

APPENDIX D
Draft SEPA Checklist



STATE ENVIRONMENTAL POLICY ACT (SEPA) CHECKLIST

A. BACKGROUND

1. Name of proposed project, if applicable:

Quiet Cove Interim Cleanup Action

2. Name of applicant:

Port of Anacortes

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

Applicant:
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Authorized Agent:
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4. Date checklist prepared:

July 9, 2019

5. Agency requesting checklist:

Port of Anacortes

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

Implementation of the cleanup action (construction of the project) is currently anticipated to begin in third and fourth quarter of 2020. Construction will not begin until required permits and approvals are obtained.



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

No. Currently the Port does not have specific development plans for the Site. The Port will pursue options for potential further development of the Site following the cleanup action.

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

- GeoEngineers, 2014. Focused Environmental Site Investigation Data Report, Quiet Cove Property, Anacortes, Washington, GEI No. 5147-024-01, dated October 20, 2014.
- GeoEngineers, 2017. FINAL Remedial Investigation/Feasibility Study Work Plan (RI/FS Work Plan); Quiet Cove Property; Anacortes, WA; Ecology Agreed Order No. DE 11346. GEI No. 5147-024-03, dated January 25, 2017.
- GeoEngineers, 2018. Work Plan Addendum for Supplemental Upland Area Soil and Groundwater Investigation at the Quiet Cove Site, Anacortes, Washington (Work Plan Addendum). GEI No. 5147-024-06, dated October 1, 2018.
- GeoEngineers, Inc. 2019. Draft Interim Action Work Plan; Quiet Cove Site; Anacortes, Washington; Ecology Agreed Order No. DE 11346. Prepared for Washington State Department of Ecology on Behalf of Port of Anacortes, dated July 9, 2019.

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.

None are known.

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

The proposed cleanup action will be conducted as an interim remedial action under the existing Agreed Order (No. DE 11346) or as an Agreed Order Amendment with the Washington Department of Ecology (Ecology) within the authority of the state Model Toxics Control Act (MTCA). The proposed 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 may include: City of Anacortes building, right-of-way and construction permits, including grading and drainage approvals.

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 of Anacortes (Port) proposes to implement cleanup of approximately 0.75 acres in the upland property on the Quiet Cove Cleanup Site. The cleanup is in the vicinity of a historical Standard Oil bulk fueling facility generally located southwest of the corner of O Avenue and 2nd Street and south of Curtis Wharf. Elevated levels of petroleum hydrocarbons, benzene, metals and carcinogenic polycyclic aromatic hydrocarbons (cPAHs) have been identified in soils on the site and are the result of historic uses of the property.



The site is currently paved with two existing buildings. The Port leases the property to multiple tenants for commercial use.

The site has been investigated under an Agreed Order with Ecology. The Port, in cooperation with Ecology has prepared an Interim Action Work Plan. Cleanup of the site is expected to last for approximately eight weeks, and after the project is complete, the site will be returned to the existing use as a short-term parking area. The project elements include:

- Abatement and demolition of two existing buildings on the site including decommissioning of utilities that currently service the buildings.
- Demolition of concrete surface on the northern area of the site to access contaminated soil.
- Excavation of approximately 1,500 to 3,000 cubic yards (CY) of overburden from the site. Segregate, stockpile and characterize the overburden material for potential reuse as backfill or transport material off site for disposal at an appropriate facility.
- Excavation and removal of approximately 8,500 CY of contaminated soil and transport excavated material off site for disposal at a permitted facility.
- Placement of oxygen-releasing material during backfilling activities to reduce residual contamination. Performance monitoring of groundwater will be completed to evaluate effectiveness of the cleanup.
- Backfilling and compaction of overburden and/or clean imported fill and crushed rock surfacing.
- Restoration of sidewalk, curb, parking strip, plantings within adjacent properties and City right-of-way that are disturbed during construction activities.
- Monitor wells on a quarterly basis for four consecutive quarters to evaluate the interim action effectiveness. Additional groundwater sampling may be necessary if initial monitoring indicates the potential for contaminant transfer to groundwater.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The proposed project site is located between 2nd and 3rd Street with O Avenue to the east, Anacortes, Skagit County, Washington and is comprised of 4 parcels P55354, P55355, P55358 and P55359 (refer to Exhibit A for a project site plan).

Section 13, Township 35N, Range 01E

Legal Descriptions:

- P55354 – LOTS 1 TO 6, BLOCK 66, ANACORTES, RECORDED IN VOLUME 2 OF PLATS, PAGE 4, RECORDS OF SKAGIT COUNTY, WASHINGTON. TOGETHER WITH N1/2 VAC ALLEY ADJ ORD#1760
- P55355 – ANACORTES LTS 7 TO 10 BLK 66 TGW VAC R/R



- P55358 – LOTS 16 TO 18, BLOCK 66, ANACORTES, RECORDED IN VOLUME 2 OF PLATS, PAGE 4, RECORDS OF SKAGIT COUNTY, WASHINGTON. TOGETHER WITH S1/2 VAC ALLEY ORD#1760
- P55359 – LOTS 19 AND 20, BLOCK 66, ANACORTES, RECORDED IN VOLUME 2 OF PLATS, PAGE 4, RECORDS OF SKAGIT COUNTY, WASHINGTON. TOGETHER WITH S1/2 VAC ALLEY ADJ ORD#1760

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. **General description of the site (circle one):** Flat, rolling, hilly, steep slopes, mountainous, other

The site is located in an industrial waterfront setting, along Guemes Channel adjacent to the shoreline.

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

The existing topography of the site is flat (<1%), but the adjacent O Avenue slopes to the north towards Guemes Channel. The beach area is sloped toward the Guemes Channel however, it is not part of the proposed interim action.

- c. **What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.**

Environmental Reports were conducted by GeoEngineers, Inc. for this cleanup project as required for the Ecology Agreed Order. Boring logs showed that the soils encountered at the site consist of relatively shallow fill overlying glaciomarine drift soils. Some of the soil borings encountered layers of organic soils within the fill. The fill observed in the explorations ranged from fine to coarse sand with gravel to organic silt. Fill soils on the northern portion of the Site were generally thicker [4 to 6 feet below ground surface (BGS) compared to the southern portion of the site (2 to 6 feet BGS).

Native soils were encountered below the fill which is interpreted to be glaciomarine drift based on deeper explorations in the area. The glaciomarine drift more typically consists of varying amounts of silt, sand, and gravel.

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

No. There are no visual surface indications or history of unstable soils in the immediate vicinity.

Portions of the general project area are identified as geologically hazardous on the City of Anacortes' Natural Resource and Critical Areas maps. This designation is due to historic filling in the area, which means the site could be susceptible to liquefaction or subsidence during a major seismic event.



e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

Approximately 8,500 CY of contaminated soil will be excavated and hauled off site. Approximately 1,500 to 3,000 CY of overburden will be stockpiled onsite and reused as backfill, as appropriate. Up to approximately 11,500 CY of clean soil will be used on site as backfill material. Backfilling of excavated areas will be performed to restore existing grades. Grading of the disturbed upland areas of the site will occur after cleanup activities are complete. Crushed rock surfacing will be placed to maintain grading until the site is further developed in the future.

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

Erosion is not expected due to the limited area and scope of excavation activities and the flat topography of the site. The site is currently not vegetated. Potential erosion will be minimized through implementation of Best Management Practices (BMPs) and any additional erosion control measures required by regulatory agencies.

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

The proposed activities will take place within the current developed area as the site is currently covered with concrete and asphalt surfaces. Areas that are excavated will be backfilled with compacted gravel resulting in a net increase of pervious surface at the site. After backfilling, the site will be restored with compacted gravel until future development planning is initiated.

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

Contractors will be required to implement Best Management Practices (BMPs) for erosion control during active construction and excavation consistent with Ecology's Stormwater Management Manual for Western Washington. During site preparation and construction, exposed soils will be kept to a minimum and management measures will be implemented to minimize and control sediment and erosion. BMPs such as construction fencing, silt fence, covered stockpiles, prevention of soils from entering storm drains, stabilized construction entrance, straw wattles, interceptor swales, check dams and/or triangular silt dikes will be implemented as applicable to contain sediment and prevent discharge off site. The design documents will provide erosion and sediment control requirements that the contractor will follow during construction.

2. Air

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

It is anticipated that during construction, there will be dust and emissions from internal combustion engines associated with construction vehicles and other construction equipment. These short-term air emissions are expected to be limited to diesel and gasoline engine emissions from trucks and other heavy equipment being used for excavation, backfilling, and grading. These emissions will be temporary in duration and not expected to differ from similar



activities within other areas of the industrial waterfront. No adverse long-term impacts are anticipated. Off-site air quality impacts from construction activities are not anticipated. In addition, the project once complete will not generate air emissions.

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

Offsite emission or odor sources have not been identified. Anacortes, or any part of Skagit County, is not designated as an air quality nonattainment area by the US Environmental Protection Agency (EPA).

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

Construction activities will utilize the proper precautions to minimize dust emissions. Potential minimization actions include, the use of water, reducing vehicle speeds, vehicle cleaning prior to exiting the site to prevent track-out of mud or dirt onto paved public roadways, and sweeping/vacuuming. Visual monitoring will be conducted during construction activities to confirm that dust emission prevention measures are effective.

3. Water

a. Surface:

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 Guemes Channel is located adjacent to the project area to the west.

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

The proposed work includes excavation activities approximately 50 feet or more from the ordinary high water mark (OHWM) for Guemes Channel. See Exhibit B for the approximate area for excavation of contaminated soil. The interim cleanup action will be outside the OHWM and does not address sediment media at the site.

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

No fill or dredge material will be placed in or removed from surface water or wetlands as part of the project.

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



The project does not include surface water withdrawals or diversions.

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

No.

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

No. Construction could increase the risk of erosion and construction debris entering surface waters. However, during construction, contractors will be required to adhere to federal, state, and local requirements and permit conditions.

b. Ground Water:

- 1) **Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.**

Groundwater conditions at the site suggest that soil excavations extending below approximately 4 to 6 feet below ground surface will encounter groundwater. Removal of groundwater that fills in the excavation may be required to facilitate excavation and reduce the water content of excavated soils. If necessary, water collected during dewatering activities may be stored in tanks prior to disposal in the sanitary sewer. If excavation water is discharged to the sanitary sewer, water will be treated to comply with sanitary sewer discharge standards.

- 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.**

This project does not include discharge of waste materials 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.**

The source of runoff at the site is stormwater. Best Management Practices (BMPs) will be implemented throughout construction activities to manage runoff water. Following the interim cleanup action, the excavation area at the site will have an impermeable surface comprised of crushed gravel, and stormwater will infiltrate into the clean backfill material. In areas of the site outside the excavation area where impermeable surfaces exist, stormwater collection will be through existing catch basins and piping on and/or adjacent to the site, with eventual discharge via existing stormwater outfalls to Guemes Channel.

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



There is a small potential that waste materials could enter ground or surface waters due to an accidental spill during construction. Construction BMPs are proposed to avoid construction-related spills and discharges, and the contractor will abide by a Spill Prevention, Control, and Countermeasure (SPCC) Plan.

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

To minimize impacts to surface waters, staging and stockpiling work will be outside of the shoreline jurisdiction. Care will be taken to prevent any petroleum products, chemicals, or other toxic materials from entering the water. Contractors will be required to have a SPCC Plan and will have spill kits, absorbent pads and other appropriate materials necessary to contain and clean up an accidental spill at the site. BMPs will be implemented consistent with federal, state, and local requirements.

4. Plants

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

- deciduous tree: alder, maple, aspen, other
- evergreen tree: shore pine
- Shrubs: scotch broom, Himalayan blackberry
- grass – various, adjacent to the N Avenue beach area
- pasture
- crop or grain
- 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?

There is no significant vegetation on the site. An existing strip of street landscaping (grass) adjacent to the site along O Avenue (approximately 750 square feet) is expected to be removed during construction. There is a possibility that some vegetation west of the site adjacent to the N Avenue Park may be removed or altered. Any vegetation that is altered, damaged or removed to facilitate construction will be replaced/restored following completion of this interim cleanup action.

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

No known threatened or endangered plant species are on or near the project site.

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

These measures are not proposed.

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



Noxious weeds have not been identified within the immediate project site, although invasive Himalayan blackberry (*Rubus armeniacus*) has been observed adjacent and west of the project site near the beach area.

5. Animals

- 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:**

Several bald eagle nesting territories occur in the vicinity, primarily to the west of the project site near Fidalgo Bay, West Guemes Channel and Guemes Island. Several osprey nesting territories also occur in the Anacortes area, but these are located inland. Numerous waterfowl and shorebirds also use the area, primarily in the winter and during migration. No habitat has been observed on the site where construction is proposed.

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

Federally listed or threatened species that may occur in the adjacent Guemes Channel area include the Puget Sound Chinook salmon, Puget Sound Steelhead, Coastal-Puget Sound Bull Trout, rockfish (bocaccio, canary, and yelloweye) and Southern Resident Killer Whale. The interim action addresses upland soil and therefore these listed or threatened marine species are not present at the site.

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

The Puget Sound area is part of the Pacific flyway. Birds that inhabit the area vary seasonally due to migration. Fidalgo Bay, west of the project area, also provides over-wintering areas for migratory waterfowl.

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

No wildlife habitat will be disturbed as part of this project. There are no proposed measures to preserve or enhance wildlife as part of this project.

6. Energy and natural resources

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

Both electrical and fossil fuel sources will be required to operate construction equipment at the site.

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

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

- c. **What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:**



None are proposed.

7. Environmental health

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

Potential discharges to stormwater and surface waters during the cleanup include accidental spills or leakage of petroleum products from construction equipment used during the project. The likelihood of a spill is low. In the event of a potential spill the effects would be minimized and mitigated through implementation of an on-site SPCC plan and response strategy that has been prepared by the construction Contractor. These spill response materials will be available for use during site construction. The contractor will be required to prepare a health and safety plan for work in areas where it is expected that contaminated soils may be encountered. Nuisance petroleum odor may occur in the immediate vicinity of the excavation, but the Site is exposed to wind.

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

Historical use of the site has resulted in contaminated soil and groundwater at the site. Based on environmental investigations completed, elevated concentrations of petroleum hydrocarbons, volatile organic compounds, polycyclic aromatic hydrocarbons and metals in soil at the site exceed concentrations protective of human health and the environment. Additionally, groundwater is contaminated throughout the site.

- 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.**

No known hazardous chemicals/conditions that might affect project development and design exist. As noted above residual contaminated soils and groundwater are found at the Site but are below concentrations that are considered hazardous material.

- 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.**

Potential discharges during construction include accidental spills or leakage of petroleum products from construction equipment used during the project. Potential discharges after the project is complete could include accidental spills of fuels from Port and tenant activities. De minimus quantities of chemicals may be stored onsite for equipment maintenance needs during construction. However, the Port's strict enforcement of BMPs and policies and procedures that focus on preventing pollution from work and tenant activities minimizes these types of risks.



4) Describe special emergency services that might be required.

No special emergency service requirements are anticipated.

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

Implementation of a contractor SPCC plan and BMPs will minimize risks of accidental spills during construction. The contractor(s) will be required to prepare and implement a health and safety plan for work associated with site cleanup. Within contaminated areas, workers will be required to have current HAZMAT handling training and equipment.

b. Noise

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

Existing noise from the surrounding 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.

Construction noise associated with a variety of construction equipment will occur. This could include truck engines, back-up alarms, generators and other small engines, excavators, backhoes, and other heavy equipment.

The majority of site activities and associated noise will generally occur during daylight hours. It is expected that any noise generated by project development will be non-disruptive and within the range of normal activities

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

Construction would occur during normal working hours (Monday through Friday, 7 AM to 10 PM). The project will comply with environmental noise standards set by the State of Washington, WAC 173-60, which establishes limits on the level and duration of noise crossing property boundaries. Temporary construction noise is exempt from state noise limits during daytime hours, per WAC 173-60-050(3)(a). Construction activities will be carried out in a manner consistent with the City Municipal Code and State environmental noise standards.

8. Land and shoreline use

a. What is the current use of the site and adjacent properties?

The site is currently used for office space, equipment storage and light manufacturing for marine fishing and boating industries. Adjacent property use includes a marine terminal at Curtis Wharf (north), a bulk petroleum facility at the Reisner property (southwest) and public recreation at the N Avenue Beach (west).



b. Has the site been used for agriculture? If so, describe.

No, the site has never been used for working farmlands or working forest lands.

c. Describe any structures on the site.

There are two permanent structures on the Site. The buildings are currently used as a mix of office space, light manufacturing and equipment storage.

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

Yes. The two aforementioned existing buildings at the Site will be demolished and removed prior to the cleanup actions.

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

City of Anacortes Zoning map classifies the area as "Light Manufacturing."

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

The City of Anacortes 2012 Comprehensive Plan designates the site as "Light Manufacturing."

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

The current shoreline master program (2010) designates the site as "Urban Marine."

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

No.

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

Not applicable.

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

Not applicable.

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

Not applicable.

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

The proposed cleanup action is consistent with the goals of the City of Anacortes Comprehensive Plan and would not interfere with existing or future uses in the area.



9. Housing

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

The project does not include provision of housing units.

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

The project does not eliminate any existing housing units.

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

Not applicable.

10. Aesthetics

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

No structures are proposed.

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

Views in the immediate vicinity will not be altered or obstructed by the completed project.

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

None are proposed.

11. Light and glare

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

No lighting is proposed.

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

No.

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

None.

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

None are proposed.



12. Recreation

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

The project is adjacent to the 2nd Street Beach that provides informal public access to the beach west of the Site from 2nd Street to Curtis Wharf.

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

There ~~is~~are no long-term changes to the recreational access to the 2nd Street Beach existing use. During construction there may be temporary pedestrian detours to avoid construction traffic including truck trailers.

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

None are proposed.

13. Historic and cultural preservation

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

A cultural resources assessment was completed for the site and did not identify any known historic places or objects located on or next to the site.

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

Based on more than 45 subsurface environmental soil boring explorations at and adjacent to the site, there is no evidence of archeological deposits. No specific landmarks or evidence of historic, archeological, scientific, or cultural significance are known within the areas affected by the proposal.

Although the site has been subject to development and filling, it is possible that the project area could contain prehistoric archeological deposits beneath the areas of historic fill such as materials associated with occupation, shellfish gathering, fishing and other activities. In the unlikely event of an inadvertent discovery of archeologic deposits, work will be immediately halted, and the Port will work with Washington State Department of Archaeology and Historic Preservation (DAHP) and local Tribes until appropriate consultation and/or investigation have been carried out.

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

In the event cultural or archeological resources are encountered, work in the immediate area will be stopped and the area protected until such time an assessment can be made on the significance of the discovery, followed with the development of a plan for disposition



of the discovery, and then lastly implementation of the plan. Washington State Historic Preservation Office will also be consulted.

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.**

The site is located at the intersection of O Avenue and 2nd Street, northwest of downtown Anacortes. Southeast of the project site on the east side of downtown Anacortes is Q Avenue, which serves as a north-south truck route to State Route (SR) 20 through the main commercial area of town.

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?**

The site is not directly served by public transit with the nearest station 0.3 miles away at 6th Street at City Hall which is served by Route 409 and 410. Route 409 runs west to the Guemes Ferry and then south to the Island Hospital and John Storvik Park near 32nd Street before running north through downtown Anacortes. Route 410 makes a loop through Anacortes and provides service between the Anacortes Ferry Terminal and the March's Point Park & Ride lot.

- c. How many parking spaces would the completed project have? How many would the project eliminate?**

The existing parking uses will be temporarily displaced during the cleanup action. There are no proposed long-term changes to existing parking, and no parking spaces will be eliminated.

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

No new roads will be required. Existing sidewalks, curbs and/or roads that are damaged due to construction activities will be restored following excavation and backfilling work.

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

The project is in the immediate vicinity of Port of Anacortes Curtis Wharf terminal and the southern shoreline area of Guemes Channel. Curtis Wharf is used for commercial activities. Construction work will be completed to minimize disturbance of existing operations at Curtis Wharf.

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.**

Excavated materials and clean backfill will be transported to and from the site in dump trucks. It is expected that there will be approximately 10 to 12 truck trips per day during the active period of excavation/backfill. Construction workers may also travel to and from the site, and this may generate an estimated 6 to 10 vehicle trips per day to the site vicinity.



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

Measures to reduce or control transportation impacts are not proposed. The truck and vehicle traffic are within the existing capacity of adjacent roadways and is not expected to have any impact on existing levels of service.

15. Public services

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

The project will not increase demand for public services.

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

Not applicable.

16. Utilities

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.

Electrical, gas, and water utilities may be encountered during excavation. Remediation and construction activities will be coordinated with the appropriate utility providers.

Utilities and providers at the site are as follows:

Electricity	Puget Sound Energy
Natural gas	Cascade Natural Gas
City of Anacortes	Water, Sewer, Refuse Service



C. SIGNATURE

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

Signature: _____

Name of Signee: _____

Position and Agency/Organization: _____

Date Submitted: _____