



Introduction

Land use refers to how land is developed for various human purposes, including residential, commercial, and industrial. Recreation areas are an important component of land use. Some populations, such as minority and low-income populations, are more vulnerable to changes in land use and should be given extra consideration. Social elements, which include community services and utilities (public and private), provide daily necessities while improving quality of life through public education, social and religious affiliations, healthcare, and infrastructure. This fact sheet summarizes the potential impacts the proposed project would have on land use and social elements.

What was studied?

This analysis describes impacts on land use, recreation, minority and low-income populations, community services, and utilities as a result of the construction and operation of the proposed project.



Recreationists enjoy the Padilla Bay Shore Trail

What was the study area?

- Proposed project site
- Proposed wetland mitigation site
- Rail corridor (Anacortes and Bellingham Subdivisions) (see Figure 3.12-4 in the draft EIS)

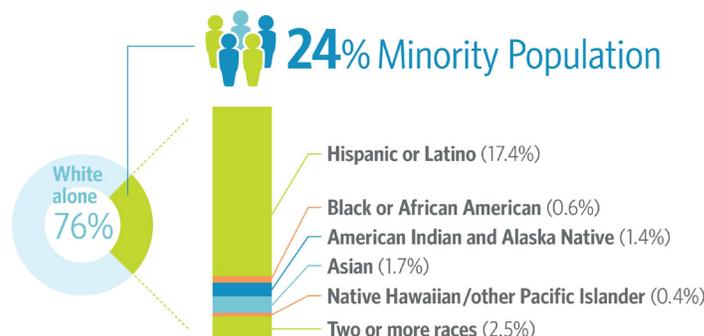
See the Proposed Project Fact Sheet for a map of the site.

How were impacts analyzed?

A site visit of the study area was conducted to characterize existing land use. Available land use information, including comprehensive plans and agricultural data, was also reviewed.

To analyze impacts to recreation, the EIS considered designated recreation areas, known undesignated recreation areas, and planned recreation areas within the study area. To study impacts

to minority and low-income populations, race, ethnicity, and income characteristics were compiled for the study area and Skagit County from the U.S. Census Bureau's 2014 American Community Survey. Available information about community services and utilities that serve the study area were also reviewed.



Minority Populations in Skagit County (Source: U.S. Census Bureau 2010-2014 American Community Survey 5-Year Estimates.)

What are the potential impacts?

Construction and Operation Impacts

Construction and operation of the proposed project and wetland mitigation sites would be compatible with surrounding heavy industrial, light industrial, agricultural, and commercial land uses. It is anticipated that current housing levels would be adequate to support any workers coming from outside the area during construction and operations.

Construction and on-site operation of the proposed facility would not directly affect recreational resources. Construction of the wetland mitigation site would temporarily limit access for duck hunters in the Swinomish Duck Club. Following construction, however, the duck hunters would be permitted to enter hunting areas that can be accessed via the wetland mitigation site, but would not be able to hunt within the wetland mitigation site boundaries.

Construction activities at the proposed project and wetland mitigation sites would result in a temporary increase in water use and the generation of solid waste, including trees cut down at the wetland mitigation site that would require disposal. Operation of the proposed project would result in increased electricity and water use and solid waste generation. Operation of the wetland mitigation site would require negligible electricity, but would not require water use or generate solid waste. No impacts on the

supply of any utilities are anticipated. Construction activities for the proposed project site would interrupt operation of the BP Olympic pipeline, Kinder Morgan Puget Sound pipeline, and Puget Sound Energy power lines for up to two days while they were relocated.

No increases in demand for hospitals, schools, libraries, community centers, or religious facilities are expected during construction or operation of the proposed project and wetland mitigation sites; therefore, no impacts are anticipated.

Construction and operations would not disproportionately impact minority or low-income populations. Construction of the proposed project would temporarily increase air emissions from use of construction equipment. However, they would not be anticipated to result in public health effects. Operation of the proposed project would not contribute enough air pollutants to result in an exceedance of the National and Washington Ambient Air Quality Standards and, therefore, would not be anticipated to result in public health effects.

Cumulative Impacts

The proposed project would be compatible with surrounding land uses; would not directly affect recreational resources; would not impact the supply of any utilities; would not increase the demand for community services; and would not disproportionately impact minority, low-income, or limited English proficiency (LEP) populations; therefore, the proposed project would not contribute to a cumulative impact on land use and social elements.

The proposed project is not anticipated to contribute to a cumulative impact on land use or social elements. In the study area, there has been significant agricultural, industrial, commercial, and residential development. Land uses have changed with this growth; however, development has been compatible with applicable Skagit County and City of Anacortes land use designations and surrounding uses. Construction and operation of the proposed Tesoro Clean Products Upgrade Project would be compatible with existing land uses. No cumulative impacts are anticipated.

The proposed project would temporarily impact recreational resources during construction. This would not contribute to a cumulative impact as the effect would be temporary; therefore, no long-term impacts are anticipated. Past development in the study area has not adversely affected recreational resources and the Tesoro Clean Products Upgrade Project is not anticipated to adversely affect recreational resources. Therefore, no adverse impacts to recreational resources are anticipated. No cumulative impacts are anticipated.

The proposed project would temporarily increase demand for utilities during construction and result in a negligible increase in demand for utilities during operations. Past development in the study area has not adversely impacted the supply of any utilities and the Tesoro Clean Products Upgrade Project would not adversely affect future supplies. No cumulative impacts are anticipated.

The proposed project would not affect demand for community services or disproportionately impact minority or low income populations, or affect public health. Neither past development in the study area nor the Tesoro Clean Products Upgrade Project are expected to adversely affect these resources. No cumulative impacts are anticipated.

What mitigation measures are proposed?

Avoidance and Minimization

To minimize potential for barriers to access for LEP populations, online open house content was made available during the scoping and draft EIS comment periods in multiple languages. The SEPA EIS Fact Sheet and materials prepared for the draft EIS public hearings are available in English and Spanish. In addition, Spanish interpretation services will be available at the draft EIS public hearings. Additional information about accommodations for LEP populations is available at the project website: www.shellraileis.com.

Mitigation

No mitigation measures are proposed beyond the minimization measures described above.

Are there unavoidable significant adverse impacts?

No unavoidable significant adverse impacts were identified.

WHERE CAN I FIND MORE INFORMATION ABOUT THIS TOPIC?

Chapter 3.12 – Land Use and Social Elements of the draft EIS

The information in this fact sheet summarizes content from the draft Environmental Impact Statement; please review the full document for more detailed and complete information.

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