

PORT OF PORT TOWNSEND ENVIRONMENTAL CHECKLIST

Purpose of checklist:

The State Environmental Policy Act (SEPA), Chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. 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 really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may 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, the governmental agencies can assist you.

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.

Use of checklist for non-project proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND

1. Name of proposed project, if applicable: *Creation of an Industrial Development District (IDD).*
2. Name of applicant: *Port of Port Townsend, Washington (Port).*

3. Address and phone number of applicant and contact person:
*Eric Toews, Deputy Director
Port of Port Townsend
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Phone: 360.385.0656
Email: eric@portoftpt.com*
4. Date checklist prepared: *Commenced September 28, 2026; completed October 1, 2026.*
5. Agency requesting checklist: *Port of Port Townsend.*
6. Proposed timing or schedule (including phasing, if applicable): *It is anticipated that the Port Commission for the Port of Port Townsend will adopt a Resolution creating a new Industrial Development District at its October 28, 2026, regular meeting (upon second reading, following an open record pre-decision public hearing conducted at the meeting). No phasing is necessary or proposed.*
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. *No. Creation of an industrial development district is a non-project action under Washington Administrative Code (WAC) 197-11-704(b)(iv). Once established under the authority of Revised Code of Washington (RCW) 53.25.040, the Port may levy and collect taxes, subject to voter approval, and use them to acquire land and fund capital projects to develop and redevelop properties within the boundaries of the district. Site-specific SEPA review will be conducted for any such future project actions occurring within the boundaries of the IDD unless exempt under Chapter 197-11 WAC or the Port's adopted SEPA procedures per Resolution No. 649-16.*
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. *No environmental information has been prepared that relates directly to the formation of the IDD. However, a Technical Memorandum has been prepared by Maul Foster & Alongi, Inc. to provide the Port Commission and public with the factual basis necessary to establish an IDD co-extensive with the boundaries of the Port District. Additionally, the Port previously prepared draft and final EISs at the time of adoption of its 2003 Comprehensive Scheme of Harbor Improvements (CSHI). A substantial revision to the CSHI was completed in 2020 which also was subject to SEPA review and threshold determination; similarly, subsequent amendments to the CSHI completed in 2024 and 2025 have been subject to SEPA review and threshold determination (see Port Resolutions Nos. 724-20, 830-24, and 861-25). The CSHI, as amended and updated, describes the capital projects currently planned and programmed by the Port.*
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. *If adopted, the proposed action would establish an IDD that is co-extensive with the Port District (i.e., all of Jefferson County, including the incorporated limits of the City of Port Townsend). There are doubtless myriad government approvals pending for both project and non-project*

actions throughout the County and City at the time of this writing. However, the Port is not aware of any pending government approvals for other proposals that are relevant to, have a bearing upon, or directly affect the creation of a new IDD by the Port Commission under the authority of Chapter 53.25 RCW.

10. List any government approvals or permits that will be needed for your proposal, if known. *Not applicable. Creation of an IDD is a non-project action under SEPA. Site specific project review and associated permits would be required for future capital improvements undertaken within the IDD, if not categorically exempt from SEPA.*
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.) *Chapter 53.25 of the RCW authorizes Washington port districts to establish IDDs for the development and redevelopment of marginal lands. The Port proposes to create a new IDD under this statutory authority. The Port previously exercised this authority in 1966, with the passage of Commission Resolutions 194-66 and 196-66. These resolutions established IDD "units" in various non-contiguous locations throughout east Jefferson County (e.g., shoreline areas along Port Townsend Bay, Port Hadlock, the Jefferson County (now International) Airport, and Quilcene). The Port now seeks to create an IDD that is geographically co-extensive with the Port District (i.e., encompassing all of Jefferson County), and which overlays the IDDs established by way of Resolutions 194-66 and 196-66 in 1966. If approved by the Port Commission, funds derived from any future voter-approved IDD tax levy could be used to advance the acquisition of land and development and redevelopment of land throughout the Port District, rather than being restricted to the limited IDD units established in 1966.*
12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. *The proposal is a non-project action involving the creation of an IDD that is co-extensive with the limits of the Port District, and which overlays the IDD units established by the Port in 1966. As such, the IDD would apply to all of Jefferson County. If voters approved a subsequent IDD levy ballot measure, levy monies could be used to help fund property acquisitions and infrastructure improvement projects throughout the Port District. Any such future improvements would be subject to project level SEPA review unless exempt under Chapter 197-11 WAC or the Port's adopted SEPA procedures per Resolution No. 649-16.*

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other *Not applicable. The proposal is a non-project action, "Creation of an Industrial Development District" under Chapter 53.25 RCW. Because the district is proposed to be co-extensive with the Port District (i.e., all of Jefferson County), it would encompass a myriad of different landforms, including all those outlined above.*
- b. What is the steepest slope on the site (approximate percent slope)? *Not applicable. See response in 1(a), above.*
- 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. *Not applicable. See response in 1(a), above.*
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. *Not applicable. See response in 1(a), above.*
- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill. *Not applicable. See response in 1(a), above.*
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. *Not applicable. See response in 1(a), above.*
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? *Not applicable. See response in 1(a), above.*
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: *Not applicable. See response in 1(a), above.*

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. *Not applicable. The proposal is a non-project action, "Creation of an Industrial Development District" under Chapter 53.25 RCW. No emissions of any kind would result from adoption of the proposal. Moreover, in the event voters approved a subsequent IDD ballot measure, monies collected*

from such a tax levy could be used to help fund property acquisitions and infrastructure improvement projects throughout the county, provided such projects are reflected in the Port's Comprehensive Scheme of Harbor Improvements. Any such future capital improvements would be subject to project level SEPA review unless exempt under Chapter 197-11 WAC or the Port's adopted SEPA procedures per Resolution No. 649-16.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. *No.*
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: *None are necessary or proposed. The proposal is a non-project action – "Creation of an Industrial Development District" under Chapter 53.25 RCW.*

3. Water

a. Surface:

- (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. *Not applicable. The proposal is a non-project action, "Creation of an Industrial Development District" under Chapter 53.25 RCW.*
- (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. *As a non-project or "programmatic" action under SEPA, the proposal involves no project-level improvements of any kind. Following adoption, any improvements undertaken within the newly formed IDD would be subject to project level SEPA review unless exempt under Chapter 197-11 WAC or the Port's adopted SEPA procedures per Resolution No. 649-16.*
- (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. As a non-project action, no fill or dredge material will be placed in, or removed from, surface waters or wetlands. Future improvements undertaken within the expanded IDD would be subject to project level SEPA review unless exempt under Chapter 197-11 WAC or the Port's adopted SEPA procedures per Resolution No. 649-16.*
- (4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. *Not applicable. As a non-project action, no surface water withdrawals or*

diversions will be required. Future improvements undertaken within the IDD would be subject to project level SEPA review unless exempt under Chapter 197-11 WAC or the Port's adopted SEPA procedures per Resolution No. 649-16.

(5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. *Not applicable. Several current Port properties and facilities lie within 100-year floodplains. Future improvements in such areas would be subject to project level SEPA review unless exempt under Chapter 197-11 WAC or the Port's adopted SEPA procedures per Resolution No. 649-16.*

(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. *Not applicable. Future improvements undertaken within the boundary of the IDD involving discharges of waste materials to surface waters would be subject to project level SEPA review unless exempt under Chapter 197-11 WAC or the Port's adopted SEPA procedures per Resolution No. 649-16.*

b. Ground:

(1) Will ground water be withdrawn, or will water be discharged to ground water? Give a general description, purpose, and approximate quantities if known. *No.*

(2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. *As a non-project action, the proposal does not involve discharges of waste materials.*

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. *Not applicable. As a non-project action, the proposal does not involve runoff.*

(2) Could waste materials enter ground or surface waters? If so, generally describe. *No. As a non-project action under SEPA, the proposal does not involve runoff or waste materials.*

- d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any: *No surface, ground or runoff impacts are proposed by this non-project proposal; therefore, no mitigation measures are proposed.*

4. Plants

- a. Check or circle 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
☒ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
☒ water plants: water lily, eelgrass, milfoil, other
☒ other types of vegetation

All the above vegetation types are found within the geographic boundary of the proposed Industrial Development District, which would be co-extensive with the Port District (i.e., all of Jefferson County).

- b. What kind and amount of vegetation will be removed or altered? *Not applicable. As a non-project action, the proposal does not involve the removal or alteration of vegetation.*
- c. List threatened or endangered species known to be on or near the site.
Inapplicable. The proposal is a non-project action and is not site-specific in nature. Future capital improvements undertaken within the boundary of the IDD would need to be consistent with the Port's current CSHI and would also be subject to project level SEPA review unless exempt under Chapter 197-11 WAC or the Port's adopted SEPA procedures per Resolution No. 649-16. Site-specific review and analysis for any such future projects would include review of the potential existence of, and impacts to, known threatened or endangered plant species.
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: *No impacts to vegetation are posed by the proposal; therefore, no mitigation measures are proposed.*
- e. List all noxious weeds and invasive species known to be on or near the site. *Not applicable. The proposal is a non-project action and is not site-specific in nature.*

5. Animals

- a. Underline 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:
mammals: deer, bear, elk, beaver, other: sea otter
fish: bass, salmon, trout, herring, shellfish, other: *Inapplicable. The proposal is to create an Industrial Development District under Chapter 53.25 RCW, with a district boundary that is co-extensive with the limits of the Port District (i.e., all of Jefferson County). All the above-listed bird and animal species are found in Jefferson County. Future capital improvements undertaken within the IDD would need to be consistent with the current CSHI and would also be subject to project level SEPA review unless exempt under Chapter 197-11 WAC or the Port's adopted SEPA procedures per Resolution No. 649-16. Site-specific review and analysis for such projects would include review of the potential existence of, and impacts to, wildlife.*
- b. List any threatened or endangered species known to be on or near the site. *Not applicable. The proposal is a non-project action, creation of an Industrial Development District (IDD) under Chapter 53.25 RCW. Capital improvements undertaken in future within the limits of the IDD would be subject to site-specific review and analysis unless categorically exempt from SEPA. Analysis for non-exempt proposals would include review of the potential existence of, and impacts to, threatened or endangered species of wildlife.*
- c. Is the site part of a migration route? If so, explain. *The proposal is a non-project action; in consequence, this question is inapplicable. However, Jefferson County is known to be part of the Pacific Flyway; thus, migratory waterfowl pass through the limits of the proposed IDD (which would be co-extensive with the Port District) in both spring and autumn. Additionally, the marine waters of Puget Sound, Hood Canal and the Strait of Juan de Fuca are used by juvenile and adult salmonid species for feeding, foraging, and migration.*
- d. Proposed measures to preserve or enhance wildlife, if any: *None. Because the proposed non-project action poses no impacts, no measures are proposed to preserve or enhance wildlife.*
- e. List any invasive animal species known to be on or near the site. *Not applicable. The proposal is a non-project action and is not site-specific in nature.*

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. *Not applicable. The proposal is a non-project action, creation of an Industrial Development District under Chapter 53.25 RCW.*

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. *Not applicable. The proposal is a non-project action, creation of an Industrial Development District under Chapter 53.25 RCW.*
- 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 proposal is a non-project action, creation of an Industrial Development District under Chapter 53.25 RCW. Therefore, no specific energy conservation features are included.*

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe. *Not applicable. The proposal is a non-project action, creation of an IDD under Chapter 53.25 RCW.*

Describe any known or possible contamination at the site from present or past uses. *Not applicable. See response to 7(a), above.*

- (1) 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. *Not applicable. See response to 7(a), above.*
- (2) 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. *Not applicable. See response to 7(a), above.*
- (3) Describe special emergency services that might be required. *Not applicable. See response to 7(a), above.*
- (4) Proposed measures to reduce or control environmental health hazards, if any. *No hazards are posed, so no measures are proposed.*

b. Noise:

- (1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? *Not applicable. The proposal is a non-project action, creation of an IDD under Chapter 53.25 RCW.*
- (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. *Not applicable. The proposal is a non-project action, creation of an IDD under Chapter 53.25 RCW.*

(3) Proposed measures to reduce or control noise impacts, if any: *No noise control measures are proposed.*

8. Land and shoreline use

a. What is the current use of the site and adjacent properties? *Not applicable. The proposal is a non-project action, creation of an IDD under Chapter 53.25 RCW.*

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 non-forest use? *Not applicable. The proposal is a non-project action, creation of an IDD under RCW 53.25.*

(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. Please refer to the response immediately above.*

c. Describe any structures on the site. *Not applicable. The proposal is a non-project action, creation of an IDD under Chapter 53.25 RCW.*

d. Will any structures be demolished? If so, what? *Not applicable. The proposal is a non-project action.*

e. What is the current zoning classification of the site? *Not applicable. The proposal is a non-project action.*

f. What is the current comprehensive plan designation of the site? *Not applicable. The proposal is a non-project action.*

g. If applicable, what is the current shoreline master program designation of the site? *Not applicable. The proposal is a non-project action.*

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. *Not applicable. The proposal is a non-project action.*

i. Approximately how many people would reside or work in the completed project? *Not applicable. The proposal is a non-project action.*

- j. Approximately how many people would the completed project displace? *Not applicable. The proposal is a non-project action.*
- k. Proposed measures to avoid or reduce displacement impacts, if any: *No impacts are occasioned by the proposal, so no mitigation measures are proposed.*
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: *Not applicable. The proposal is a non-project action, creation of an IDD under Chapter 53.25 RCW. Establishment of the new IDD, which would be co-extensive with the limits of the Port District (i.e., all of Jefferson County), would allow IDD levy monies (if approved by voters via a subsequent ballot measure) to be used to support property acquisition and infrastructure projects throughout the Port District. However, any such future project would continue to be governed by the land and shoreline use regulations administered by Jefferson County and the City of Port Townsend, respectively. Thus, any future project advanced with IDD levy monies would need to be consistent with the Port's then current CSHI and reviewed for consistency with local land and shoreline use regulations. Moreover, any such future capital improvement would require project level SEPA review, unless exempt under Chapter 197-11 WAC or the Port's adopted SEPA procedures per Resolution No. 649-16.*

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. *Not applicable. The proposal is a non-project action.*
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. *Not applicable. The proposal is a non-project action.*
- c. Proposed measures to reduce or control housing impacts, if any: *Not applicable. The proposal is a non-project action. Moreover, because the proposal occasions no housing impacts, no mitigation measures are proposed.*

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? *Not applicable. The proposal is a non-project action – no structures are proposed.*
- b. What views in the immediate vicinity would be altered or obstructed? *Not applicable. The proposal is a non-project action.*

- c. Proposed measures to reduce or control aesthetic impacts, if any: *Not applicable. The proposal is a non-project action.*

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? *Not applicable. The proposal is a non-project action.*
- b. Could light or glare from the finished project be a safety hazard or interfere with views? *Not applicable. The proposal is a non-project action.*
- c. What existing off-site sources of light or glare may affect your proposal? *Not applicable. The proposal is a non-project action.*
- d. Proposed measures to reduce or control light and glare impacts, if any: *Not applicable. The proposal is a non-project action. Moreover, because the proposal occasions no light or glare impacts, no mitigation measures are proposed.*

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? *Not applicable. The proposal is a non-project action.*
- b. Would the proposed project displace any existing recreational uses? If so, describe. *Not applicable. The proposal is a non-project action. However, it should be noted that creation of the new IDD could result in taxpayer approved tax levies being used to advance a wide array of capital improvements within the district, including those that support recreational uses (e.g., recreational boat ramp replacement projects, campground improvements, etc.).*
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: *Because no adverse impacts are posed by the proposal, no mitigation measures are proposed.*

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe. *Not applicable. The proposal is a non-project action, creation of an IDD under Chapter 53.25 RCW.*
- 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. *Not applicable. The proposal is a non-project action.*

- 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. *Not applicable. The proposal is a non-project action, creation of an IDD.*
- 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. *Because the proposal would not cause impacts to resources, no measures to avoid, minimize or compensate for impacts are proposed.*

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. *Not applicable. The proposal is a non-project action, creation of an IDD under Chapter 53.25 RCW.*
- 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? *Not applicable. The proposal is a non-project action.*
- c. Will the proposal require any new or improvement to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). *Not applicable. The proposal is a non-project action.*
- d. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. *Not applicable. The proposal is a non-project action.*
- 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 non-passenger vehicles). What data or transportation models were used to make these estimates? *Not applicable. The proposal is a non-project action.*
- g. Proposed measures to reduce or control transportation impacts, if any: *Because the proposal would cause no impacts, no measures are proposed.*

15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transport, health care, schools, other)? If so, generally describe. *Not applicable. The proposal is a non-project action, creation of an IDD under Chapter 53.25 RCW.*
- b. Proposed measures to reduce or control direct impacts on public services, if any. *No measures are proposed.*

16. Utilities

- a. Underline utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other. *Inapplicable.*
- 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. *Inapplicable. The proposal is a non-project action, creation of an Industrial Development District under Chapter 53.25 RCW.*

C. SIGNATURE

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



Signature: _____
Eric Toews, Deputy Director, Port of Port Townsend

Date: October 1, 2026

D. SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS

Use this supplemental checklist for "non-project" actions which are different or broader than single sites-specific project such as plans, policies and program. 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, 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?

Creation of a new Industrial Development District under RCW 53.25 that is co-extensive with the limits of the Port District (i.e., Jefferson County) will have no direct effect upon discharges to water, emissions to air, production, storage or release of toxic or hazardous substances, or production of noise. As the future capital improvements that may be funded by the new IDD have not yet been selected, and the previously identified tax levy has not yet been approved by voters, it is impossible to know if the new IDD is likely to directly contribute to an increase in discharges to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise. If creation of the new IDD is approved by the Commission, a ballot measure could be placed before voters in future to approve an IDD levy (tax) on real property and improvements throughout the newly created IDD (i.e., all of Jefferson County). If approved, monies derived from such a levy could be used to support property acquisition and capital improvement projects throughout the district, rather than being restricted to use within the limited geographic scope of the IDD originally established by the Port in 1966 via Resolutions Nos 194-66 and 196-66. Any future capital improvements undertaken by the Port, regardless of their location, would be subject to site-specific SEPA review unless exempt under Chapter 197-11 WAC or the Port's adopted SEPA procedures per Resolution No. 649-16.

Proposed measures to avoid or reduce such increases are: Because no impacts have been identified, no mitigation measures are proposed.

2. *How would the proposal be likely to affect plants, animals, fish, or marine life? Creation of a new IDD under the authority of Chapter 53.25 RCW will have no direct effect upon plants, animals, fish or marine life. As the future capital improvements that may be funded by the new IDD have not yet been selected, and the previously identified tax levy has not yet been approved by voters, it is impossible to know if the new IDD is likely to directly affect plants, animals, fish, or marine life. Any future capital improvements undertaken by the Port, regardless of their location, would be subject to site-specific SEPA review unless exempt under Chapter 197-11 WAC or the Port's adopted SEPA procedures per Resolution No. 649-16.*

Proposed measures to protect or conserve plants, animals, fish, or marine life are: Because no adverse impacts to plants, animals, fish or marine life have been identified, no mitigation measures are proposed.

3. *How would the proposal be likely to deplete energy or natural resources? The proposed action, creation of an IDD under Chapter 53.25 RCW, will have no direct effect upon energy or natural resources. As the future capital improvements that may be funded by the new IDD have not yet been selected, and the previously identified tax levy has not yet been approved by voters, it is impossible to know if the new IDD is likely to deplete energy or natural resources. Any future capital improvements undertaken by the Port, regardless of their location, would be subject to site-specific SEPA review unless exempt under Chapter 197-11 WAC or the Port's adopted SEPA procedures per Resolution No. 649-16.*

Proposed measures to protect or conserve energy and natural resources are: Because creation of the proposed Industrial Development District will not deplete energy or natural resources, no mitigation measures are proposed.

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 creation of an IDD under the authority of Chapter 53.25 RCW will have no direct impact upon these environmental elements. If creation of the new IDD is approved by the Commission, a ballot measure could be placed before voters in future to approve an IDD levy (tax) on real property and improvements throughout the newly created district (i.e., all of Jefferson County). If approved, monies derived from such a levy could be used to support capital improvement projects throughout the district, rather than being restricted to use within the limited geographic scope of the IDD originally established by the Port in 1966 via Resolutions Nos 194-66 and 196-66. Any future capital improvements undertaken by the Port, regardless of their location, would be subject to site-specific SEPA review unless exempt under Chapter 197-11 WAC or the Port's adopted SEPA procedures per Resolution No. 649-16.*

Proposed measures to protect such resources or to avoid or reduce impacts are: *Because no adverse impacts have been identified, no mitigation measures are proposed.*

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? *The proposed creation of an Industrial Development District under RCW 53.25 that is co-extensive with the Port District (i.e., Jefferson County) would allow an IDD ballot measure to be placed before the voters in future seeking funding to advance property acquisition and capital improvements throughout the district. However, future projects would need to be reflected in the Port's principal planning document, the Comprehensive Scheme of Harbor Improvements (CSHI), and would also be expected to be consistent with, and help to implement, locally adopted land use, zoning and shoreline use policies and regulations. Accordingly, no incompatibilities with existing plans are anticipated either directly or tangentially because of the proposed action. Please also refer to the response to B(8)(I), above.*

Proposed measures to avoid or reduce shoreline and land use impacts are: *Because no adverse impacts to land and shoreline use are identified, no measures to avoid or reduce impacts are proposed.*

6. How would the proposal be likely to increase demands on transportation or public services and utilities? *The proposed creation of a new IDD that is co-extensive with the limits of the Port District (i.e., all of Jefferson County) will not directly increase demands on transportation or public services and utilities. As the future capital improvements that may be funded by the new IDD have not yet been selected, and the previously identified tax levy has not yet been approved by voters, it is impossible to know if the new IDD is likely to increase demands on transportation or public services and utilities. Future capital improvements undertaken by the Port, regardless of their location within Jefferson County, would be subject to site-specific SEPA review unless exempt under Chapter 197-11 WAC or the Port's adopted SEPA procedures per Resolution No. 649-16.*

Proposed measures to reduce or respond to such demand(s) are: *Because no adverse impacts have been identified, no mitigation measures are proposed.*

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 creation of an Industrial Development District that is co-extensive with the limits of Jefferson County, and which overlays the IDD units established by the Port via Resolution Nos 194-66 and 196-66 in 1966, will not conflict with local, state or federal laws or requirement for the protection of the environment. Any future capital improvements undertaken by the Port, regardless of their location within Jefferson County, will be subject to site-specific SEPA review unless exempt under Chapter 197-11 WAC or the Port's adopted SEPA procedures per Resolution No. 649-16, thereby ensuring consistency with relevant regulations for the protection of the environment. Additionally, all Port projects with a federal regulatory or funding nexus will require compliance with the National Environmental Policy Act (NEPA).*

SIGNATURE

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



Signature: _____
Eric Toews, Deputy Director, Port of Port Townsend

Date: October 1, 2026