

LUP24-046  
BLD24-267

### SEPA INFORMATION

**A. Background:**

1. Name of proposed project, if applicable:  
WAGNER SEAWALL REPAIRS

RECEIVED

2. Name of applicant:  
LORAIN WAGNER

SEP 9 2024

CITY OF PORT TOWNSEND  
DSD

Name of Contact person:  
GREG BATTOW

3. Address and phone number of applicant and contact person:  
P.O. BOX 587  
PORT TOWNSEND

Email Addresses:  
GLBATTOW@olympus.net

4. Date checklist prepared:  
8/17/24

5. Agency requesting checklist:  
CITY OF PORT TOWNSEND

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

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

N/A

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

NONE 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.

Yes. H.P.A. is being submitted  
writing for SEPA INFORMATION

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

City Building Permit  
STATE H.P.A.

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.

a. Brief Description: EXISTING  
REPAIR SEAWALL with new ROCKS  
In HOLES And PITCH UP FASTER  
ROCKS

b. Have any known wetlands or their buffers been identified on the property?

No  Yes

If yes, attach wetland report.

c. Are there any steep slopes (greater than 15%) on the property?  No  Yes

Yes

If yes, attach geotechnical report.

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.

(Attach additional pages if necessary.)

Property Legal Description: Assessor's Tax #: 989 714 203  
Addition: \_\_\_\_\_, Block(s): 142  
Lot(s): \_\_\_\_\_  
Or Other Legal Description: \_\_\_\_\_  
\_\_\_\_\_

Please print in ink or type each answer. Please do not write in area designated "Evaluation."

EVALUATION  
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**B. ENVIRONMENTAL ELEMENTS**

**1. EARTH**

a. General description of the site (mark one):

- Flat     Rolling     Hilly     Steep slopes  
 Mountainous     Other

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

0 FLAT

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.

SAND GRAVEL, ON BEACH

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

NO

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

NO FILLING

SEAWALL REPAIR ONLY

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

NO

Please print in ink or type each answer. Please do not write in area designated "Evaluation."

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

N/A

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

N/A

**2. AIR**

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

N/A

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

N/A

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

N/A

Please print in ink or type each answer. Please do not write in area designated "Evaluation."

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3. WATER

a. Surface Water:

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

~~Streams~~  
Streams of Juma & Foca

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

Yes, REPAIR SEAWALL  
By PLACING NEW ROCKS  
Protecting UP FAILED ROCKS

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

N/A

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

NO

Please print in ink or type each answer. Please do not write in area designated "Evaluation."	EVALUATION FOR AGENCY USE ONLY
<p>5) Does the proposal lie within a 100-year flood plain? If so, note the location on the site plan.</p> <p style="text-align: center;">Yes</p> <hr/> <hr/> <hr/>	
<p>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.</p> <p style="text-align: center;">NO</p> <hr/> <hr/> <hr/>	
<p><b>b. Ground Water:</b></p> <p>1) Will ground water 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 ground water? Give a general description, purpose, and approximate quantities, if known.</p> <p style="text-align: center;">N/A</p> <hr/> <hr/> <hr/>	
<p>2) Describe waste material that would 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:</p> <p style="text-align: center;">N/A</p> <hr/> <hr/> <hr/>	

Please print in ink or type each answer. Please do not write in area designated "Evaluation."

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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.

N/A

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

N/A

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

N/A

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

4. **PLANTS**

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

Deciduous tree:     Alder     Maple     Aspen

Other None

Evergreen tree:     Fir     Cedar     Pine

Other \_\_\_\_\_

Shrubs



Please print in ink or type each answer. Please do not write in area designated "Evaluation."	EVALUATION FOR AGENCY USE ONLY
<p> <input type="checkbox"/> Grass  <input type="checkbox"/> Pasture  <input type="checkbox"/> Crop or Grain  <input type="checkbox"/> Orchards, vineyards or other permanent crops </p> <p> <u>Wet Soil Plants:</u>    <input type="checkbox"/> Cattail    <input type="checkbox"/> Buttercup    <input type="checkbox"/> Bulrush  <input type="checkbox"/> Skunk Cabbage    <input type="checkbox"/> Other _____ </p> <p> <u>Water Plants:</u>                    <input type="checkbox"/> Water Lily    <input type="checkbox"/> Eelgrass    <input type="checkbox"/> Milfoil  <input type="checkbox"/> Other _____  <input type="checkbox"/> Other types of vegetation _____ </p> <p> b.     What kind and amount of vegetation would be removed or altered?            <i>NONE</i> </p> <hr/> <hr/> <hr/> <p> c.     List threatened or endangered species known to be on or near the site.            <i>NONE KNOWN</i> </p> <hr/> <hr/> <hr/> <p> d.     Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:            <i>N/A</i> </p> <hr/> <hr/> <hr/> <p> e.     List all noxious weeds and invasive species known to be on or near the site:            <i>N/A</i> </p> <hr/> <hr/> <hr/>	

Please print in ink or type each answer. Please do not write in area designated "Evaluation."

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5. ANIMALS

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

Birds:

Hawk     Heron     Eagle     Songbirds

Other: \_\_\_\_\_

Mammals:     Deer     Bear     Elk     Beaver

Other: \_\_\_\_\_

Fish:

Bass     Salmon     Trout

Herring     Shellfish

Other: \_\_\_\_\_

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

N/A

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

?

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

NO MEASURES OTHER THAN  
AS PER STATE RULES FOR  
BEACH WORK

Please print in ink or type each answer. Please do not write in area designated "Evaluation."	EVALUATION FOR AGENCY USE ONLY
<p>e. List any invasive animal species known to be on or near the site.</p> <p style="text-align: center;">N/A</p>	
<p><b>6. ENERGY AND NATURAL RESOURCES</b></p>	
<p>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 would be used for heating, manufacturing, etc.</p> <p style="text-align: center;">Oil For EXHAUSTOR &amp; Trucks</p>	
<p>b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.</p> <p style="text-align: center;">NO</p>	
<p>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:</p> <p style="text-align: center;">NONE</p>	
<p><b>7. ENVIRONMENTAL HEALTH</b></p>	
<p>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.</p> <p style="text-align: center;">NO</p>	

Please print in ink or type each answer. Please do not write in area designated "Evaluation."

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

NO

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.

N/A

3) Describe special emergency services that might be required.

N/A

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

N/A

**b. NOISE**

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

MACHINES NOISE

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.

MILWAUKEE NOISE

FOR ONE EXCAVATOR

FOR ONE DAY

Please print in ink or type each answer. Please do not write in area designated "Evaluation."	EVALUATION FOR AGENCY USE ONLY
<p>3) Proposed measures to reduce or control noise impacts, if any:</p> <p style="text-align: center;">NO MEASURES NEEDED</p>	
<p><b>8. LAND AND SHORELINE USE</b></p> <p>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.</p> <p style="text-align: center;">RESIDENTIAL PROPERTY AND PORT OF PORT TOWNSEND</p> <p>b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agriculture or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource land has not been designated, how many acres of farmland or forest land tax status will be converted to non-farm or non-forest use?</p> <p style="text-align: center;">NO</p>	
<p>1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversized equipment access, the application of pesticides, tilling, and harvesting? If so, describe.</p> <p style="text-align: center;">N/O</p>	

Please print in ink or type each answer. Please do not write in area designated "Evaluation."	EVALUATION FOR AGENCY USE ONLY
<p>c. Describe any structures on the site.</p> <p>HOME</p>	
<p>d. Will any structures be demolished? If so, what?</p> <p>NO</p>	
<p>e. What is the current zoning classification of the site?</p> <p>Residential</p>	
<p>f. What is the current comprehensive plan designation of the site?</p> <p>Residential</p>	
<p>g. If applicable, what is the current Shoreline Master Program designation of the site?</p> <p>Residential</p>	
<p>h. Has any part of the site been classified as an "critical area" by the city or the county? If so, specify.</p> <p>NOT KNOWN</p>	
<p>i. Approximately how many people would reside or work in the completed project?</p> <p>1</p>	

Please print in ink or type each answer. Please do not write in area designated "Evaluation."	EVALUATION FOR AGENCY USE ONLY
<p>j. Approximately how many people would the completed project displace?</p> <p style="text-align: center;">0</p> <hr/> <hr/> <hr/>	
<p>k. Proposed measures to avoid or reduce displacement impacts, if any:</p> <p style="text-align: center;">N/A</p> <hr/> <hr/> <hr/>	
<p>l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:</p> <p style="text-align: center;"><del>0</del></p> <p style="text-align: center;">Follow STATE RULES FOR BEACH WORK</p> <hr/> <hr/> <hr/>	
<p>m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:</p> <p style="text-align: center;">N/A</p> <hr/> <hr/> <hr/>	
<p><b>9. HOUSING</b></p>	
<p>a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.</p> <p style="text-align: center;">N/A</p> <hr/> <hr/> <hr/>	

Please print in ink or type each answer. Please do not write in area designated "Evaluation."	EVALUATION FOR AGENCY USE ONLY
<p>b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.</p> <p style="text-align: center;">N/A</p>	
<p>c. Proposed measures to reduce or control housing impacts, if any:</p> <p style="text-align: center;">N/A</p>	
<p><b>10. AESTHETICS</b></p>	
<p>a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?</p> <p style="text-align: center;">N/A</p>	
<p>b. What views in the immediate vicinity would be altered or obstructed?</p> <p style="text-align: center;">N/A</p>	
<p>c. Proposed measures to reduce or control aesthetic impacts, if any:</p> <p style="text-align: center;">N/A</p>	
<p><b>11. LIGHT AND GLARE</b></p>	
<p>a. What type of light or glare would the proposal produce? What time of the day would it mainly occur?</p> <p style="text-align: center;">N/A</p>	



Please print in ink or type each answer. Please do not write in area designated "Evaluation."	EVALUATION FOR AGENCY USE ONLY
<p>b. Could light or glare from the finished project be a safety hazard or interfere with views?</p> <p>_____</p> <p style="text-align: center;">NO</p> <p>_____</p>	
<p>c. What existing off-site sources of light or glare may affect your proposal?</p> <p>_____</p> <p style="text-align: center;">NO</p> <p>_____</p>	
<p>d. Proposed measures to reduce or control light and glare impacts, if any:</p> <p>_____</p> <p style="text-align: center;">N/A</p> <p>_____</p>	
<p><b>12. RECREATION</b></p>	
<p>a. What designated and informal recreational opportunities are in the immediate vicinity?</p> <p>_____</p> <p style="text-align: center;">Boating</p> <p>_____</p>	
<p>b. Would the proposed project displace any existing recreational uses? If so, describe.</p> <p>_____</p> <p style="text-align: center;">NO</p> <p>_____</p>	

Please print in ink or type each answer. Please do not write in area designated "Evaluation."	EVALUATION FOR AGENCY USE ONLY
<p>c. Proposed measures to reduce or control impacts on recreation, including recreational opportunities to be provided by the project or applicant, if any:</p> <p style="text-align: center;">N/A</p> <hr/> <hr/> <hr/>	
<p><b>13. HISTORICAL AND CULTURAL PRESERVATION</b></p>	
<p>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 located on or near the site? If so, specifically describe.</p> <p style="text-align: center;">NO</p> <hr/> <hr/> <hr/>	
<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.</p> <p style="text-align: center;">NO</p> <hr/> <hr/> <hr/>	
<p>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, archeological surveys, historic maps, GIS data, etc.</p> <p style="text-align: center;">NO IMPACT KNOWN</p> <hr/> <hr/> <hr/>	

Please print in ink or type each answer. Please do not write in area designated "Evaluation."	EVALUATION FOR AGENCY USE ONLY
<p>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.</p> <p style="text-align: center;">N/A</p>	
<p><b>14. TRANSPORTATION</b></p> <p>a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.</p> <p style="text-align: center;">Hudson PACE</p>	
<p>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?</p> <p style="text-align: center;">NO</p>	
<p>c. How many additional parking spaces would the completed project or non-project proposal have?</p> <p style="text-align: center;">N/A</p> <p>How many spaces would the project or proposal eliminate? _____</p> <p style="text-align: center;">N/A</p>	
<p>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).</p> <p style="text-align: center;">N/A</p>	

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

Yes NEAR STATION AT JUN DE FA

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 non-passenger vehicles). What data or transportation models were used to make these estimates?

2 TRIPS FOR ON DAY

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.

NO

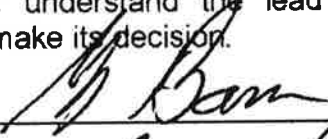
h. Proposed measures to reduce or control transportation impacts, if any:

NONE NEEDED

**15. PUBLIC SERVICES**

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

NO

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<p>b. Proposed measures to reduce or control direct impacts on public services, if any:</p> <p style="text-align: center;"><u>None Needed</u></p>	
<p><b>16. UTILITIES</b></p> <p>a. Check which utilities are currently available at the site:  <input checked="" type="checkbox"/> Electricity   <input type="checkbox"/> Natural Gas   <input checked="" type="checkbox"/> Water   <input checked="" type="checkbox"/> Refuse Service  <input checked="" type="checkbox"/> Telephone   <input type="checkbox"/> Septic System   <input checked="" type="checkbox"/> Sanitary Sewer   <input type="checkbox"/> Other</p> <p>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 that might be needed.</p> <p style="text-align: center;"><u>N/A</u></p>	
<p><b>C. SIGNATURE</b></p> <p>The above answers are true and complete to the best of my knowledge. I understand the lead agency is relying on this information to make its decision.</p> <p>Signature: <u></u></p> <p>Name of signee: <u>Greg Barron</u></p> <p>Position and agency/Organization: <u>MANAGER</u></p> <p>Date Submitted: <u>8/19/24</u></p>	

Please print in ink or type each answer. Please do not write in area designated "Evaluation."

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### D. Supplemental sheet for non-project actions

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, that would affect the item at a greater intensity or at a faster rate than if the proposal was 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 are:

N/A

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

No Impact known

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

USE STATE RULES  
FOR BEACH WORK

Please print in ink or type each answer. Please do not write in area designated "Evaluation."

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3. How would the proposal be likely to deplete energy or natural resources?

N/A

Proposed measures to protect or conserve energy and natural resources are:

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?

N/A

Proposed measures to protect such resources or to avoid or reduce impacts are:

NOO5 Needed

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?

Protect Home From High Water

Please print in ink or type each answer. Please do not write in area designated "Evaluation."

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Proposed measures to avoid or reduce shoreline and land use impacts are:

Follow STATE  
Rules for BEACH WORK

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

N/A

Proposed measures to reduce or respond to such demand(s) are:

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?

N/A