

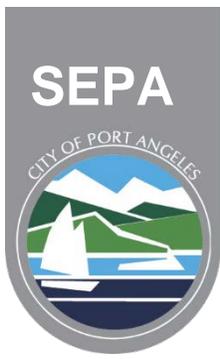
State Environmental Protection Act (SEPA) Worksheet

Updated July 2021

Lower Elwha Klallam Tribe (LEKT)

Hotel Development

Port Angeles, Washington



File: _____

CITY OF PORT ANGELES ENVIRONMENTAL CHECKLIST

I have attached a SEPA Cover Page

Purpose of Checklist:

Chapter 43.21C RCW the State Environmental Policy Act (SEPA) requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. The purpose of this review is to provide information to help you and the reviewing agency identify impacts that may result from your proposal and to identify methods to reduce or avoid impacts from the proposal if they exist. The review will help the agency decide whether further information is necessary or whether an environmental impact statement (EIS) is necessary.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Answer each question to the best of your knowledge with the most precise information known. Provide the best descriptions you can. In most cases you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply (N/A)". Complete answers to the questions will avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems please ask the City Department of Community & Economic Development employees to assist you.

The checklist questions apply to all parts of your proposal, even if you plan to phase them over a period of time or on different parcels of land. If phasing is proposed, please provide that information in Item 11, the description section. Attach any additional information that will help describe your proposal or its environmental effects and include a site map.

FEES: Standard: \$500.00 / Administrative Applications: \$125.00

BACKGROUND

- 1) Name of project: Lower Elwha Klallam Tribe Hotel
Address or general location of site: 101 E Front St, 110 E Railroad Ave, and 111 E Front St
- 2) Applicant:
Name: Lower Elwha Klallam Tribe (LEKT)
Address: 2851 Lower Elwha Road, Port Angeles, WA 98363
Phone number: 360-423-2272 E-mail: –
- 3) Contact Person (if different than Applicant):
Name: Tyrell Bradley – SCJ Alliance / Craig Fulton - Vanir
Prepared by: Laura Barker – SCJ Alliance / Updated by Craig Fulton
Address: 8730 Tallon Lane NE, Suite 200, Lacey, WA 98516
Phone number: 360-352-1465 E-mail: tyrell.bradley@scjalliance.com
Date checklist prepared: November 2020 / Updated July 2021
- 4) Agency requesting checklist: City of Port Angeles

- 5) Proposed timing or schedule (including phasing, if applicable):

The project is anticipated to be in construction by Spring 2022. It will take approximately 18 months to complete.

- a. What is the long-term objective of this proposal?

The long-term objective of this proposal is to provide lodging where it is needed, adjacent to the ferry terminal and close to many local recreational opportunities, while also contributing to the ongoing revitalization of downtown Port Angeles. The Hotel will work in concert with the ongoing Port Angeles Waterfront Center development for lodging support and the Anian Shores development for parking requirements.

- b. How does this project relate to long-term plans?

This project is consistent with the City's comprehensive plan and other long-term plans. It is also envisioned to complement other planned development in the area, such as the Port Angeles Waterfront Center. This development replaces an older hotel and restaurant (now demolished) with more upscale accommodations and dining service matching that of the ongoing downtown developments.

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

No. Construction of the hotel is the final phase of the project.

- 7) List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal:

Remedial Investigation by AEG; Geotech Investigation by Insight Geologic (Attached). SEPA Checklist for environmental cleanup of the project site (Phase 1 of this proposal) was previously prepared and submitted to the City of Port Angeles.

- 8) 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.

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

Land Use Approval, Grading Permit, Building Permit, Mechanical/Electrical/Plumbing Permits, Boundary Line Adjustment by the City of Port Angeles.

Shoreline Development Permit.

- 10) 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.

The Lower Elwha Klallam Tribe has purchased the three adjacent parcels: 50-0090, 50-0080, and 50-0070 at 101-111 E Front Street in Port Angeles, WA. The three parcels combined total approximately 1.16 acres. A SEPA checklist was previously submitted for the Environmental Cleanup phase of the project (Phase 1). The current phase of the project proposes the construction of an approximately 81,288 square-foot hotel on the two parcels, with associated surface parking improvements and outdoor seating areas on the third parcel. A City owned electrical switch will be relocated off the Tribe owned property and moved 125 to the east (coordinates 48.120123 Lat, 123.430923 Long) onto

City easement. Public use seating and access will be included in the site planning.

- 11) 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 site is located at 101–111 E Front Street in Port Angeles, WA; parcel numbers 50-0070, 50-0080, and 50-0090. See included map for site plan.

PROJECT SPECIFIC ACTIONS:

Complete this section if your proposal involves a project specific action such as a subdivision, new construction, a new or expanding business, a site specific rezone (not area-wide), a conditional use permit, a shoreline permit, or similar action:

ENVIRONMENT:

1. EARTH

- A. General description of the site (Check one):

Flat Rolling Hilly Steep Slopes Mountainous Other

- B. What is the steepest slope on the site (approximate percent slope)? <5%

- 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.

Soil classification is a mixture of poorly sorted sand (SP), very fine to fine sand, medium density, transitioning to including gravels in the sand matrix at depths >15' from previous borings done for environmental work.

- D. Are there surface indications or history of unstable soils in the immediate vicinity?

Yes No If yes, describe: Liquefaction and tsunami potential only known geologic hazards. Addressed in Geotechnical Report by Insight Geologic.

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

Approximately 2,000 cubic yards of soil was excavated during the Phase 1 remediation, and an additional excavation of approximately 2,000 cubic yards is anticipated. Approximately 4,000 cubic yards of fill will be needed to bring site back to ground level (on-site fill will be reused to the extent possible). Clean, engineered back fill as approved by the geotech engineer and utilized on Phase 1 of the project (PZ18-22), will come from local Bruch & Bruch quarry of a size and configuration as dictated by the Geotech consultant, to meet required City Building codes and State and Federal construction standards.

- No fill will take place waterward of the OHWM

- Fill will have no ecological impacts (clean fill will improve ecological environment due to previous petroleum remediation of site by the Tribe)
- Fill will not alter flood waters which could result in hazard to adjacent property or natural resources
- Fill perimeter will not result in erosion or sedimentation

City Shoreline Master Program Fill Regulations (page 83)

- a) Fill will restore site to previously developed elevation after excavation of contaminated soil during Phase 1.
- b) Fill is clean crushed rock quarry material as approved on Phase 1
- c) Fill material is from a local Bruch & Bruch quarry
- d) Placement and compaction will be in accordance with City and industry standards
- e) Fill will have no impact to natural drainage patterns or wetlands. Site will be reconnected to existing City stormwater system as per previous site development.
- f) Fill is 160'+ from OHWM
- g) Perimeter erosion control and stabilization will be in accordance with City and industry construction standards.
- h) Fill will ultimately be covered with hotel structure, asphalt/concrete paving, or natural landscaping/street trees. Construction activities will be guided by the approve SWPPP for runoff control.

F. Could erosion occur as a result of clearing, construction, or use?

Yes No

If yes, generally describe:

Erosion may occur during site clearing and construction. To address this possibility, erosion and sediment control measures will be employed and maintained throughout the construction process as site conditions warrant. Upon completion of construction, the site will be stabilized with pavement and vegetation including grass and landscaping. Once stabilized, no erosion is expected due to use of the completed project improvements.

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

Approximately 90% of the site will be impervious surfaces, as opposed to 95+ % impervious surface of the previous development, now demolished

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

Erosion and sediment control measures will be employed and maintained throughout the construction process as site conditions warrant. SWPPP and TESC will be prepared for construction activities including CESCL inspections. Upon completion of construction, the site will be stabilized with pavement and vegetation including grass, landscaping and City approved street trees.

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.

Emissions consistent with construction activities such as from trucks, heavy equipment, dust, etc. are expected during the construction of the hotel. Once complete, it can be expected that emissions from guest vehicles and HVAC units for the building will be present.

During hotel operation there is expected to be some minimal amount of ventilation from the restaurant's kitchen. Compared to the older restaurant previously onsite, the smells of cooking food will be greatly diminished, with higher end cooking and ventilation equipment.

B. Are there any off-site sources of emissions or odor that may affect your proposal?

Yes No If yes, describe: N/A

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

Proposed measures anticipated during construction are the use of dust control to prevent fugitive dust and avoiding unnecessary idling of construction equipment for extended periods of time. No other specific measures are proposed.

High end cooking and ventilation equipment will be installed to minimize kitchen cooking emissions

3. **WATER**

A. Surface:

i. 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)?

Yes No If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Strait of Juan De Fuca, 160' to north of property. It is north of Railroad Avenue and will not be impacted by construction or hotel operation.

ii. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? Yes No If yes, please describe and attach available plans.

Yes, construction of the hotel will take place within 200' of the Strait of Juan de Fuca. See attached site plan for details of work.

iii. 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:

None.

iv. Will the proposal require surface water withdrawals or diversions?

Yes No Give general description, purpose, and approximate quantities if known.

v. Does the proposal lie within a 100-year floodplain?

Yes No If yes, note location on the site plan.

- vi. 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.

B. Ground:

- i. Will ground water be withdrawn, or will water be discharged to ground water?

Yes No Give general description, purpose, and approximate quantities if known.

- ii. Describe waste material that will be discharged into the Ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing chemicals; agricultural wastes; 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.

None.

C. Water Runoff (including storm water):

- i. 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 the water flow into other waters? If so, describe.

Stormwater runoff will be generated by the site's impervious surfaces, including the rooftop and parking lot. Compared to previous development conditions, impervious surfaces on the site will decrease by approximately 10% after construction. Stormwater runoff produced from the project will be discharged to the municipal stormwater

system into a saltwater body of water; therefore, the site is flow control exempt. Stormwater will be treated prior to release via mechanical treatment systems.

ii. Could waste materials enter ground or surface waters?

Yes No If so, generally describe how and what.

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

A SWPPP and TESC have been prepared to reduce the project's risk of erosion and other impacts to the earth. BMPs and engineered controls will comply with local standards and will be monitored by CESCL.

4. PLANTS

A. Check the type of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other:
- evergreen tree: fir, cedar, pine, other:
- shrubs
- grass
- pasture
- crop or grain
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage,
- water plants: water lily, eelgrass, milfoil, other:
- other types of vegetation: None; the site was previously developed with nearly 100% impervious surfaces.

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

None.

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

A landscaping plan will be provided during the construction phase and will comply with the City's landscaping BMPs, to include City approved street trees (City Ordinance Chapter 11.13, and PW Urban Services Standards and Guidelines 2017 Chapter 3I). Trees will be selected to minimize impacts to overhead power lines and underground buckling of sidewalks.

5. ANIMALS

A. Check any birds and animals which have been observed on or near the site or are known to be on or near the site:

Birds: hawk heron eagle songbirds other: crows, seagulls

Mammals: deer bear elk beaver other

Fish: bass salmon trout herring shellfish other

B. Threatened or endangered species known to be on or near the site (please identify): Endangered: short-tailed albatross, Taylor's checkerspot, and leatherback sea turtle. Threatened: yellow-billed cuckoo, northern spotted owl, marbled murrelet, streaked horned lark, bull trout.

- C. Is the site part of a migration route? Yes No If so, explain. The project site is in the Pacific Flyway migratory bird route. It is not anticipated that the proposal will impact the route.

- D. Proposed measures to preserve or enhance wildlife.

Environmental cleanup of the site in Phase 1 of the project eliminated contact pathways with possible biological receptors on and off the property, which will preserve and enhance wildlife. No other measures have been proposed.

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.

The project will use electricity as the primary source of energy on the site. Project facilities will connect with local energy infrastructure for energy needs. These energy sources will be used for lighting, heat, and for other typical uses found in a hotel.

- B. Would your project affect the potential use of solar energy by adjacent properties?

Yes No

If so, generally describe.

- 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.

The proposed project is being designed to current energy standards and will include energy conservation features as required by mechanical and electrical codes. The project will utilize energy efficient equipment where feasible.

7. ENVIRONMENT 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.

Environmental cleanup was undertaken as part of Phase 1 of the project – this included soil remediation and removal of any hazardous materials identified on site. As such, environmental health hazards are unlikely to occur as a result of this proposal.

- i. Describe special emergency services that might be required.

During construction, general emergency response in case of construction accidents. Otherwise, no special or new emergency services would be required as a result of this proposal.

No environmental health hazards are expected as a result of the hotel/restaurant operation.

- ii. Proposed measures to reduce or control environmental health hazards, if any.

Proper orange fencing to identify construction area hazards and keep injury of bystanders or construction personnel to a minimum. The Stormwater Pollution Prevention Plan (SWPPP) outlines the proper Best Management Practices (BMPs)

to control access and pollution or sediment loss from the project to unintended receptors such as surrounding stormwater vaults. Some potential BMPs include a perimeter orange fence, a stabilized construction entrance, stormwater vault fabric socks, and wattles where appropriate.

B. NOISE

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

Sources of ambient noise at the site are related primarily to automobile and water transit traffic. These noise sources will not change as part of this project and are not expected to affect this proposal.

- ii. 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.

This project will generate varying construction noises typical of a construction project. The generator decibel level in the project will be approximately 80 dB. Construction noise would occur only during the hours permitted by Port Angeles code, and routing of construction traffic and timing will be reviewed to minimize noise impacts to adjacent properties. Long-term noise associated with the project includes noise associated with traffic and business operations, which already exist in the site vicinity.

It is not expected the hotel or restaurant operate will create any noise impacts to the downtown area

- iii. Proposed measures to reduce or control noise impacts, if any:

Construction activities will be limited to hours allowed by the City of Port Angeles code of ordinances and will not exceed allowable City noise limits.

No noise reduction measures are planned for the hotel/restaurant operation

8. LAND AND SHORELINE USE

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

Retail, hotel, commercial, restaurant, and transit.

- B. Has the site been used for agriculture? Yes No If so, describe.

- C. Describe any structures on the site.

All structures on site were demolished as part of Phase 1 of the project (environmental cleanup, for which a separate SEPA checklist was submitted).

- D. Will any structures be demolished? Yes No If so, what?

All structures were demolished during Phase 1 of the project.

- E. What is the current zoning classification of the site?

CBD (Central Business District).

- F. What is the current Comprehensive Plan designation of the site?

Commercial.

G. What is the current Shoreline Master Program designation of the site?

High-Intensity Mixed-Use (HI-MU) Environment, Segment L.

H. Has any part of the site been classified as an "environmentally sensitive" area?

Yes No If so, specify.

I. How many people would reside or work in the completed project?

No one would reside in the completed project. The hotel is planned to have 106 guest rooms. Approximately 20-30 employees would be on site at any given time, with a combination of administrative and room/restaurant service personnel.

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

None; all commercial tenants have already relocated prior to construction. No permanent housing existed on the property

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

None proposed. The services provided by previous hotel and restaurant will be replaced, increased, improved with new owner in new buildings.

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

The project is a permitted use within the current zoning designation and the project will be designed to comply with City zoning code and design standards. Design and landscaping efforts will be made to align with surrounding development trends.

9. HOUSING

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

A mid-range hotel will be constructed that would provide approximately 106 guest rooms.

No permanent housing units would be provided. No permanent housing previously existed on the property.

B. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. None.

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

None proposed, as no housing will be removed.

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?

The tallest height of the proposed hotel roof top edge is 45 feet. The principal exterior building materials would consist of brick, metal/fiber cement panel, glass windows, and treated wood.

1. What views in the immediate vicinity would be altered or

obstructed? No views are expected to be altered once the project is complete; the existing buildings have been demolished and will be replaced

with a similarly sized structure. Compared to previous structures on site, there will be an increase in shoreline views due to the planned street level parking, outside dining areas, and landscaping.

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

Exterior building materials and project landscaping will be selected to complement the general aesthetic of the site and surrounding structures.

11. LIGHT AND GLARE

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

Additional outdoor lighting fixtures similar to those currently located in the vicinity of the proposed project will be provided to light pedestrian walkways and parking areas. Cutoff-type fixtures will be utilized to minimize the potential for offsite lighting impacts or glare. Exterior lighting will be used throughout the evening hours.

Sun glare from guest room windows is not expected to impact downtown businesses, pedestrians, or traffic due to the multi layered surfacing of the hotel facade.

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

This project is not anticipated to produce any light or glare that would be a safety hazard or interfere with views.

Reflections/Bird Strikes – The hotel design does not have monolithic walls of glass (i.e. PAWC), but is built of a multidimensional/layered facade. The siding materials will be of non-reflecting stone composite type materials. The north side (no solar reflections) will consist of balcony's preventing bird strikes. With this facade the glass windows will be recessed and not easily reached by birds or reflections. For reference, over the last year, it is noted that the Field Hall and Events Center has 100% uninterrupted glass on the east, and significant uninterrupted glass sections on the north and south. The glass walls have been in place for a year and there have been no reported or noticed bird strikes. With this in mind, no additional hotel mitigation will be provided for reflections/bird strikes.

- 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.

Cutoff-type fixtures will be used to minimize the potential for offsite lighting impacts and potential glare. A lighting plan, in compliance with City Code 8.30.045 – Light Trespass, will be submitted with building permit drawings.

12. RECREATION

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

There are currently no recreational opportunities provided on site. The Olympic Discovery Trail travels along the waterfront, across Railroad Avenue from the site. This regional trail starts in Port Townsend to the east and traverses the Olympic Peninsula, ending near La Push on the Pacific coast. Other opportunities available nearby include tourist travel to Vancouver Island, Olympic National Park, Hurricane Ridge, and maritime tourism.

B. Would the proposed project displace any existing recreational uses?

Yes No If so, describe.

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

No impacts on recreation opportunities are anticipated. The proposed project would provide a pool for guests to use. No other measures have been 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? Yes No

If so, generally describe:

There are currently no buildings on site – all were demolished as part of Phase 1 (environmental cleanup) of this project. However, there are a number of historically listed or eligible buildings within a block of the project site.

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

Tribal shorelines likely were adjacent to this property prior to the City’s development. The project is unlikely to encounter a shoreline because the area was filled over with greater than 10 feet of fill from the former hillside south of the property when this portion of the city was raised, and it is unlikely that artifacts will be encountered during construction.

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

The Tribe’s on call Cultural Archaeologist, Bill White, will be contacted at the time of exposure if artifacts are unearthed. Work will stop until an assessment can be made. An Archeological Monitoring and Discovery Plan (attached) was developed for property Phase 1 excavation (PZ 18-22) . This plan has been updated in May 2021 and will be followed during the Phase 2 Hotel construction

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.

Highway 101 is located just south of the site (Front Street is one-way and designated as westbound Highway 101). The site is bounded by Front Street to the south, Laurel Street to the west, and Railroad Avenue to the north (see attached Site Map for roadway identification). The site would be accessed by two driveways on Laurel Street (both accessing the surface parking lot). The site would also be accessed by trucks via a delivery alley connecting Railroad Avenue and Front Street (access-restricted at both ends) along the back (eastern face) of the hotel building.

B. Is site currently served by public transit? Yes No If not, what is the approximate distance to the nearest transit stop?

The Clallam County Transit Station is located approximately 150’ east of the site.

C. How many parking spaces would the completed project have?

36 parking spaces are proposed in a surface parking lot along Laurel Street.

How many would the project eliminate? Currently there are no parking spaces on the property due to Phase 1 demolition and soil contamination cleanup. Prior to demolition, there existed approximately 25 spaces for retail owner and customer use (based on 2006 aerial photographs). Additionally, there were approximately 35 spaces for rental car parking (based on 2006 aerial photograph), which were exclusive use of the rental car company (no longer in existence in downtown). The

36 onsite parking spaces created as part of this project will allow hotel guests the opportunity to load, unload near the hotel entrance (off street). The spaces will allow a percentage of guests to overnight park. The Hotel intends to work in coordination with the City for utilization (with compensation) of City owned and privately owned downtown parking lots to not encumber on-street parking used by businesses.

- 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 either public or private).

No new roads would be required as a result of this proposal. Sidewalk improvements may be required along the public street frontages.

- E. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? Yes No If so, generally describe.

The project site is located across Railroad Avenue from the Port Angeles Ferry Terminal; however, construction is not anticipated to impact the use. If needed, ferry schedules can be accommodated during construction and/or hotel operation to avoid peak early and late runs or as appropriate. A reasonable effort will be made to accommodate any comments from the ferry company.

- F. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur (dates/times).

Approximately 585 trips would be generated daily by the completed project. In the a.m. peak hour, the site would generate approximately 33 trips; in the p.m. hour it would generate approximately 42. The truck trips generated would be typical for delivery services for a hotel. The *ITE Trip Generation Manual*, 10th Edition was used to generate the above numbers.

- G. Proposed measures to reduce or control transportation impacts, if any.

Transportation impacts are expected to be minimal during both construction and hotel operation.

Peak Ferry hours during construction can be avoided if necessary. Local authorities will be consulted as necessary on traffic control and working methods will be adjusted, within reason, to accommodate as best as possible.

Existing Studies: Traffic Impact Assessment were completed by Fehr and Peers for both the Port Angeles Waterfront Center (Report PT19-0029) and the Anian Shores development (Report PT20-0038) in the downtown business district. Both these proposed developments would create heavy peak loads during arrival and departures times for conferences and events (upwards of 200 trips for a 500 attendee event).

Both assessments concluded that no transportation mitigation were required

The traffic pattern for a hotel operation would be much lighter as (1) there would be no high surge events comparable to PAWC, and (2) guest arrival and departures would be spread throughout the day rather than surging a specific event periods.

Additionally, as the LEKT hotel/restaurant is not a new service, but a replacement of previously existing services (Corner House Restaurant, Downtown Hotel, Avis Car Rental, Necessities and Temptations gift shop), traffic patterns will be similar to that which has existed in the past, thus requiring no additional mitigation measures.

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)?

Yes No

If so, generally describe. N/A

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

The project is anticipated to have a minimal anticipated effect on existing operations and will not require significant changes to currently provided public service levels during construction and hotel operation.

16. UTILITIES

- A. Check any 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.

Water, sewer, electrical, and communication will be needed for the proposed project. All required utilities exist on/adjacent to the project site. These on-site utilities will be relocated/appropriately scaled to accommodate the proposed construction. A city owned electrical switch will be relocated eastward 125' along Railroad Ave. The contractor will provide conduit trenching while City staff will install the switch.

17. ECONOMICS

- A. If the proposal will result in expansion of an existing business, please describe the nature of the expansion (e.g., additional land and/or buildings, new equipment, new employees).

The previous hotel onsite will not be expanded, as it has been demolished. It will be replaced by different owner with more upscale accommodations, service and number of rooms to better serve the local and tourist clientele. The new hotel will require increased employees staff, and will have all the modern amenities and services expected in an upscale hotel. The new restaurant will also provide upscale service compared to the previous restaurant previously on site.

- B. If the proposal is the creation of a new business, please describe (e.g., re-use of an existing building and site, construction of a new building).

All buildings on site were demolished and environmental cleanup was undertaken on the property during Phase 1 of the project. The current proposal is to construct a new hotel and restaurant with associated parking.

- C. Describe if the proposal is the first of its type in the community, or what the similar uses are.

- D.

There are multiple other hotels/overnight accommodations and restaurants nearby the site, as it is in close proximity to the Port Angeles Ferry Terminal.

- E. How many people will the proposal provide employment for at its completion and what types of jobs will be created (e.g., sales clerks, factory workers, etc.)?

(Jobs created by the construction of the proposal should be reported separately.)

The proposal will create approximately 75 jobs on average once completed, with 2/3 as full time and 1/3 as part time. During peak tourist season, there could be upwards of 100 employees serving the guests. Jobs created will be typical of other hotels nearby, such as front desk staff, maintenance and cleaning staff, kitchen staff, and administrative staff.

- F. Where will the materials, goods or services utilized by the proposal come

from?

Materials and services utilized by the proposal will be locally sourced whenever possible.

G. Where will the goods or services produced by the proposal be utilized?

The services produced by the proposed hotel will be utilized on-site.

H. Who will utilize the goods or services produced by the proposal?

For the most part, the hotel's services will be utilized by travelers, such as those using the ferry or passing through en route to nearby Olympic National Park. The users of the hotel would be almost entirely from out-of-area, although local residents may choose to visit the hotel's restaurant.

I. Will the proposal alter the tax assessments of the area?

Due to the significant infrastructure improvements on the property, and the improved services to visiting tourists, it is expected that surrounding property's valuations would increase, with subsequent tax assessment impacts. The increased tourist clientele staying at the hotel is expected to have improved economic benefits to surrounding downtown businesses for shopping, eating and other services.

Endangered Species Act (ESA)

Supplemental Checklist

Answer to the best of your knowledge.

This checklist was developed to help project proponents and government agencies identify when a project needs further analysis regarding potential adverse effects on Endangered Species as required by the Endangered Species Act (ESA). For our purposes, "ESA listed species" are any species listed as endangered, threatened, or being considered for listing.

This supplemental checklist is for all development within ESA Potential Impact Areas, which include the following locations:

- Federal Emergency Management Act (FEMA) designated floodplain and/or floodway areas;
- Riparian Buffer Zones (RBZ) as described by the Dept of Natural Resources 2007 stream typing system and WDFW's 1997 stream buffer guidelines; and/or
- Channel Migration Zones (CMZ) plus 50' as identified according to Dept of Ecology 2003).

If ESA listed species are present or ever were present within the ESA Potential Impact Area where your project will be located, your project has the potential for affecting them, and you must comply with the ESA. The questions in this section will help determine if your proposed project could have an impact.

The Port Angeles regional watershed is an area where several endangered species have historically been present. Please answer the following questions to the best of your knowledge to assist the city in determining if your project will have adverse impacts to ESA species or their habitats.

Port Angeles Community and Economic Development Department staff can provide technical assistance in answering the following questions in this checklist. If necessary, the Washington Department of Fish and Wildlife (WDFW) regional office can also provide information to help you answer these questions.

PROJECT SPECIFICS: The questions in this section are specific to the project and vicinity.

1. Do you know of any endangered species or WDFW priority species on or in the vicinity of your project? Yes No

If yes, identify those species: Short-tailed Albatross, Taylor's Checkerspot, and leatherback sea turtle.

2. Name of waterbody nearest to your project: Strait of Juan DeFuca
3. What is the distance from your project to the nearest body of water?

The Strait of Juan de Fuca is located 160' to the north of the site. Located between the site and the Strait of Juan de Fuca is Railroad Ave, then ferry dock/use parking, and then a sheet-pile bulkhead.

Often a buffer between the project and a stream can reduce the chance of a negative impact to fish.

4. What is the current land use adjacent to the potentially affected water body (*developed including commercial, parking lots, residential, paved and/orgraveled surfaces, agriculture, forestry, etc*)?

The site is zoned CBD (Central Business District). Current land uses adjacent to the potentially affected water body include commercial, parking, retail, food and dining, tourism, and recreation.

5. What is the predominant vegetative cover between the project and the potentially affected water body (*dense forest, woodland, scrub, grasses, etc*)?

None; the area is paved, currently private gravel parking. Railroad Avenue lies between the site and the potentially affected water body. BMPs and SWPPP will be in place to eliminate any discharges to the Waters of the State during construction.

6. Is the project above a barrier to fish passage:

- natural permanent barrier (waterfall): Yes No
- natural temporary barrier (beaver pond): Yes No
- human-made barrier (culvert, dam): Yes No
- other: Yes No If yes, explain:

If you answered yes to the questions above, describe the barrier and source of information:

N/A.

7. If you answered yes to question 6 above, are there any resident salmonid populations above the blockage? Yes No Don't know

8. Percent of the project as impervious surface (includes pavement & roofarea)?

Approximately 90 percent.

FISH MIGRATION: The questions in this section will help determine if this project could interfere with the migration of adult and juvenile fish. (Both increases and decreases in water flows can affect fish migration.)

1. Does the project require the withdrawal of:

- i. Surface water? Yes No

Amount

Name of surface water body

- ii. Ground water? Yes No

Amount

From where

Depth of well

(If you answered yes to any of the above questions, you will need to contact the Washington Department of Fish and Wildlife and the Washington Department of Ecology to obtain appropriate approvals)

2. Will any water be rerouted? Yes No

If yes, will this require a channel relocation? Yes No

Please describe:

3. Will there be retention or detention ponds?

Yes No

If you answer yes, will this be an infiltration pond or a surface discharge to either a municipal storm water system or a surface water body?

Yes No

If you answer "yes" to a surface water discharge, please give the name of the waterbody that will receive the discharge:

4. Will this project require the building of any temporary or permanent roads?

Yes No (*Increased road distance may affect the timing of water reaching a stream and may impact fish habitat.*)

5. Are any new or replacement culverts or bridges proposed as part of this project?

Yes No

6. Will topography changes affect the duration/direction of runoff flows?

Yes No If yes, describe the changes:

7. Will the project involve any placement of fill within the ESA Potential Impact Area?

Yes No

If you answered yes, describe expected impacts on flood storage and/or flood conveyance and how these impacts will either be avoided or mitigated:

WATER QUALITY: The questions in this section will help determine if this project could adversely impact water quality for either surface or groundwater. Such impacts can cause problems for listed species. (Water quality can be made worse by runoff from impervious surfaces, altering water temperature, discharging contaminants, etc.)

1. Do you know of any problems with water quality in any of the streams within ESA Potential Impact Areas? Yes No

(*Information on impaired water bodies can be obtained from Washington Department of Ecology*)

If you answered yes, describe:

2. Will your project either reduce or increase shade along or over a waterbody?

Yes No (*Removal of shading vegetation or the building of structures such as docks or floats often result in a change in shade.*)

If you answered yes, please describe:

Will the project introduce any nutrients or other contaminants (fertilizers, other waste discharges, or storm water runoff) to the waterbody? Yes No

3. Will turbidity be introduced to a water body by construction of the project or during operation of the project? Yes No

(*In-water or near water work will often increase turbidity.*) If you answered yes, consult with Washington Department of Ecology to ensure compliance with water quality regulations.

4. Will your project require long term maintenance that could affect water quality in the future, e.g., bridge cleaning, highway salting, chemical sprays for vegetation management, clearing of parking lots? Yes No If yes, please describe:

VEGETATION: The following questions are designed to determine if the project will affect riparian vegetation, thereby, adversely impacting salmon.

1. Will the project involve the removal of any vegetation from the stream banks?

Yes No If you answered yes, please describe the existing conditions, and the amount and type of vegetation to be removed:

If any vegetation is removed from a riparian area, a mitigation plan will be required, please provide a copy of the plan if available. Describe briefly what your proposed mitigation would consist of:

NOTE: Most applicants should have the information necessary to answer most of the questions in this checklist. Additional information will need to be obtained from local and state agencies if it appears that the project is likely to affect ESA listed species.

RESOURCE AGENCIES:

Washington Department of Fish and Wildlife Website

<http://wdfw.wa.gov/>

This site has useful information on fish habitat.

Washington Department of Ecology Website

www.ecy.wa.gov

National Marine Fisheries Services Website

Evolutionarily Significant Unit (ESU) maps can be found at

www.nwr.noaa.gov

NON-PROJECT SPECIFIC ACTIONS:

Complete this section **only if your proposal involves a non-project specific action** such as a Comprehensive Plan Amendment, Zoning Code Amendment, area-wide rezone (City-wide or large sub-area), or other similar action:

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

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

Proposed measures to avoid or reduce such increases: N/A

2. How would the proposal be likely to affect plants, animals, fish, or marine life? The proposed development will not affect plants, animals, fish or marine life. The completed site soil contamination clean-up has improved the environment.

Proposed measures to protect or conserve plants, animals, fish, or marine life: N/A

3. How would the proposal be likely to deplete energy or natural resources? The proposed development will not deplete energy or natural resources.

Proposed measures to conserve energy and natural resources: N/A

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

The project will not impact the designated flood zone. The hotel project development resides on the extreme edge of the FEMA designated flood zone A4 in the downtown area which has a flood level of 14 feet (see FIRM map of the City of Port Angeles Panel Number 530023 0003 C, Panel 3 of 6). It is understood the FEMA flood zones maps are in the process of revision. The finished floor elevation (FFE) of the hotel is planned for 19'8" feet, with the surrounding site, in the area of the flood zone, will be at approximately 17-18 feet.

Though sea level rise appears to have consensus, the amount of sea rise and time period the rise will take place continues to be discussed and debated. Additionally, sea level rise on the Olympic Peninsula must be viewed in parallel with the simultaneous and ongoing uplift of the peninsula land mass itself.

As noted in the "Climate Change Preparedness Plan for the North Olympic Peninsula" (Sept 2015) / *Current and Projected Impacts on Critical Infrastructure* section: it is noted that the downtown area of the City of Port Angeles remains above the annual coastal flood risk zone even with sea level rise. Appendix C: Sea Level Rise Probability Maps – Port Angeles, shows no sea level rise inundation area within the downtown through year 2100, even for annual extreme storm flooding events.

The sea level rise was also studied by the Washington Coastal Hazards Resilience Network in their online report (<http://wacoastalnetwork.com/chrn/research/sea-level-rise-research/>), the sea level rise must be reviewed in concert with simultaneous and ongoing land uplift of the Olympic Peninsula (see statement below)

From the Sea Level Rise Report

"The projections cited above (in the report) refer to absolute sea level rise, and do not account for vertical movement of the land surface. Our relative sea level rise projections track with these absolute sea level rise projections but are modulated by the local rates of vertical land motion. For example, on the northwest Olympic Peninsula near Neah Bay, where the land is uplifting rapidly, the relative sea level rise projections are lower than the absolute sea level rise projections. In areas where the land is subsiding, such as central Puget Sound, the relative sea level rise projections are slightly higher than the absolute sea level rise projections."

See Report Appendix C for additional information on Vertical land uplift on the Peninsula.

Under the "high" green house gas scenario, by year 2150 years, there is a 99% probability of sea level rise in this area of 0.7 foot. Under the "low" green house gas scenario, this could actually be a 0.2 foot sea level **decrease**. The finished floor elevation of the hotel will be several feet above the anticipated 2150 year flood level with sea level rise

Proposed measures to protect such resources or to avoid or reduce impacts:
The proposed development will not impact the A4 flood zone

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans? Proposed development would not affect land or shoreline use.

Proposed measures to avoid or reduce shoreland and land use impacts: N/A

6. How would the proposal be likely to increase demands on transportation or public services and utilities? Proposed development would not affect demands on transportation or public services/utilities

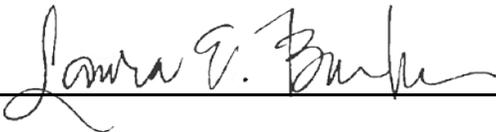
Proposed measures to reduce or respond to such demand(s):
N/A

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

The proposed development will not conflict with local, state or federal laws regarding protection of the environment.

By affixing my signature hereto, I/we certify and declare under penalty of perjury that the information furnished herein is true and correct to the best of my knowledge and that I am the owner of the premises where the work is to be performed or am acting as the owner's authorized agent. I further agree to hold harmless the City of Port Angeles as to any claim (including costs, expenses and attorney's fees incurred in the investigation of such claim) which may be made by any person, including the undersigned, and filed against the City of Port Angeles, but only where such claim arises out of the reliance of the City, including its officers and employees, upon the accuracy of the information provided to the City as a part of this application.

I further agree that City of Port Angeles staff may enter upon the subject property at any reasonable time to consider the merits of the application, to take photographs and to post public notices.

SIGNED: 

NAME: Laura Barker (SCJ Alliance)

DATE: 11/30/2020

DATE: _____