

# SEPA<sup>1</sup> Environmental Checklist

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## Purpose of checklist

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

## Instructions for applicants

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

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

## Instructions for lead agencies

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

## Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for Nonproject Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in “Part B: Environmental Elements” that do not contribute meaningfully to the analysis of the proposal.

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<sup>1</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance>

# A. Background

[Find help answering background questions<sup>2</sup>](#)

**1. Name of proposed project, if applicable:**

Project Peninsula

**2. Name of applicant:**

AMS 2024 BTS - Port Angeles WA, LLC

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

Eric Seamands – Applicant Rep – 8888 Keystone Crossing, Suite 1150, Indianapolis, OH 46246  
– 317.490.0384

Joseph Jorge – Contact Person – 2800 Corporate Exchange Dr., Suite 400, Columbus, OH  
43231 – 330.506.4106

**4. Date checklist prepared:**

May 2, 2025

**5. Agency requesting checklist:**

City of Port Angeles

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

Construction to begin 11/1/2025 and end 06/1/2026

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

Not beyond the currently proposed construction.

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

A phase 1 Archaeological study was completed. A wetland delineation and report were completed. A Phase 1 ESA was completed. A Geotechnical Investigation was completed. A Sound Study was completed. A Traffic Impact Analysis was completed. All available reports are included.

**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.**

Applicant has/will be submitting a Building Permit application (for land development), a traffic impact study (for traffic mitigation), an application through Clallam County Health & Human Services Dept (septic system), and a Notice of Intent for NPDES coverage (for stormwater discharge and ground disturbance).

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

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

Building Permit – City of Port Angeles

Traffic Impact Study – Clallam County

Septic System – Clallam County Health & Human Services Dept

NOI/NPDES – Department of Ecology for Washington State

- 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.)**

Proposed warehouse/distribution facility with corresponding associate and fleet vehicle parking. The building is approximately 58,332 square feet in planned area and will include eleven truck dock bays. All stormwater management will be accounted for on-site through above-ground basins.

- 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 required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.**

W Edgewood Drive, Port Angeles, WA (northwest corner of intersection of W Edgewood Dr. and S Critchfield Rd.).

## B.Environmental Elements

### 1. Earth

[Find help answering earth questions](#)<sup>3</sup>

- a. General description of the site:**

Based on survey information, online imagery, and a site visit, the site is relatively flat with approximately an average of 2-3% slope from south to north. The site has approximately 20-25 feet of relief. The site is generally covered with grass and gravel with the western most portions wooded and inclusive of Dry Creek. There is an existing detention basin on the north and west sides of the site.

**Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:**

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

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

Approximately 3 percent

- 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.**

According to geotechnical borings, the site consisted primarily of fined grained Alluvial Deposits, with some Coarse-Grained Alluvial Deposits intermixed throughout. It is not anticipated soils will need removed from the site for the development.

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

The geotechnical report notes that some ground improvement or alternate foundation systems may be required for the structure to be erected, in addition to improvement of soils in paving areas. The soils exhibited some soft/loose consistencies in some areas.

- 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 total disturbed area for the project is about 17.25 acres. According to recommendations by the Geotech, some ground improvement may be needed to allow an adequate foundation system and paving. It is anticipated that no soils will be required to be removed from the site and is anticipated to be balanced.

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

None anticipated. Slopes will be designed at acceptable tolerances and necessary erosion control measures will be installed.

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

The property size is about 25.62 acres and it's anticipated about 8.47 acres will be impervious.

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

Erosion control blankets/matting are planned on steeper slopes. Also, silt fence and permanent seeding is planned to reduce sedimentation runoff.

## 2. Air

[Find help answering air questions](#)<sup>4</sup>

- 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.**

None are anticipated, outside of normal construction operation equipment. There are no abnormal emissions planned once the project is completed

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

None that are known.

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

Not applicable, since no abnormal emissions are planned or known

## 3. Water

[Find help answering water questions](#)<sup>5</sup>

- a. **Surface:**

[Find help answering surface water questions](#)<sup>6</sup>

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.**

Dry Creek is located immediately adjacent to the west of the property. Per the qualified consultant, there are two category 4 wetlands located on the site. However, per the City of Port Angeles, these wetlands were created due to depression created by recent grading.

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

Yes, work will be done within 200 feet of the described wetland. The planned truck drive will be within 200 feet of Dry Creek. The building and parking will be within the

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

<sup>5</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water>

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

delineated wetlands; however, the city is not requiring any permitting due to the wetlands being created from recent grading activities. See attached plans.

- 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. There will be no filling in applicable wetlands or surface waters.

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

Not applicable. No surface water withdrawals or diversions.

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

No, the site is out of the 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, the site does not discharge waste materials to surface waters.

**b. Ground:**

[Find help answering ground water questions](#)<sup>7</sup>

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

Not applicable. No groundwater will be withdrawn

- 2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.**

It is currently planned to have a septic system located on the north side of the site. Currently, the primary and secondary drain fields are project to be 16,340 sf each. The system will only serve the subject property and single warehouse. The size was based on employee count.

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

**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 be controlled and conveyed to proposed above-ground basin located on the north side of the site. The quantity and quality calculations will be in accordance with state and local regulations. The stormwater will be discharged from the site in a controlled manner. One basin will discharge the stormwater and it will discharge to an existing storm sewer pipe. No drainage patterns will be altered during design and construction.

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

Not anticipated. There will be no activities performed onsite that will provide opportunity for waste materials to enter the ground or surface waters. Regular maintenance operations will also be performed on stormwater management basins and sewers to avoid this as well.

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

It does not. All pre-construction drainage patterns will be maintained

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

The proposed stormwater management basins will be sized to hold the 100-year rain event and will control the release of the stormwater into the watershed

## 4. Plants

[Find help answering plants questions](#)

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

- deciduous tree: alder, maple, aspen, other**
- evergreen tree: fir, cedar, pine, other**
- shrubs**
- grass**
- pasture**
- crop or grain**
- orchards, vineyards, or other permanent crops.**
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other**
- water plants: water lily, eelgrass, milfoil, other**

other types of vegetation

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

The existing grass/weeds on the site will be removed for construction within the limits of disturbance. Frontage trees will be removed, but the west stream buffer area will be maintained.

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

According to the critical areas report, the Cutthroat Trout, Little Bornw Bat, Northern Spotted Owl, Townsend's Big-Eared Bat, and Yuma Myotis are known as potentially occurring in this area. However, no threatened and endangered species are known to be on site and were not observed to be onsite.

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

Proposed landscaping will consist of Gleditsia Triacanthos Inermis Thornless Honey Locust Deciduous Trees, Quercus Muehlenbergii Chinkapin Oak Trees, Tilia Cordata 'Corzam' Corinthian Littleleaf Linden Trees, and various shrubs & ground cover seed mix

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

There are no known noxious and invasive species.

## 5. Animals

[Find help answering animal questions](#)<sup>8</sup>

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

Examples include:

- **Birds:** hawk, heron, eagle, songbirds, other:
- **Mammals:** deer, bear, elk, beaver, other:
- **Fish:** bass, salmon, trout, herring, shellfish, other:

A qualified professional visited the site in March 2025 and there was no observed wildlife in the limit of disturbance areas

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

There are no known threatened and endangered species on the site.

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

No applicable, due to no presence of species on the site.

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

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

The project will limit any tree disturbance and also propose landscaping to help preserve wildlife that may accumulate on site.

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

There are no known invasive species.

## 6. Energy and natural resources

[Find help answering energy and natural resource questions](#)<sup>9</sup>

**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 proposed structure will utilize electric for its equipment and heating source.

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

Not applicable. It will not affect any 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.**

All-electric water heaters; toilets, urinals and lavatory faucets are to be low-flow and must be watersense labeled; roofing system to be white; low-VOC insulation; all-electric HVAC; lighting: all lighting to be LED (exterior & interior); all interior lighting to be controlled by occupancy sensors.

## 7. Environmental health

[Health Find help with answering environmental health questions](#)<sup>10</sup>

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

None anticipated. The proposal will not use materials that would cause hazards.

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

None encountered or known.

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<sup>9</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou>

<sup>10</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health>

2. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None known to be on the site or vicinity.

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.

None are anticipated.

4. Describe special emergency services that might be required.

No special emergency services are expected to be required, other than fire department services.

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

None anticipated because hazardous materials detrimental to the environment are not anticipate to be used.

**b. Noise**

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

Adjacent noise is not anticipated to affect our 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)?

Traffic (such as associates, fleet vehicles, and tractor-trailers) and HVAC equipment. The operation is a 24-hour facility that will produce noise at varying times.

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

According to the noise analysis, noise levels will remain below required and acceptable levels without the need for mitigation efforts. Therefore, no mitigation efforts for noise are required; however, a privacy fence is planned to be located along the east side of the associate parking lot as a conservative measure.

## 8. Land and shoreline use

[Find help answering land and shoreline use questions](#)<sup>11</sup>

- 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.**

Adjacent to the north and west are all Industrial Heavy zoned. To the east and west are residential areas, not zoned within the city limits. The proposed project is not anticipated to affect current land uses 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 because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?**

None of the site is used as farmland or work forest lands.

1. **Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?**

Not applicable for this project.

- c. **Describe any structures on the site.**

No existing structures.

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

No. No existing structures onsite.

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

IH - Industrial Heavy

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

Industrial use.

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

Not applicable to this project.

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

At this time, the city or county has not identified the area as such.

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

The facility will employ approximately 93 associates on-site.

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

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

None.

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

Not applicable. No displacement.

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

Land development and structures will comply with all local and state codes.

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

Not applicable to this land.

## 9. Housing

[Find help answering housing questions](#)<sup>12</sup>

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

Not applicable. No housing involved for the project.

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

Not applicable. No housing involved for the project.

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

Not applicable. No housing involved for the project.

## 10. Aesthetics

[Find help answering aesthetics questions](#)<sup>13</sup>

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

The maximum height of the building is 32'-6" from proposed grades. Building materials will be precast concrete panels.

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

Not applicable. No views will be altered or obstructed.

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

Any aesthetics of the building, or other features, will comply with local regulations.

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<sup>12</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing>

<sup>13</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics>

## 11. Light and glare

[Find help answering light and glare questions](#)<sup>14</sup>

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

There will be directional lighting fixtures on light poles through the parking areas and mounted lighting fixtures on the building. Proposed lighting will occur at night, when necessary for safety.

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

No. All lighting will be directed to not hamper views.

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

None that are known.

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

Lighting will be directional as to not impact adjacent properties.

## 12. Recreation

[Find help answering recreation questions](#)

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

Not applicable to this project. No planned recreational opportunities on site.

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

None will be displaced.

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

Recreation will not be impacted by the project.

## 13. Historic and cultural preservation

[Find help answering historic and cultural preservation questions](#)<sup>15</sup>

- 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.**

No structures are currently on site.

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<sup>14</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare>

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

- 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.**

There are no known landmarks, features or evidence of any such items. A cultural resources survey was performed and is provided.

- 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.**

A cultural resources survey was performed to ensure no impacts will be made.

- d. **Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.**

The cultural resources survey indicated that no resources are located on site; however, further observation (Inadvertent Discovery Plan) will occur during construction to ensure. At this time there are no visible indications of landmarks or features.

## 14. Transportation

[Find help with answering transportation questions](#)<sup>16</sup>

- 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 proposal will utilize three curb cuts for site access, two along S Critchfield Road and one along W Edgewood Drive. Each access point will be used for necessary operational factors for the facility. Each curb cut will access the existing street system from their respective curb cut

- 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 closest public transit appears to be located at the intersection of W Edgewood Drive and S Reddick Road and also at W Edgewood Drive and S Dry Creek Road, which is approximately 1/10 mile from the site location.

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

The applicant is working with the City of Port Angeles and Clallam County to determine necessary roadway impacts and determine whether they are required. According to a

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

traffic study prepared by a professional consultant, it is anticipated that no new improvements will be required.

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

Yes. The project is located within 0.25 miles of the William R Fairchild International Airport.

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

There are planned a total of 138 associate auto stalls, 98 fleet vehicle stalls, 6 box truck related stalls, and 11 tractor-trailer docks/stalls planned. The traffic is 544 average daily trips (in/out). The applicant has specific traffic data based on operation systems for a facility of this size.

Associate auto peak is between hours 8AM and 9AM, and between 7PM and 8PM

Fleet Vehicles peak between hours 9AM and 10:30AM, and between 6:30PM and 8PM

Tractor Trailer and Box Trucks will have no more than three vehicles in an hour between 9:30PM and 6AM

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

Not applicable to this project. No agricultural or forest products.

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

The applicant will prevent an influx of traffic, during city peak hours, by strategically releasing fleet operations traffic in city off peak hours.

## 15. Public services

[Find help answering public service questions<sup>17</sup>](#)

- 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.**

Yes, the project will require fire safety, utility connections, and potential increase to public transit.

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

The project will follow all applicable building codes for fire safety and local public works requirements.

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<sup>17</sup> <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services>

## 16. Utilities

[Find help answering utilities questions<sup>18</sup>](#)

- 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.

Septic will be proposed and designed. Electric is available, but will require upgrades to the system. Dry Creek will be the water provided Astound will serve the site with telecommunications (available). Gas is not needed for the project.

## C. Signature

[Find help about who should sign<sup>19</sup>](#)

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.

X 

Type name of signee: Grant Goldman

Position and agency/organization: Authorized Representative – AMS 2024 BTS Port Angeles WA, LLC

Date submitted: 5/2/2025

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<sup>18</sup> <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities>

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