

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

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

Instructions for applicants:

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

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

Instructions for Lead Agencies:

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

A. Background [\[HELP\]](#)

1. Name of proposed project, if applicable: **Demolition of Former Castaways Restaurant**

2. Name of applicant: **Port of Port Angeles**

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

Jesse Waknitz

Port of Port Angeles

338 W. First Street

Port Angeles, WA 98362

360-460-1364

4. Date checklist prepared: **3/11/2022**

5. Agency requesting checklist: **Port of Port Angeles (Port)**
6. Proposed timing or schedule (including phasing, if applicable):
1. **March 2022 – Port will conduct lead and asbestos testing. If lead or asbestos containing materials are detected, they will be properly abated. Port will then apply for demolition permits and approvals from the City of Port Angeles (City) and the Olympic Region Clean Air Agency (ORCAA).**
 2. **April 2022 – Phase 1: Port will demolish the above ground timber structure of the former Castaways Restaurant. Demo debris will be taken to the City Transfer Station.**
 3. **May to August 2022 – Phase 2: Port will demolish the concrete foundation with cultural resources monitoring by a professional archaeologist during this below ground work. The concrete demo debris will be taken to local concrete plant or recycling/reuse location.**

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
Future use of the site is unknown currently. Demolition in a timely manner is important because the fire damaged structure is an unsafe nuisance.

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

Not Applicable (NA). No other environmental information has been prepared.

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

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

**City Transfer Station Waste Disposal Application
City Building Demolition Permit
ORCAA Demolition Notice**

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.)

In January 2022 the Castaways Restaurant was damaged by fire. The interior and roof were destroyed. The walls of the structure are still standing. Because this fire damaged structure is not fit for repair or reuse and is an unsafe nuisance the Port is proposing to demolish the 5,000-sf timber structure this spring/summer 2022 in two phases. Phase 1 will the demolition of the above ground timber structure and Phase 2 will the demolition of the below ground concrete foundation. Phase 2 work will be monitored by a

professional archaeologist. Following demolition, the site will be stabilized with a gravel surface.

See attached:

Attachment 1: Figure 1 – Overview of the site.

Attachment 2: Site Photos – Photos of recent fire damage.

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.

Castaways Restaurant
1213 Marine Drive
Port Angeles, WA 98363

Lat 48.126746, Lon -123.457819

B. Environmental Elements [\[HELP\]](#)

1. Earth [\[help\]](#)

a. General description of the site:

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

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

Less than 5%. Building site is developed with flat asphalt W. Port Angeles Boat Haven Parking lot on three sides and a grass covered right-of-way to the the Olympic Discovery Trail and Marine Drive to the South.

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.

The NRCS map of the area lists the soil with the project area Beaches. It is expected there is pit run or industrial fill of unknown thickness on native beach sands. There is no agricultural land within the project area.

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

None Observed at the building site. 100 feet to the south of the project site is the unstable marine bluff.

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.

Excavation to a depth of 3-ft below ground will be required to remove and demo the concrete foundation wall and footing. After the foundation is removed the existing soil will be graded and the site will be surfaced with 2-in of gravel (approximately 45-cy)

Source of all gravel will be clean material from local sand and gravel pit.

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

Local erosion could occur as a result of demolition activities.

To prevent this erosion the site will be surfaced with gravel following demolition.

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

After project construction 100% of the 7,000 square feet site will be covered with a gravel surface. The gravel surface is an interim measure to reduce erosion. Future use of the site is unknown currently.

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

Best Management Practices will be used to control erosion during demolition (catch basin inserts) and the site will be surfaced gravel.

2. Air [\[help\]](#)

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Construction equipment may cause emissions and dust during the demolition period. No emissions from completed project.

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

None are known.

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

Water truck will be used to control dust if needed.

3. Water [\[help\]](#)

a. Surface Water: [\[help\]](#)

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

100-ft to the east of the project is the Port Angeles Harbor/marina basin of the Port Angels Boat Haven.

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.

No, project will be 100 ft west of the Port Angeles Boat Haven.

- 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.

Not applicable, no fill or dredging will be placed or removed from surface water or wetlands.

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

No, this project will not require surface withdrawals or diversions.

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

No, per applicable FEMA Flood Zone Map and in-process flood zone maps the site is not within the 100-year floodplain.

- 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 discharge of waste materials is surface water is anticipated.

b. Ground Water: [\[help\]](#)

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

Ground water will not be withdrawn for this project. Potable water to the site is supplied by the City of Port Angeles.

- 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 will be discharged into the ground during the demolition.

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 will infiltrate in the sandy soils of the site or flow across the Port Angeles Boat Haven parking lot to a series of catch basins that infiltration into the ground via dry well.

2) Could waste materials enter ground or surface waters? If so, generally describe.
No, during construction any spills from construction equipment will be cleaned up in a prompt and appropriate manner.

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

The proposal does not alter or affect the drainage patterns in the vicinity of site.

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

During demolition BMPs will be used to control runoff and existing drainage patterns will remain the same.

4. **Plants** [\[help\]](#)

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

deciduous tree: alder, maple, aspen, other

evergreen tree: fir, cedar, pine, other

shrubs

grass

(Grass is only plant found at the project site)

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?

Not applicable, no vegetation will be removed or altered.

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

There are no known threatened or endangered plant species within the project area

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

No landscaping is proposed for this project.

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

Himalayan blackberry and Scotch broom have been observed around the project site. No noxious weeds are known to be at the project site.

5. **Animals** [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

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

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

There are no known listed species or critical habitat within the project area habitat that has the potential to support regional listed species does not exist in the project area.

USFWS IPAC resource lists three threatened bird species (Marbled Murrelet, Streaked Horned Lark, Short-tailed Albatross and Yellow-billed Cuckoo) and one threatened fish species (Bull Trout). USFWS does not identify any critical habitats within the project area.

A search of WDFW website for Priority Habitats and Species listed the Northern Spotted Owl (Endangered) could occur in the project area. There are no critical habitats within the project area.

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

The area is on the general migration route for birds, however the project site does not provide habitat for migrating birds.

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

None. Project site operating public marina upland.

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

None identified.

6. Energy and Natural Resources [\[help\]](#)

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

Not applicable, no energy will be needed for the demolished building.

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

This project will not affect potential solar energy use 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:

Not applicable.

7. Environmental Health [\[help\]](#)

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

Prior to demolition the building materials will be tested for lead and asbestos containing materials. If these materials are detected they will be removed with proper and permitted abatement procedures prior to demolition.

- 1) Describe any known or possible contamination at the site from present or past uses.
None known.
- 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.
None known.
- 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.
Normal construction materials demolition including diesel fuel, road oil, machinery oil, and antifreeze.
- 4) Describe special emergency services that might be required.
Normal spill response and fire response will be needed during demolition.
- 5) Proposed measures to reduce or control environmental health hazards, if any:
The Port demolition crew will be required to follow proper safety protocols, training, and appropriate OSHA and state safety procedures.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
Vehicle traffic.
- 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.
During construction, heavy equipment will be utilized which produce noise. Total construction duration is anticipated to be 10 days. Working hours will typically be from 7am to 7pm. No long-term noise will be created by finished project.
- 3) Proposed measures to reduce or control noise impacts, if any:
Construction equipment will have mufflers and exhaust equipment will conform to State and local regulations regarding construction noise.

8. Land and Shoreline Use [\[help\]](#)

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The property is used a public marina and adjacent upland support services (parking, restrooms and former restaurant). Adjacent properties are zoned for industrial use or public buildings/parks. The project will not affect current land use on any adjacent properties.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

The project site has been used for industrial purposes since the 1920s and then as a public marina since 1960s. No agricultural or forest land will be converted to other uses as a result of the project.

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:

No impacts are anticipated.

c. Describe any structures on the site.

The 5,000-sf former Castaways Restaurant.

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

Yes, this project is the demolition of the Castaways Restaurant.

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

The site is zoned as IH Industrial Heavy by the City of Port Angeles.

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

Industrial and commercial to support adjacent public marina.

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

High-Intensity Marine (HI-M) Environment.

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

The project site is not classified as a critical area. 100-ft south of the site is the critical area Marine Bluffs.

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?

This project will not displace any people. The fire damage did shut down the business. The owner of the Castaways Restaurant has decided not to rebuild the business at this time.

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:

Not applicable.

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

Not applicable. This project has no impacts to agricultural or forest lands.

9. Housing [\[help\]](#)

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

Not applicable.

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

Not applicable.

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

Not applicable.

10. Aesthetics [\[help\]](#)

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

Not applicable.

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

Not applicable.

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

Not applicable.

11. Light and Glare [\[help\]](#)

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

Not applicable.

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

Not applicable.

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

Not applicable.

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

Not applicable.

12. Recreation [\[help\]](#)

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

Directly south of the site is the Olympic Discovery Trail.

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

The project will not displace any existing recreational users. Security fencing will be used to separate the trail users from the project site.

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

No measures are proposed. There will be no impacts.

13. Historic and cultural preservation [\[help\]](#)

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

At the site, the original building was a tackle and fishing charter company that was built in 1987. The restaurant began operation in 1997 and was remodeled and expanded in 2006. The building is 35 years old.

Directly to the west of the project site is the Port Mechanical Shop at 1301 Marine Drive. This building was part of the Fibreboard Mill and was constructed in the early 1920s. This building is identified in the WA Department of Archaeology Historic Preservation (DAHP) WISAARD database as Property ID 159380 and is not eligible for the National Register of Historic Places(NRHP) (DAHP, 2011). This building will not be impacted by this project.

On the properties to the west of the project site is the Tse-whit-zen Village site #14000848 as listed on the NRHP. Because the proximity to the known site and the potential for other historic or cultural resource sites along the shoreline the Port will have a professional archaeologist monitor the foundation demolition and any other ground disturbance activities during this project.

REFERENCES CITED

DAHP – 2011, A Maritime Resource Survey For Washington’s Saltwater Shores, Artifacts Consulting, Inc., June 27, 2011.

c. 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 project site was a shoreline/beach and would have been used by the Klallam people and other tribal groups throughout the pre-contact period and into the ethnohistoric period, As the Port Angeles Harbor was important as a village and resource acquisition area. This is documented at the Tse-whit-zen Village site on properties to the west of the project site.

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.
Through past consultation with the Lower Elwha Tribe and DAHP on the Tse-whit-zen site, review of Sanborn maps and through review of City of Port Angeles cultural resource probability surveys, there is a probability that archaeological or historic resources could be found at the project site.

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.

To avoid and minimize impacts to resources a professional archaeologist will monitor all ground disturbing activities during the demolition of the building foundation per the attached draft Monitoring and Inadvertent Discovery Plan (MIDP). This MIDP will be finalized by the Port's archaeological consultant.

14. Transportation [\[help\]](#)

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

The project site is assessed by Marine Drive.

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?

Clallam Transit provides service in the general area of the project site.

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

Not applicable. No parking spaces will be added or eliminated as part of this project.

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

No improvements to exiting roads or transportation facilities is proposed.

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

Not applicable.

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?

Not applicable.

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.

Not applicable.

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

Not applicable.

15. Public Services [\[help\]](#)

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

No.

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

None proposed.

16. Utilities [\[help\]](#)

a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Utilities to the project site will be capped and protected per City standards during and after demolition of the building.

C. Signature [\[HELP\]](#)

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

Signature: Jesse Waknitz

Name of signee Jesse Waknitz

Position and Agency/Organization Environmental Manager - Port of Port Angeles

Date Submitted: 3/11/2022

See the following attached drawings for project overview:

- 1. Attachment 1 - Figure 1: Project Site Overview**
- 2. Attachment 2 - Photos: Project Site Photos**
- 3. Attachment 3 - Draft Monitoring and Inadvertent Discovery Plan**