 2025

SEPA[1] 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.

[1] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance

A.Background

Find help answering background questions[2]

1. **Name of proposed project, if applicable:** Weldcraft Steel and Marine 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

   Email: benh@portofbellingham.com

   Address: 1801 Roeder Avenue, Bellingham, WA 98227

4. **Date checklist prepared:** May 6, 2025

5. **Agency requesting checklist:** Washington State Department of Ecology

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

   The project will completed in two sequences:

   1) Remedial design and plan/specifications – Fall 2025 to Fall 2027
   2) Remedial Action/Construction – Summer 2028 or 2029

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 the 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 and associated soil and groundwater contamination. The Port of Bellingham (Port) intends to integrate the remedial activities into future redevelopment plans by the existing property tenant.

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

   - Interim Action Completion Report, Sediment Remediation and Redevelopment Project, Weldcraft Steel and Marine (Gate 2 Boatyard Site), prepared by Landau Associates, dated August 18, 2006
   - Remedial Investigation/Feasibility Study Report, Weldcraft Steel and Marine (Gate 2 Boatyard), prepared by Landau Associates, dated February 5, 2015.

[2] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background

- Public Review Agreed Order, prepared by Washington State Department of Ecology.
- Public Review Draft Cleanup Action Plan – Weldcraft Steel and Marine Site, prepared by Landau Associates., date pending.

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 remedial action is required to demonstrate substantive compliance with appropriate state and local permits. These include: City of Bellingham Shoreline Substantial Development Permit, and clearing, grading, or demolition permits/approvals. In addition, it is anticipated a Construction Stormwater General Permit will be required.

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.)

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The remedial action is outlined in the Draft Cleanup Action Plan (dCAP) and consists of the following components (see Figure 6 from the dCAP):

- Work Yard Site Unit: Containment of metals-impacted soil. Containment will be achieved by installing new asphalt pavement in the North Work Yard, repairing/replacing existing pavement, and maintaining the existing pavement cover to prevent direct contact and stormwater infiltration/transport.
- Underground Storage Tank Site Unit: Addressing the potential presence of recoverable non-aqueous phase liquid (NAPL) using intermittent dual-phase extraction (DPE) methods and containing petroleum hydrocarbon-impacted soil with vapor control, compliance monitoring, and institutional controls.

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.

See attached vicinity map (Figure 1).

2652 North Harbor Loop Drive, Bellingham, Washington

Section 25, Township 38N, Range 02E

B.Environmental Elements

1. Earth

Find help answering earth questions[3]

a. **General description of the site:**

Circle or highlight 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 is relatively flat (<5% slope).

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 have been explored in a variety of environmental exploratory borings to depths from the surface to approximately 20 feet below the existing ground surface (bgs). Based on the subsurface conditions observed in the exploratory borings, site soils consist of approximately 10 to 12 feet of fill material consisting of gravelly sand. Below the fill, native marine deposits of silty, gravelly sand are present.

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.**

[3] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth

The remedial action mostly consists of environmental capping, which will include grading and placement of the environmental cap (e.g., asphalt paving).

f. Could erosion occur because 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 environmental capping will be determined during engineering and design and is not expected to change the total area of impervious surface at the site.

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 Ecology Stormwater Management Manual for Western Washington. These may include straw bales, interceptor swales, and/or similar measures.

2. Air

Find help answering air questions[4]

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 capping/handling activities depending on seasonal conditions. The contractor will be prepared to implement dust suppression BMPs including, but not limited to, covering and/or wetting any material 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 adjustment to material handling. These efforts are not expected to be necessary.

[4] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air

3. Water

Find help answering water questions[5]

a. Surface:

Find help answering surface water questions[6]

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.**

   Yes, the project is located within Bellingham Bay, as shown on Figure 1. Bellingham Bay is an embayment of the Salish Sea and accommodates a variety of commercial and recreational uses. No wetlands or inputs (e.g., streams) are present in the immediate vicinity of the project.

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 maintenance of surface areas, groundwater sampling, and soil vapor recovery activities in the uplands portion of the site within 200 feet of Bellingham Bay (see Figure 6 from the dCAP).

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

   No fill and dredge material is anticipated to be placed or removed during this project.

4. **Will the proposal require surface water withdrawals or diversions? Give a 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 not located within the 100-year floodplain as identified on Federal Emergency Management Agency (FEMA) floodplain mapping for Whatcom County (refer to FIRM panel No. 53073C1194E), and is therefore Zone X, an area of Minimal Flood Hazard.

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.**

[5] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water
[6] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water

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. BMPs will be in place to minimize and control potential surface water discharges during construction.

The completed project will not discharge waste materials to surface water.

b. Ground:

Find help answering ground water questions[7]

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 a general description, purpose, and approximate quantities if known.**

   The project will include collection of groundwater samples using low-flow sampling methodology from existing and potentially new groundwater monitoring wells. Cumulative totals of purged and sampled groundwater from individual monitoring wells are typically between 1 and 4 gallons per well per event, which may occur up to four times a year. No water will be discharged to groundwater.

2. **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (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 during resurfacing maintenance or construction. Stormwater will be contained in construction areas and managed properly. Any discharge to Bellingham Bay from construction areas would be treated prior to discharge. BMPs will be in place to minimize and control potential surface water discharges during construction. Discharge of treated stormwater would likely occur through the existing storm drain system or other temporary discharge location.

   The completed project will not generate runoff in excess of what is currently generated from existing impermeable surfaces.

[7] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater

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

   It is possible that waste materials could enter ground or surface waters during construction. Waste materials include debris associated with demolition activities and accidental leakage of fuel and lubricating oils from equipment, vehicles, and temporary fuel storage. BMPs will be in place to minimize and control potential surface water discharges during construction.

   The completed project will not generate waste materials.

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 construction areas will be managed in accordance with Ecology's Construction Stormwater General Permit, Ecology-reviewed BMPs, and/or other agency requirements, as described in a Construction Stormwater Pollution Prevention Plan and Temporary Erosion and Sediment Control 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.

4. Plants

Find help answering plants questions

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**

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 measures to preserve or enhance vegetation are proposed.

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

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

5. Animals

Find help answering animal questions[8]

a. List any birds and other animals that 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 and 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. The long-term effects of the proposed remedial action on site 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.

The European Green Crab has been identified in Bellingham Bay.

[8] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals

6. Energy and natural resources

Find help answering energy and natural resource questions[9]

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 will be required for the 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. Other than potential intermittent operation of DPE equipment and low-flow vapor control system (if needed), the project will not use energy.

7. Environmental health

Health Find help with answering environmental health questions[10]

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.

Yes. The purpose of the project is to protect human health and the environment by capping contaminated soil, minimize infiltration and leaching of contamination to groundwater, and prevent the use of site groundwater for drinking water. 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, and institutional controls will ensure continued protectiveness of the actions.

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

Benzene, ethylbenzene, o-xylene, metals (i.e., copper, lead, nickel, and zinc), and total petroleum hydrocarbons as gasoline (TPH-G) and as diesel (TPH-D) in soil.

Benzene, o-xylene, metals (i.e., copper, nickel, and zinc), and gasoline-range petroleum hydrocarbons in groundwater.

[9] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou
[10] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health

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 specifically 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.

   If recoverable light NAPL (LNAPL) is identified during the design phase to be present in practicably recoverable quantities, the project would involve removal and management of LNAPL.

4. **Describe special emergency services that might be required.**

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

5. **Proposed measures to reduce or control environmental health hazards, if any.**

   Regarding use and storage of fuel and oil during construction, or LNAPL during recovery actions if merited, a project-specific SPCC plan will be developed and followed.

   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 Bellingham 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.

8. Land and shoreline use

Find help answering land and shoreline use questions[11]

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 effects. 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 because 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.**

   Two large buildings and several smaller buildings are currently present on the site.

   The shoreline includes a galvanized steel sheet pile bulkhead with tiebacks that were installed during redevelopment of the site in 2003/2004.

   Within the Marine Sediment Unit, there is a wharf and two sets of travel-lift piers (one 150 tons, one 35 tons).

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

   The current tenant plans to remove the two large structures as part of a separate project, but not as part of the remedial action.

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

[11] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use

The site is zoned industrial based on general use type from the City of Bellingham zoning map, dated November 15, 2024.

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

The site is zoned industrial based on general use type from the City of Bellingham zoning map, dated November 15, 2024.

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

The shoreline of the project is designated Urban Maritime – Water Oriented Uses, from the City of Bellingham Chapter 22.11.10, Shoreline Designation Maps, Marine Shoreline Map Reaches 1-8.

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

Yes. The project is within an area designated as Geologically Hazardous with a Very High Seismic Hazard rating.

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

The completed project will not change existing numbers of residents or workers.

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 will 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 maintain or repair existing surfacing and establish institutional controls to ensure continued maintenance. The project is compatible with existing land use and the planned future use of the 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

Find help answering housing questions[12]

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

[12] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-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 measures are proposed. The project will not impact housing.

10. Aesthetics

Find help answering aesthetics questions[13]

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?

The project will not alter or obstruct any views.

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

No measures are proposed. The maintenance and repairs to surfaces at the site will improve the overall appearance of the surfaces.

11. Light and glare

Find help answering light and glare questions[14]

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 8:00 a.m.) or late afternoon hours (after 4:00 p.m.) 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:

[13] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics
[14] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare

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

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

12. Recreation

Find help answering recreation questions

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

Squalicum Harbor marina is located proximate to the Marine Site Unit, which can be used by recreational boaters.

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

No. The work is confined to the uplands area and would not impact the marina or displace any other recreational uses.

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

Find help answering historic and cultural preservation questions[15]

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. The Eldridge Avenue Historic District is located approximately 1,200 feet northeast of the site.

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

The upland property within the project is composed 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 operations. There is no known material evidence, artifacts, or areas of cultural importance on or near the project.

[15] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p

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.

Methods to assess impacts included the review of the historic maps and the Washington State Department of Archaeology and Historical Preservation's (DAHP's) WISAARD system.

The project will require a cultural resources review to initiate consultation with Ecology, tribes, and DAHP. A Cultural Resources Review Form and Inadvertent Discovery Plan will be prepared and coordinated with Ecology to perform the review.

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 in accordance with WAC 173-340-815. The plan will describe steps to take in case of a cultural resource discovery.

14. Transportation

Find help with answering transportation questions[16]

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.

Squalicum Way is adjacent to the site to the northwest as shown on the attached Figure 6 from the dCAP, and North Harbor Loop Drive is adjacent to the site to the northeast. The project will not alter access to these existing streets. However, these streets may be used during construction for workers and equipment.

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 project location is served by Whatcom Transportation Authority routes 3 and 47. The nearest transit stop is the Squalicum Harbor stop located on Coho Way approximately 350 feet to the east of the site.

[16] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation

c. **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 or improvements to existing transportation infrastructure.

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

No. The project is not anticipated to use water, rail, or air transportation.

e. **How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?**

The completed project is not anticipated to generate significantly more vehicle trips.

f. **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. The project will not interfere with, affect, or be affected by the movement of agricultural and forest products.

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

No measures are proposed. The completed project is not anticipated to impact transportation.

15. Public services

Find help answering public service questions[17]

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 project is not anticipated to 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

Find help answering utilities questions[18]

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

[17] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services
[18] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities

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 additional utilities.

C.Signature

Find help about who should sign[19]

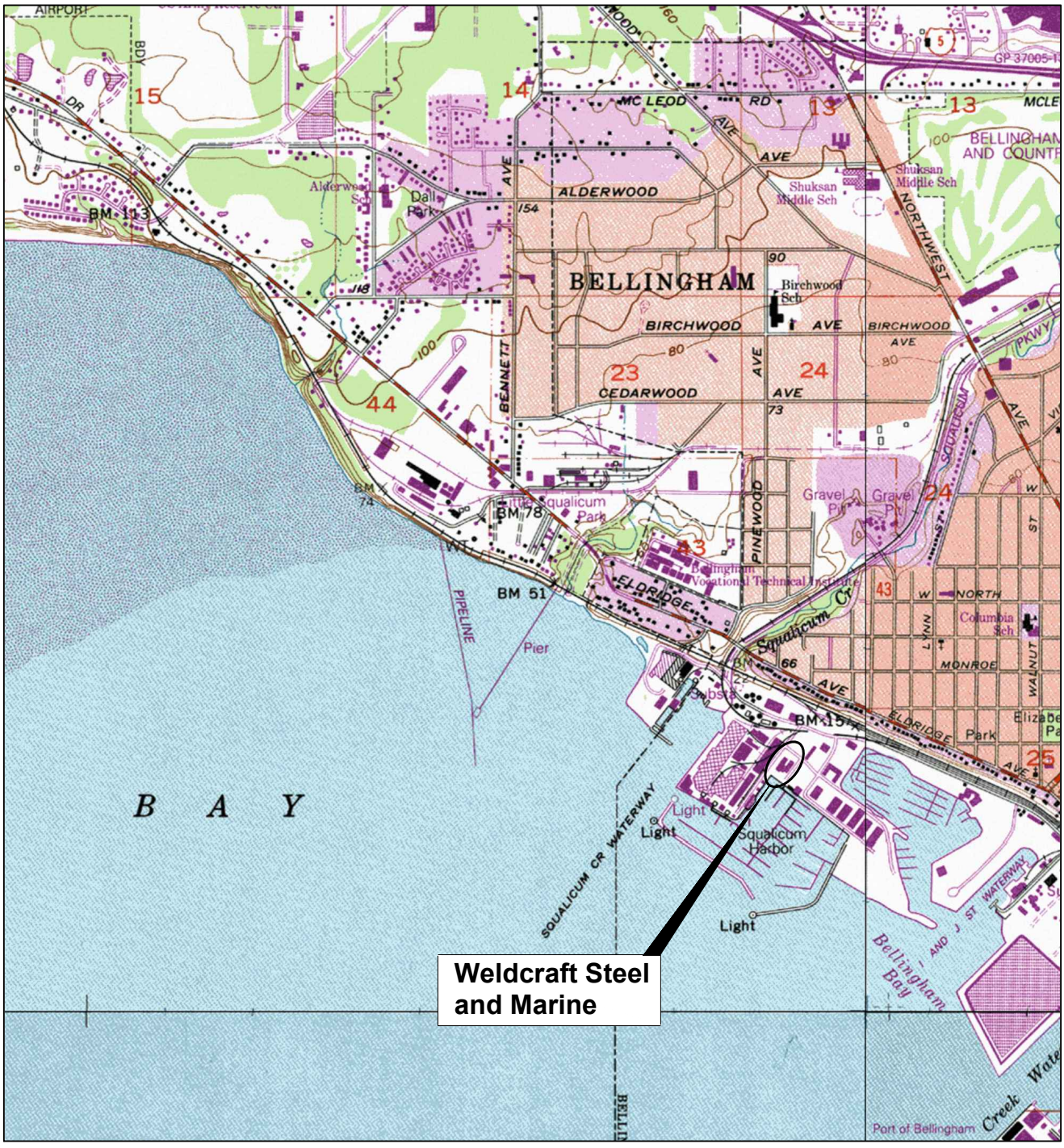
The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Type name of signee: Ben Howard

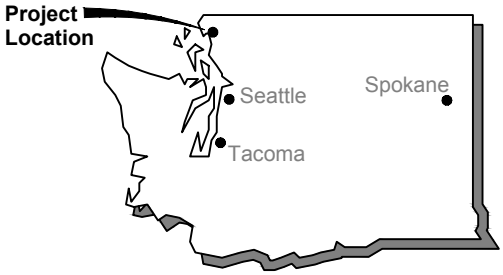
Position and agency/organization: Remediation Program Manager, Port of Bellingham

Date submitted: May 13, 2025

[19] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature



Map from Maptech Terrain Navigator 2002

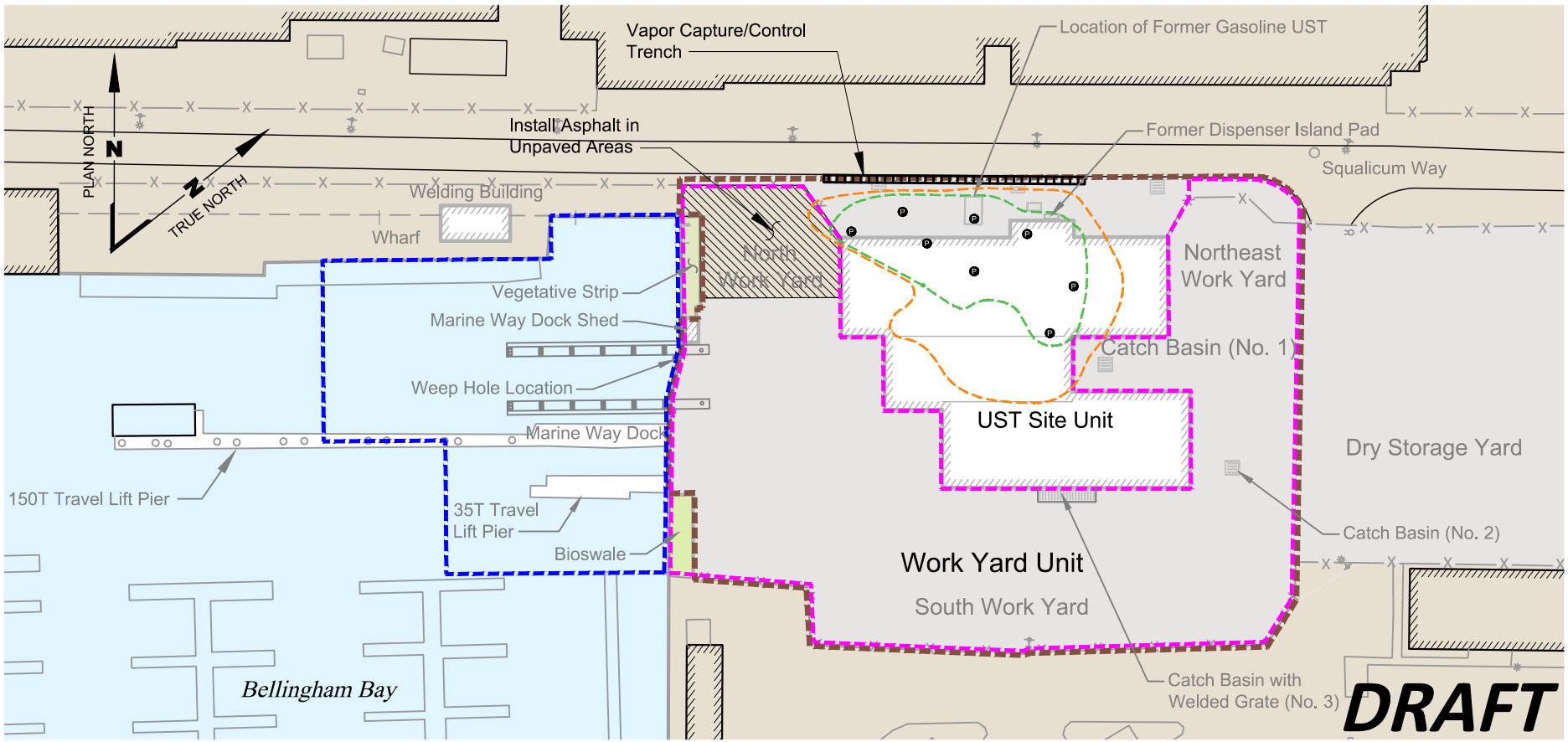


0 2000 4000

Scale in Feet

Port of Bellingham Weldcraft Steel and Marine Bellingham, Washington	**Vicinity Map**	Figure 1

LANDAU ASSOCIATES



Legend

- Catch Basin
- Pilings
- Product Recovery Well
- Work Yard Site Unit Boundary
- Marine Site Unit Boundary
- Area Designated for Containment, Including Existing Pavement and Foundation Slabs
- UST Site Unit Boundary
- Potential LNAPL Treatment Zone
- Fence
- Railroad
- Upland Area
- Bellingham Bay
- On-site Paved Surfaces
- Building Footprint
- Vapor Capture/Control Trench
- Area of New Containment

Work Yard Unit

- Containment (Installing, Repairing, and Maintaining Pavement/Slabs)
- Institutional Controls
- Compliance Monitoring

UST Site Unit

- Intermittent DPE LNAPL Recovery
- Containment (Repairing and Maintaining Pavement and Slabs)
- Soil Vapor Recovery
- Institutional Controls
- Compliance Monitoring

Note

1. Black and white reproduction of this color original may reduce its effectiveness and lead to incorrect interpretation.

0 100 200
Scale in Feet

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Port of Bellingham
Weldcraft Steel and Marine
Bellingham, Washington

Preferred Cleanup Remedy

Figure 6