

SEPA ENVIRONMENTAL CHECKLIST

A. Background

1. Name of proposed project, if applicable:

Port Gamble Upland Mill Site Cleanup Action (Project)

2. Name of applicant:

Pope Resources LP/OPG Properties LLC (PR/OPG)

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

Applicant:

Linda Berry-Maraist

Pope Resources, LP/OPG Properties LLC

19950 7th Avenue NE, Suite 200

Poulsbo, Washington 98370

360.394.0574

4. Date checklist prepared:

April 15, 2020

5. Agency requesting checklist:

Washington State Department of Ecology (Ecology)

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

Construction of the proposed Project may begin as early as 2021. The Project schedule will be refined during design and permitting and will be further refined by contractors for PR/OPG to determine final construction sequencing and duration based on regulatory permit conditions and availability of cap material, subject to Ecology approval.

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

There are no plans for future additions, expansions, or further activity related to or connected with this proposal.

Separate and independent of this proposal, future land use plans for the Mill Site are currently being developed by PR/OPG and includes residential and different types of commercial redevelopment, as well as open space and habitat restoration. Future redevelopment and/or habitat restoration actions at the Mill Site will be performed to meet Model Toxics Control Act (MTCA) cleanup levels and other performance objectives to ensure protectiveness.

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

- *Cultural Resources Overview for the Port Gamble Bay Cleanup and Restoration Project Northwest Archaeological Associates (NWAA 2010)*
- *Port Gamble Partial Remedial Investigation/Feasibility Study Report (Ecology 2012a)*
- *Port Gamble Bay Consent Decree (Ecology 2013c)*
- *Port Gamble Bay Cleanup Action Plan (Ecology 2013b)*
- *Port Gamble Bay Cultural Resources Assessment Plan (Ecology 2013a)*
- *Port Gamble Bay Cultural Resources Survey Plan (SWCA and Anchor QEA 2014)*
- *Results of Surveying the North Boundary of the Point Totten Shell Midden (SWCA 2017, Brandy Rinck).*
- *Technical Report of Archaeological Field Investigations to Support the Port Gamble Redevelopment Plan SEPA EIS, Kitsap County, Washington (Rinck et al. 2018)*
- *Port Gamble Redevelopment Project: Archaeological Resources Discipline Report, Kitsap County SEPA EIS (Piper et al. 2014)*
- *Port Gamble Bay Notice of Intent for National Pollutant Discharge Elimination System (NPDES) Construction Stormwater General Permit (Anchor QEA 2015)*
- *Upland Area of the Port Gamble Bay and Mill Site Supplemental Remedial Investigation/ Feasibility Study (Anchor QEA 2019)*
- *Note: additional environmental documents are referenced in the reports listed above*

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.

The Port Gamble Dock Project applications have been submitted; however, the permit review process is currently on hold. A draft Port Gamble Master Plan and Environmental Impact Statement (showing two alternatives), Plat Performance Based Development application, Grading Permit and Shoreline Substantial Development Permit for the ~320 acre project has been submitted to Kitsap County. A Legislative Amendment process for the project is in process currently and the Development Agreement is anticipated in late 2020 or early 2021.

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

NPDES Construction Stormwater General Permit – Ecology

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 Project includes a cleanup action for a portion of the Port Gamble Bay and Mill Site (Site), located in Port Gamble, Washington. Specifically, the cleanup action will take place at the former upland sawmill area (the “Mill Site”). Cleanup activities will include the following:

- Excavation and disposal at approved off-site landfills approximately 7,500 to 10,500 tons of soils in the northeast portion of the Mill Site with dioxin/furan

concentrations exceeding remediation levels for wildlife, groundwater, surface water, and sediment protection

- Capping of approximately 6 acres in four areas of the Mill Site that have dioxin/furan soil concentrations below remediation levels, but exceeding MTCA unrestricted use soil cleanup levels, including lower-concentration excavated and treated soils from the northeast portion of the Mill Site (e.g., amended with activated carbon or other treatment agents to further sequester dioxins/furans, as practicable)
- Recording of restrictive covenants to preclude use of the shallow aquifer throughout the Mill Site for future drinking water supply and to ensure that soil caps in the Mill Site maintain their protectiveness

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 Project is located in Port Gamble, Unincorporated Kitsap County, Washington (Township 27 North, Range 2 East, Sections 5 and 8). The Project area is adjacent to Port Gamble Bay and Hood Canal, which is connected to the Strait of Georgia/Puget Sound (see Figure 1). State Route (SR) 104 is the main access road to the Mill Site, which is located east of Rainier Street and the adjacent bluff.

B. Environmental Elements

1. Earth

a. General description of the site:

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

The former sawmill site upland area is generally relatively flat and slopes down toward Port Gamble Bay but is adjacent to a steep bluff.

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

Transition slopes on the shoreline between the uplands and Port Gamble Bay are approximately 30% and are protected from erosion by rock riprap. Shoreline riprap repairs were most recently performed in summer 2019 to ensure the protectiveness of earlier cleanup actions. Bluff slopes adjacent to the former sawmill site are approximately 30% to 50%.

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 areas were developed through historical fill activities on an existing tideflat adjacent to the Bay. The surficial fill typically consists of sand and gravel, with locally variable fines content, scattered debris, and woody organics. Portions of the uplands are paved with asphalt or concrete. Underlying the upland fill is a native sand layer of variable thickness.

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

The steep bluff adjacent to the former sawmill site is identified in Kitsap County critical area maps as an area of potential geological hazard (Kitsap County 2019) (note that this map includes all areas that exceed 30% slope in this category). Fill in portions of the former sawmill site (primarily the deepest fill in the most eastern portion of Mill Site) could be subject to liquefaction.

- 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 Project will include excavation and disposal of approximately 7,500 to 10,500 tons of contaminated soils. Soil excavation depths will extend up to approximately 15 feet below ground surface. The excavated areas will then be filled with soils that have contaminant concentrations below the remediations levels or with clean imported fill. Minimum of 2-foot-thick soil caps will be placed over all areas of the Mill Site with contaminant concentrations above unrestricted use cleanup levels. Exact excavation and fill amounts will be determined during design development.

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

Erosion could occur from the Project during capping, grading, and fill activities. Best management practices (BMPs), including preparation of a Temporary Erosion and Sedimentation Control (TESC) Plan in coordination with Ecology and other applicable agency requirements, will be implemented during construction activities so that any potential erosion from capping, stockpiling, and grading/filling activities will not contribute to erosion in the area. An existing berm constructed around the perimeter of the former sawmill site during the in-water cleanup will remain in place during the upland cleanup.

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

The Project does not propose any new impervious surfaces, and the existing level of impervious surfaces will be reduced. Surficial hardscape overlying the portion of remedial excavations in the Mill Site will be demolished, processed, and disposed of at approved off-site landfills or recycling facilities, as appropriate. Surficial hardscape in other remedial areas will be perforated prior to placing permeable soil caps.

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

A TESC Plan will be developed, and construction BMPs will be implemented to minimize erosion from the Project.

2. Air

- 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.**

Fugitive dust could be generated during dry periods during construction from upland activities associated with material stockpile management (e.g., moving and loading). Construction machinery such as cranes, loaders, and trucks will likely emit exhaust gases. These emissions

will be temporary in nature and generally of short-term duration; therefore, no long-term adverse effects on local air quality are anticipated.

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

There are no known off-site sources of air emissions that would affect the Project.

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

Construction equipment used on the Project will be maintained in good working order to minimize airborne emissions. BMPs for dust control, such as application of water, will be employed during construction, as necessary.

3. Water

a. Surface Water:

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.

Port Gamble Bay is located to the east of the Project area and just south of the Strait of Juan de Fuca.

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 Project will not require any in-water work. Proposed cleanup activities will take place within 200 feet of Port Gamble Bay. See Figure 2 for a map of the cleanup activity locations.

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 waters or wetlands.

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

No surface water withdrawals or diversions are proposed.

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

Work would occur within or adjacent to the Federal Emergency Management Agency floodplain designated as Zone AE (FEMA 2017). Areas designated as Zone AE indicate those areas subject to inundation by the 1-percent-annual-chance flood.

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 waste materials would be discharged to ground or surface water from the Project. An existing berm constructed around the perimeter of the former sawmill site will remain in place during the upland cleanup. Treated water from dewatering excavations will be discharged back into groundwater at the Mill Site (see 3.b.1).

b. Ground Water:

- 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.**

Groundwater will not be withdrawn from a well. As needed, groundwater may be pumped from within and/or adjacent to the excavated areas. The pumped water may be stored in tanks to remove suspended solids (along with additional treatment, as determined during design), and then discharged back into Mill Site groundwater via an upland infiltration basin.

- 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 material is anticipated to be discharged to groundwater as part of the Project.

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.**

Stormwater runoff is anticipated during construction, but an existing berm constructed around the perimeter of the former sawmill site during the in-water cleanup, will remain in place during the upland cleanup, facilitating stormwater infiltration. Some stormwater runoff currently discharges into Port Gamble Bay and Hood Canal, and no change in discharge rate is proposed as a result of this Project. Surface water runoff will be managed using BMPs, as appropriate, consistent with Ecology's 2019 *Stormwater Management Manual for Western Washington* (2019) or the most current version at the time of construction. Collection and disposal of stormwater runoff is not proposed. Conditions of the issued NPDES construction stormwater general permit will be adhered to during construction.

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

No waste materials will be discharged to ground or surface water from the completed Project.

- 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 affect drainage patterns at or adjacent to the property.

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

Imported fill material necessary to complete the Project will be clean and obtained from an approved source. Material chemistry will be tested in accordance with Ecology protocols to demonstrate its suitability for its intended use.

An existing berm constructed around the perimeter of the former sawmill site during the in-water cleanup will remain in place during the upland cleanup, facilitating stormwater infiltration. Contractors for PR/OPG will be responsible for the preparation of a Spill Prevention, Control, and Countermeasures (SPCC) Plan to be used for the duration of the Project in order to safeguard against the nominal chance that an unintentional release of fuel, lubricants, or hydraulic fluid from the construction equipment could occur.

4. **Plants**

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

- X__ deciduous tree: alder, maple, aspen, other
- X__ evergreen tree: fir, cedar, pine, other
- X__ shrubs – sparse native and non-native shrubs
- ___ grass – sparse non-native grasses
- ___ 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 (see below for “other” vegetation types)

The former sawmill site portion of the Project site contains little to no vegetation, but the bluff adjacent to the mill site has deciduous and evergreen trees, as well as native and non-native shrubs.

b. What kind and amount of vegetation will be removed or altered?

Very little vegetation will be removed or altered as a part of the Project, except if necessary to facilitate engineered capping in localized areas of the bluff.

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

No listed plant species are known to be 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:

Very little vegetation will be removed or altered as a part of the Project; therefore, there is no need for landscaping.

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

Scot's broom (*Cytisus scoparius*) and Himalayan blackberry (*Rubus armeniacus*) are found on areas around the Mill Site, including the bluff adjacent to the site.

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.

Examples include:

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

Port Gamble Bay and the surrounding upland areas provide habitat to a variety of wildlife species, including various bird and aquatic species. ESA-listed species that may occur in the vicinity of the Project are described in Section B.5.b. In addition, the WDFW’s Priority Habitats and Species map identifies the following species as potentially occurring in or near the project area (WDFW 2019):

- Pacific sand lance (*Ammodytes hexapterus*)
- Pacific herring (*Clupea pallasii*)
- Subtidal hardshell clam
- Geoduck (*Panopea generosa*)

Harbor seal (*Phoca vitulina*) haul-out areas are located near Point Julia (Anchor QEA 2013). An osprey (*Pandion haliaetus*) nest is documented just south of Port Gamble (Berry-Maraist 2019). Marbled murrelets (*Brachyramphus marmoratus*) have not been observed in the vicinity but may occur there due to their use of old-growth forested areas and marine habitats in Washington State, habitats that occur in the region. The Project site and surrounding area were not identified as marbled murrelet nesting sites during a survey of occupied areas (WDFW and USFWS 2018).

- b. List any threatened and endangered species known to be on or near the site.** Table 2 summarizes the ESA-listed threatened or endangered species known to be near the site. There are no ESA-listed species on the site.

Table 2
Port Gamble Bay Potential Threatened or Endangered Species

Species	Status	Agency	Critical Habitat
Puget Sound Chinook salmon (<i>Oncorhynchus tshawytscha</i>)	Threatened (Puget Sound ESU)	NMFS	Designated
Puget Sound steelhead (<i>Oncorhynchus mykiss</i>)	Threatened (Puget Sound ESU)	NMFS	None in Project area
Hood Canal summer-run chum salmon (<i>Oncorhynchus keta</i>)	Threatened (Hood Canal ESU)	NMFS	Designated
Bull trout (<i>Salvelinus confluentus</i>)	Threatened (Coastal-Puget Sound ESU)	USFWS	None in Project area
Dolly varden (<i>Salvelinus malma</i>)	Proposed threatened	USFWS	None designated
Killer whale (<i>Orcinus orca</i>)	Endangered (Southern Resident DPS)	NMFS	Designated
Humpback whale (<i>Megapterus novaeangliae</i>)	Endangered	NMFS	None designated
Leatherback sea turtle (<i>Dermochelys coriacea</i>)	Endangered	USFWS	None in Project area

Species	Status	Agency	Critical Habitat
Bocaccio (<i>Sebastes paucispinus</i>)	Endangered (Georgia Basin DPS)	NMFS	Designated
Yelloweye rockfish (<i>Sebastes ruberrimus</i>)	Threatened (Puget Sound/Georgia Basin DPS)	NMFS	Designated
Pacific eulachon (<i>Thaleichthys pacificus</i>)	Threatened (Southern DPS)	NMFS	None in Project area
Marbled murrelet (<i>Brachyramphus marmoratus</i>)	Threatened	USFWS	None in Project area
Streak Horned Lark (<i>Eremophila alpestris strigata</i>)	Threatened	USFWS	None in Project area
Yellow-billed cuckoo (<i>Coccyzus americanus</i>)	Threatened	USFWS	None designated

Notes:

Sources: NOAA Fisheries 2019; USFWS 2019

ESU: Evolutionarily Significant Unit

DPS: Distinct Population Segment

NMFS: National Marine Fisheries Service

USFWS: U.S. Fish and Wildlife Service

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

Port Gamble is within the Pacific Flyway for migratory birds. Migratory species of geese and ducks can be found in the Port Gamble area and along the shorelines of Port Gamble Bay throughout the year.

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

No in-water work is proposed, which will avoid impacts to marine species. Protection compliance monitoring will be implemented to confirm that the environment is adequately protected during construction. Long-term confirmation monitoring will also be implemented.

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

There are no known invasive animal species on or near the site.

6. Energy and Natural Resources

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

Once completed, the Project will not create any long-term energy needs.

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

The completed Project will not affect the potential use of solar energy.

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:

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

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.**

Yes. Existing exposure to contaminated soil is discussed in subbullets below. Environmental health hazards could result from a spill of fuel or oil from operating equipment or from equipment accidents. Hazards will be limited to those encountered during construction and will be controlled through Project construction plans (such as the SPCC Plan), as well as health and safety plans.

The Washington Hazardous Waste Management Act (Revised Code of Washington 70.105) and the implementing regulations, the Dangerous Waste Regulations (Chapter 173-303 WAC), will apply if dangerous wastes are generated during the sediment cleanup action. Sediment cleanup action is not expected to generate dangerous hazardous wastes.

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

The Project is located on a known contaminated site from a sawmill that was in operation from 1853 to 1995. Initial cleanup activities began in 1997 to remove petroleum hydrocarbons and metals. Additional cleanup activities have continued since then to remove various chemicals of concern. This Project will focus on the removal of soil with dioxin/furan concentrations greater than remediation levels and capping remaining soils with dioxin/furan concentrations greater than the cleanup level (12 parts-per-trillion toxicity equivalent quotient).

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 Project will be designed to protectively remove and/or cap soils with elevated dioxin/furan concentrations. There are no existing hazardous chemicals or conditions that might affect the Project development or design.

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.

The Project will be designed to protectively stockpile and profile excavated soils to determine proper on- and off-site disposal locations. The Project will not store, use, or produce toxic or hazardous chemicals.

4) Describe special emergency services that might be required.

There are no special emergency services required for this Project.

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

Hazards will be limited to those encountered during construction. Workers will be properly

trained for work at the Project site; proper construction methods, personal protective equipment, and safety equipment will be employed.

Environmental health hazards that could result from a spill of fuel or oil from operating equipment will be addressed within the SPCC Plan and TESC Plan.

Appropriate material generated by the Project will be collected and screened to remove debris, and the screened material will be reused or disposed of in upland areas, as allowed, following chemical analysis. If no other allowed reuse or disposal alternatives are identified, the material will be disposed at an approved regional upland disposal facility.

b. Noise

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

No noise sources exist in the area that are anticipated to 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.

All noise generated by the Project will be short-term in duration and would be generated from construction equipment.

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

Construction activities will be performed in accordance with Kitsap County Code Chapter 10.28, and are anticipated to occur during the day. All equipment will be required to comply with pertinent U.S. Environmental Protection Agency equipment noise standards.

8. Land and Shoreline Use

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 Project is located within and adjacent to a former industrial yard in the rural, historic town of Port Gamble. The Port Gamble district was listed on the U.S. National Register in 1966 as a Historic Place and a Historic Landmark District and is a popular tourist destination. The Project is also adjacent to the waterbodies of Hood Canal and Port Gamble Bay, which are used for a variety of marine activities, such as recreational and commercial fishing, shellfish harvesting, and boating. The Project is not expected to affect current land uses on nearby or 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?

There is no history of agricultural use or forestry on the Project area (Mill Site). The site housed a sawmill for almost 150 years. The Project will not convert any agricultural or forest lands to other uses. (There is a working farm in the southwest corner of the ~320 acre Port Gamble Master Plan, which will not be affected by this cleanup).

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 any working farm or forest operations.

c. Describe any structures on the site.

Nearly all structures on the Project site have been removed. The only remaining structure is a fence around the perimeter of the Mill Site.

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

No structures will be demolished as part of the Project.

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

The Project site is zoned "Rural Historic Town Waterfront" (Kitsap County 2019).

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

The Project is designated as "Limited Area of More Intense Rural Development - I" (Kitsap County 2019).

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

The Project is located within the "Urban Conservancy" shoreline environmental designation (Kitsap County 2019).

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

The Project is located in a geologic critical area, a critical aquifer recharge area, and a flood hazard area. Kitsap County identifies a bald eagle nest as occurring south of the Project site (Kitsap County 2019), but documentation has been submitted to the County and Washington Department of Natural Resources to verify that it no longer exists (Berry-Maraist 2019). An active osprey nest was documented west of the Project site, but it blew down during the winter of 2019-20 (Berry-Maraist 2020).

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

The Project will not change existing levels of employment after completion.

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

The 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.

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

The Project is consistent with local land uses and plans. Cleanup activities have been occurring at or near the Project site since 1997.

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

The Project will not affect agricultural and forest lands of long-term commercial significance; therefore, no measures are proposed.

9. Housing

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

No housing units will be provided by the Project.

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

No housing units will be eliminated by the Project.

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

There will be no impacts to housing; therefore, no measures to reduce or control impacts are proposed.

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 new structures are proposed.

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

Views in the immediate vicinity of the site will not be obstructed or altered as a result of the Project.

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

No aesthetic impacts are anticipated from the Project; therefore, no measures to reduce or control aesthetic impacts 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?

Construction activities are anticipated to be performed during the day. Depending upon the final schedule of specific cleanup activities, temporary work lighting may be used to provide a safe work environment during low light conditions. Temporary work lighting, if necessary, is anticipated to be localized and short-term in duration.

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

Light or glare from the Project is not expected to create a safety hazard or interfere with views.

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

There are no known sources of off-site light or glare that may affect the proposed Project.

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

Because there are no proposed impacts, no measures are proposed to reduce or control light

and glare impacts.

12. Recreation

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

Access to the Project area is generally restricted and not accessible to the public, except for the northern portion of the former sawmill site. In the Project vicinity, Port Gamble Bay is used for recreational boating; recreational, commercial, and tribal fishing; shellfish harvesting; and other water-related activities.

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

Most of the Project area is currently closed to the public except for the northern portion of the former sawmill site. During construction, the northern portion of the Project area will be closed to the public.

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

The Project area will be temporarily closed during construction. The current kayak launch will shift west to the beach on Hood Canal during construction.

13. Historic and cultural preservation

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.

Port Gamble is a National Historic District and several archaeological sites are recorded in the Project vicinity along with the former sawmill site itself. The Pre-contact Point Totten Shell Midden Site (46KP252) has been recommended as eligible for the National Register of Historic Places. In addition, other Port Gamble sites are recommended eligible for listing in the National Register of Historic Places.

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.

Precontact archaeological materials could be present on the Mill site in the following contexts:

- Within the boundaries of intact midden
- In fill soils, especially where disturbance and stratigraphic mixing have been observed
- In native soils below fill anywhere on the Mill Site

It is also possible that historic archaeological materials could be located on the Mill Site within or at the base of historic fill. The location of those soils with archaeological potential were estimated using geotechnical information, historical maps, and documentation of prior disturbance.

The environmental and cultural context of Port Gamble Bay has been extensively documented in the last 10 years, primarily for projects within and adjacent to the Project area. Relevant reports include the following:

- *Port Gamble Bay Cultural Resources Assessment Plan* (Ecology 2013a)

- *Cultural Resources Survey Plan, Port Gamble Bay Cleanup* (SWCA and National Oceanic and Atmospheric Administration 2014)
- *Results of Surveying the North Boundary of the Point Totten Shell Midden* (SWCA 2017, Brandy Rinck).
- *Technical Report of Archaeological Field Investigations to Support the Port Gamble Redevelopment Plan SEPA EIS, Kitsap County, Washington* (Rinck et al. 2018)
- *Port Gamble Redevelopment Project: Archaeological Resources Discipline Report, Kitsap County SEPA EIS* (Piper et al. 2014)
- *Cultural Resources Overview for the Port Gamble Bay Cleanup and Restoration Project, Kitsap County, Washington* (Sharley et al. 2010)
- *Analysis of Sonicore Samples from the Point Totten Shell Midden (45KP252), Port Gamble, Kitsap County, Washington* (Rink 2016)

Full details can be found in the Cultural Resources Survey Report Addendum, which is Appendix B to the Draft Cleanup Action Plan.

- 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.**

Assessment methods included review of geotechnical investigations, previous archaeological studies and site records, documentation of previous disturbance, and historic maps and photographs. Native American tribes received a copy of the Cultural Resources Survey Report Addendum for their review and input in 2019.

Full details can be found in the Cultural Resources Survey Report Addendum, which is Appendix B to the Draft Cleanup Action Plan.

- 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.**

As discussed in the Cultural Resources Survey Report Addendum (Appendix B to the Cleanup Acton Plan), ground disturbance for the Project is unlikely to disturb historic or cultural resources as defined by SEPA. The Port Gamble S'Klallam Tribe commented on the Cultural Resources Survey Report Addendum with two requests: that a tribal monitor be allowed to access the site during construction and that an Inadvertent Discovery Plan (IDP) be kept on site during construction. Tribal representatives will be invited to a pre-construction meeting with the contractor, archeologist and the property owner to review the IDP and construction processes, prior to the start of construction. This IDP will be in place during construction in the event that archaeological materials are encountered, and tribal monitoring will be permitted to the extent that it is safe and feasible.

14. Transportation

- 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.**

SR 104 borders the western boundary of the project area and can be used to access the site.

- 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 area is not served by transit. The nearest transit stop is approximately 3 miles away.

- 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 will not affect existing parking.

- 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).**

The Project will not require new or improved roadways or pedestrian, bicycle, or state transportation facilities.

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

The Project may utilize surface water, road, or rail for the transportation of excavated material, depending on the final disposition of this material.

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

The import of sand and gravel from an upland commercial or private source may generate construction-related traffic. The amount of construction traffic and peak traffic times will be a function of the selected contractor's operations plan and the amount of material that needs to be managed on site. Construction traffic impacts will be temporary. The completed Project is expected to result in no net change in traffic.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.**

The Project will have no impacts on the movement of agricultural or forest products.

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

In coordination with Ecology, a communication outreach plan will be developed prior to construction that is responsive to the needs of the community. The outreach plan will include strategies and opportunities to be implemented by the Project for identifying community events that could be affected during construction as well as avoidance and minimization measures to mitigate these potential effects. To support this effort, a sign will be posted in Port Gamble that will include website and contact information to support communication and outreach needs during construction activities for north Port Gamble Bay including the Town of Port Gamble.

15. Public Services

- 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.**

The Project will not result in the need for additional public services.

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

No measures are proposed to reduce or control impacts on public services.

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.**

No new utilities are proposed as part of this project.

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 _____

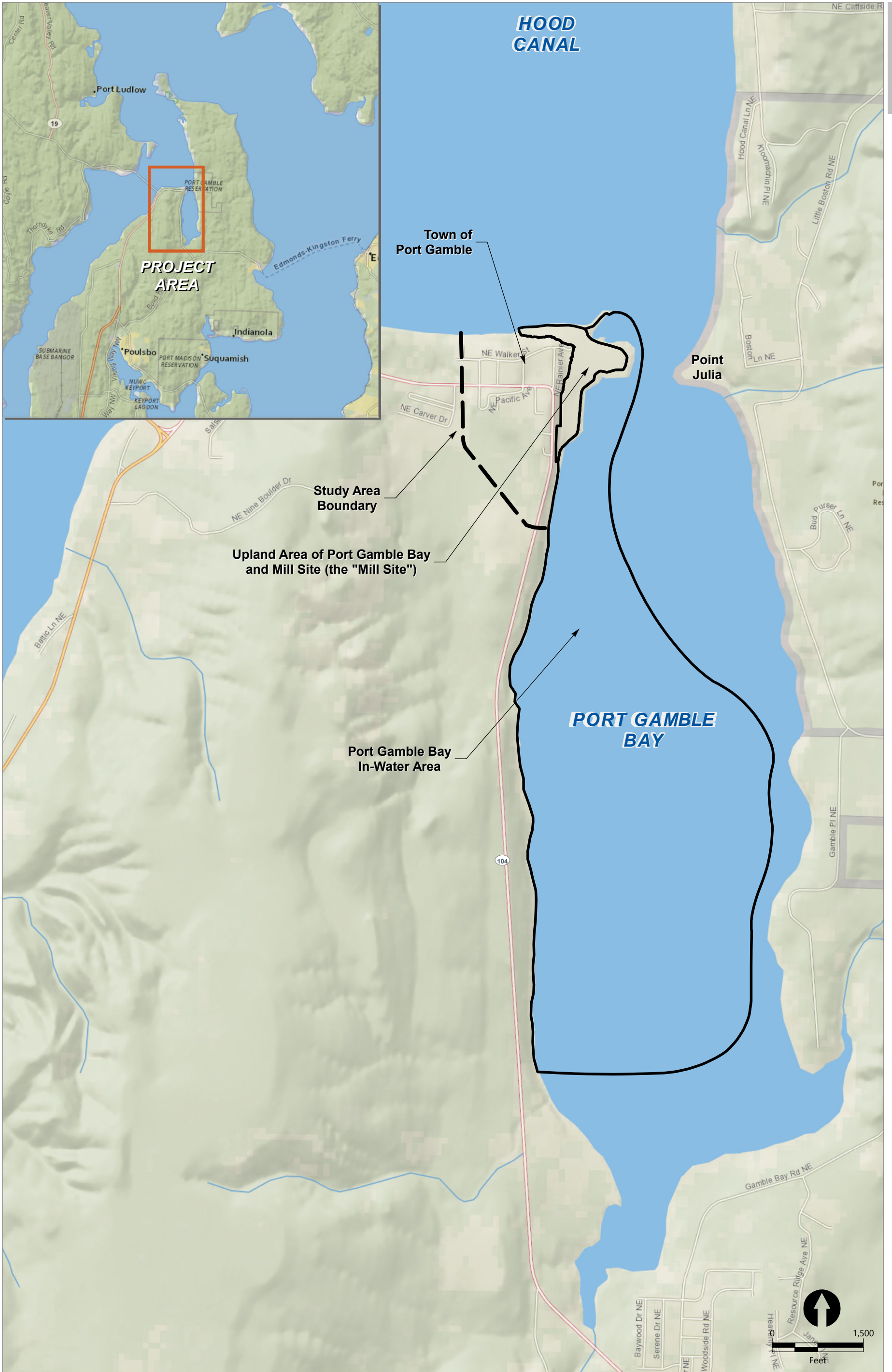
Date Submitted: _____

References Cited

- Anchor QEA (Anchor QEA, LLC), 2013. Biological Assessment: Port Gamble Dock Project. Prepared for the Olympic Property Group. July 2013.
- Anchor QEA, 2015. *Notice of Intent for National Pollutant Discharge and Elimination System Construction Stormwater General Permit: Port Gamble Bay Cleanup Project*. Prepared for the Olympic Property Group. April 2015.
- Anchor QEA, 2019. Supplemental Remedial Investigation/Feasibility Study, Upland Area of the Port Gamble Bay and Mill Site. Prepared for Pope Resources, LP/OPG Properties, LLC and the Washington State Department of Ecology. April 2019.
- Berry-Maraist, Linda (Pope Resources, LP/OPG Properties LLC), 2019. Personal communication with Clay Patmont (Anchor QEA, LLC). April 19, 2019.
- Ecology (Washington State Department of Ecology), 2012a. *Port Gamble Bay Partial Remedial Investigation and Feasibility Study Report*. December 2012.
- Ecology, 2013a. *Port Gamble Bay Cultural Resources Assessment Plan*. October 2013.
- Ecology, 2013b. *Port Gamble Bay Cleanup Action Plan*. December 2013.
- Ecology, 2013c. *Port Gamble Bay Consent Decree*. December 2013.
- Ecology, 2019. *Stormwater Management Manual for Western Washington*. Prepared by Washington State Department of Ecology. Publications Number 19-10-021. July 2019.
- FEMA (Federal Emergency Management Agency), 2017. "FEMA Flood Insurance Rate Map (FIRM) for Kitsap County Unincorporated Areas." Community Panel Number 53035C0105F. Accessed March 2, 2019. Available at: <https://msc.fema.gov/portal/search?AddressQuery=port%20gamble%2C%20wa#searchresultsanchor>.
- Kitsap County, 2019. "Kitsap GIS Map." Accessed April 3, 2019. Available at: <https://psearch.kitsapgov.com/psearch>.
- NOAA (National Oceanic and Atmospheric Administration) Fisheries, 2019. West Coast Region Species Maps & Data. Accessed April 11, 2019. Available at: https://www.westcoast.fisheries.noaa.gov/maps_data/Species_Maps_Data.html.
- NWAA (Northwest Archaeological Associates, Inc.), 2010. *Cultural Resources Overview for the Port Gamble Bay Cleanup and Restoration Project, Kitsap County, Washington*. Prepared for Olympic Property Group. NWAA Report Number WA 09-109. Revised March 1, 2012.
- Piper, Jessie, Brandy Rinck, Sherry Boswell, Alicia Valentino, Ann Sharley, and Christian Miss, 2014. *Port Gamble Redevelopment Project: Archaeological Resources Discipline Report, Kitsap County SEPA EIS*. Report on file at the Department of Archaeology and Historic Preservation, Olympia, Washington. June 2014.
- Rinck, Brandy, 2016. *Analysis of Sonicore Samples from the Point Totten Shell Midden (45KP252), Port Gamble, Kitsap County, Washington*. On file at the Department of Archaeology and Historic Preservation, Olympia, Washington.

- Rinck, Brandy, Alicia Valentino, Christian Miss, and Mike Cannon, 2018. *Technical Report of Archaeological Field Investigations to Support the Port Gamble Redevelopment Plan SEPA EIS, Kitsap County, Washington*. Report on file at the Department of Archaeology and Historic Preservation, Olympia, Washington. January 2014.
- Sharley, A., B. Rinck, C.M. Hodges, R. Smith, J. Shea, and C.J. Miss, 2010. *Cultural Resources Overview for the Port Gamble Bay Cleanup and Restoration Project, Kitsap County, Washington*. On file at the Department of Archaeology and Historic Preservation, Olympia, WA.
- SWCA and Anchor QEA (SWCA Environmental Consultants and Anchor QEA, LLC), 2014. *Cultural Resources Study Plan*. March 2014.
- USFWS (U.S. Fish and Wildlife Service), 2019. ECOS Environmental Conservation Online System. Accessed April 11, 2019. Available at: <https://ecos.fws.gov/ecp/>.
- WDFW (Washington Department of Fish and Wildlife), 2019. WDFW Priority Habitat and Species on the Web. Accessed April 2, 2019. Available at: <http://apps.wdfw.wa.gov/phsontheweb>.
- WDFW and USFWS (Washington Department of Fish and Wildlife and U.S. Fish and Wildlife Service), 2018. *Revised Draft Environmental Impact Statement for a Long-Term Conservation Strategy for the Marbled Murrelet. Appendix D*. September 2018.

Figures




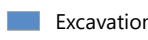



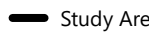
Publish Date: 2019/04/04, 12:43 PM | User: ckiblinger
Filepath: \\orcas\gis\Jobs\PopeResources_0388\PortGamble\Maps\Reports\Draft_Cleanup_Action_Plan\AQ_PG_Site_Vicinity_DCAP.mxd

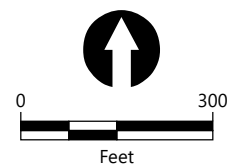


Figure 1
Site Vicinity Map
SEPA Checklist
Upland Area of the Port Gamble Bay and Mill Site



LEGEND:

-  Capping
-  Excavation
-  2 A Area IDs
-  Approximate Recent Top of Bank
-  Upland Area of Port Gamble Bay and Mill Site (the Site)
-  Study Area Boundary



Publish Date: 2019/04/04, 2:37 PM | User: ckiblinger
Filepath: \\orcas\gis\Jobs\PopeResources_0388\PortGamble\Maps\Reports\Draft_Cleanup_Action_Plan\AQ_PG_Selected_Remedies_DCAP.mxd



Figure 5
Mill Site Selected Cleanup Remedy
SEPA Checklist
Upland Area of the Port Gamble Bay and Mill Site