

3.12 LAND USE AND SOCIAL ELEMENTS



Land use refers to how areas are developed for various human purposes, including residential, commercial, and industrial. Land use and development patterns, and informed projections, help communities plan for growth. Recreation areas are an important component of land use. They offer opportunities for outdoor activities, promote active lifestyles, and bring people closer to nature. 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.

Proper planning ensures that land is used efficiently, benefits the wider economy and population, and protects the environment. The ability to understand and identify populations more vulnerable to the impacts of planning also plays an essential role. Population information, including minority and low-income status, helps to characterize communities and identify populations who may be more vulnerable to impacts from the proposed project. This chapter examines the impacts of the proposed project on land use, recreation, minority and low-income populations, and social elements.

STUDY AREA AND METHODOLOGY

The study area for determining impacts of the proposed project on land use and social elements includes the proposed project site, the proposed wetland mitigation site, the Anacortes Subdivision, and the surrounding area extending approximately 0.25 mile from these project features. In addition, the area extending approximately 0.25 mile from the Bellingham Subdivision from Burlington to the Skagit/Snohomish County line was considered with regard to potential impacts to minority and low-income populations. The cumulative impacts study area for land use and social elements is the same as described for direct and indirect impacts.

An initial review of minority and low-income populations was conducted at the census tract level and included populations outside the study area. Based on that review, it was determined that data at the block group level would identify populations in closer proximity to the proposed project and strengthen the analysis of potential impacts to minority and low-income populations.

Laws, regulations, and guidance applicable to land use and social elements in the study area are summarized in Table 3.12-1.

Table 3.12-1 Laws, Regulations, and Guidance for Project-Related Land Use and Social Elements

Laws, Regulations, and Guidance	Description
Federal	
Title VI of the Civil Rights Act of 1964	Prohibits discrimination on the basis of race, color, and national origin in programs and activities receiving federal financial assistance.
Americans with Disabilities Act	Prohibits discrimination against people with disabilities in employment, transportation, public accommodation, communications, and governmental activities.
Presidential Executive Order 12898, Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations	Directs federal agencies to identify and address the disproportionately high and adverse human health or environmental effects of their actions on minority and low-income populations. To the greatest extent practicable and permitted by law, directs each agency to develop a strategy for implementing environmental justice and is also intended to promote nondiscrimination in federal programs that affect human health and the environment, as well as provide minority and low-income communities access to public information and public participation.
State	
State Environmental Policy Act (SEPA) (RCW 43.21c; WAC 197-11)	Helps state and local agencies in Washington identify possible environmental impacts that could result from a proposed action, alternatives to the proposed action, and potential impact minimization and mitigation measures. Information learned through the review process can be used to change a proposal to reduce likely impacts and inform permitting decisions at the state and local levels.
Washington State Growth Management Act (RCW 36.70A)	Requires state and local governments to manage Washington's growth by identifying and protecting critical areas and natural resource lands, designating urban growth areas, and preparing comprehensive plans and implementing them through capital investments and development regulations.
Washington State Shoreline Management Act (RCW 90.58)	Provides a statewide framework for managing, accessing, and protecting shorelines of the state and reflects the strong interest of the public in shorelines and waterways for recreation, protection of natural areas, aesthetics, and commerce.



Laws, Regulations, and Guidance	Description
Local	
Skagit County Comprehensive Plan (Skagit County 2007)	The Natural Resource Lands Element establishes the purpose and intent of policies to guide long-range planning, programs, and regulations to conserve agricultural, forest, and mineral natural resource lands.
Skagit County Shoreline Master Program (SCC 14.26)	The Shoreline Master Program (SMP) is comprised of local land use policies and regulations designed to manage shoreline use. The SMP protects natural resources for future generations, provides for public access to public waters and shores, and plans for water dependent uses. It was created in partnership with the local community and the Washington State Department of Ecology (Ecology) and must comply with the Shoreline Management Act and Shoreline Master Program Guidelines.
Skagit County Zoning (SCC 14.16)	Meets the intent of and is consistent with the goals, objectives, and policies of the Comprehensive Plan. Applications for permits and approvals are subject to the provisions of this chapter.
Skagit County Comprehensive Parks and Recreation Plan (Skagit County 2013)	Advances the goals established by the state's Growth Management Act. These goals include the retention of open space, the enhancement of recreational opportunities, the conservation of fish and wildlife habitat, better access to natural resource lands and water, and the development of parks and recreational facilities.
City of Anacortes Comprehensive Plan (City of Anacortes 2016 and AMC 17.15.020)	Serves as the main policy document that guides the City's evolution and growth. The Plan identifies the desired type, configuration, appearance, and intensity of land uses throughout the city, as well as the character and capacity of public facilities and services like streets, trails, and utilities, the designation of open spaces and parks, and the range of housing options. The Comprehensive Plan also serves as a guide in the future drafting of regulations, budget prioritization, capital improvement priorities, and other City actions and investments. AMC 17.15.020 identifies permitted uses in the March Point heavy manufacturing district intended primarily for heavy manufacturing and closely related uses.

A site visit of the study area was conducted in order to characterize existing land use and recreation, including shoreline uses, and to evaluate potential impacts of the proposed project. Available land use information, including comprehensive plans and agricultural data, was reviewed. The recreation impacts analysis considers designated recreation areas, known informal recreation areas, and planned recreation areas within the project vicinity. Available community



services and utilities that serve the study area were also reviewed. Tourism is evaluated in Chapter 3.14 – Economics.

The populations served by the land uses in the study area have been considered as part of the analysis. Data from the U.S. Census and American Community Survey (ACS) were reviewed to identify indicators of minority and low-income populations. Executive Order (EO) 12898, Federal Actions to Address Environmental Justice in Minority and Low Income Populations, applies only to federal actions, and State Environmental Policy Act (SEPA) does not require evaluation of environmental justice. However, the co-lead agencies decided to include consideration of potential impacts to minority, low-income, and limited English proficiency (LEP) populations in response to public concerns raised during scoping for the proposed project (Skagit County and Ecology 2015). Federal guidance from the Council on Environmental Quality (CEQ 1997) served as a framework for analyzing impacts on minority and low-income populations, as SEPA does not have guidelines for such an evaluation and this is widely used for environmental justice analyses under the National Environmental Policy Act.

Similarly, SEPA does not require evaluation of public health. However, based on comments received during scoping from agencies and the public, the co-lead agencies decided to include consideration of potential impacts on public health in this chapter (Skagit County and Ecology 2015). Topics reviewed that relate to public health include air quality and prevalence of asthma in surrounding populations. Chapter 3.10 – Air Quality and Greenhouse Gases, discusses existing conditions and potential impacts on air quality from this project. Additionally, data and information about environmental health hazards, population characteristics, and health outcomes was gathered from the Washington State Department of Health (DOH) through its Washington Tracking Network program (DOH 2016).

Land use impacts could occur if project activities are inconsistent or not in compliance with existing land use designations or zoning, preclude the viability of existing land uses, or are incompatible with adjacent land uses. Recreation impacts could occur if project activities result in direct physical changes (such as construction within recreation areas) or changes to the **public's** use of or access to recreational resources.

Impacts to the public's use of the resources could result from aesthetic changes in or near the recreational resource or from noise that interferes with visitor experience within the resource. Impacts on minority and low-income populations could result from construction and operation of the project if those impacts would be *disproportionately high and adverse*. This analysis focuses on potential impacts related to air quality, vehicle traffic and transportation, and noise and vibration on nearby populations. Impacts to public health could occur if air quality is degraded by the project. Utility and community service impacts could occur if project activities would require new or expanded utilities or services beyond those that currently exist.

Impacts that are disproportionately high and adverse occur if: adverse effects are significant; effects on minority or low-income populations would exceed the risk or rate to the general population; or if such populations are affected by cumulative exposures from environmental hazards. (CEQ 1997).



AFFECTED ENVIRONMENT

Overview

Skagit County Land Use

The study area is located predominantly within unincorporated Skagit County. The County's Comprehensive Plan, which was updated in 2007 and 2016, governs growth and provides goals, policies, and strategies for managing that growth over a 20-year planning horizon. Land use goals and policies from the Comprehensive Plan are implemented through land use designations and related zoning districts and regulations.

Regulations from Chapter 14.16 Zoning of the Skagit County Code (SCC) are intended to carry out the goals and policies of the Comprehensive Plan (SCC Chapter 14.16.010). Applications for permits and approvals are subject to the provisions of SCC Chapter 14.16.

City of Anacortes Land Use

The City of Anacortes Comprehensive Plan has identified the appropriate city land designation and development regulations that would be applied to areas within the Anacortes *Urban Growth Area* (UGA) upon annexation.

Urban Growth Areas (or UGAs) are areas where growth and higher densities are expected and can be supported by urban services.

Washington State Shoreline Management

Washington's Shoreline Management Act (SMA) was passed by the legislature in 1971 and affirmed by voters in 1972. Shoreline master programs carry out the policies of the SMA at the local level by regulating use and development. Local shoreline programs include policies and regulations based on state laws and rules but are tailored to the unique geographic, economic, and environmental needs of each community.

Under the SMA, each town, city, and county with "*Shorelines of the State*" or "*Shorelines of Statewide Significance*" must develop and adopt its own shoreline master program.

Padilla Bay is designated by Washington State as a Shoreline of Statewide Significance. Lands within shoreline jurisdiction along Padilla Bay are governed under Skagit **County's Shoreline Management Master Program (SMP)**. The SMP includes policies, goals, and regulations designed to protect shoreline areas, provide for public uses of shores and waters, and plan for water-dependent uses.

Shorelines of the State generally refer to rivers, larger lakes, and marine waterfronts along with their associated shore lands, wetlands, and floodplains.

Shorelines of Statewide Significance are shorelines with special economic and environmental value defined by the Shoreline Management Act.



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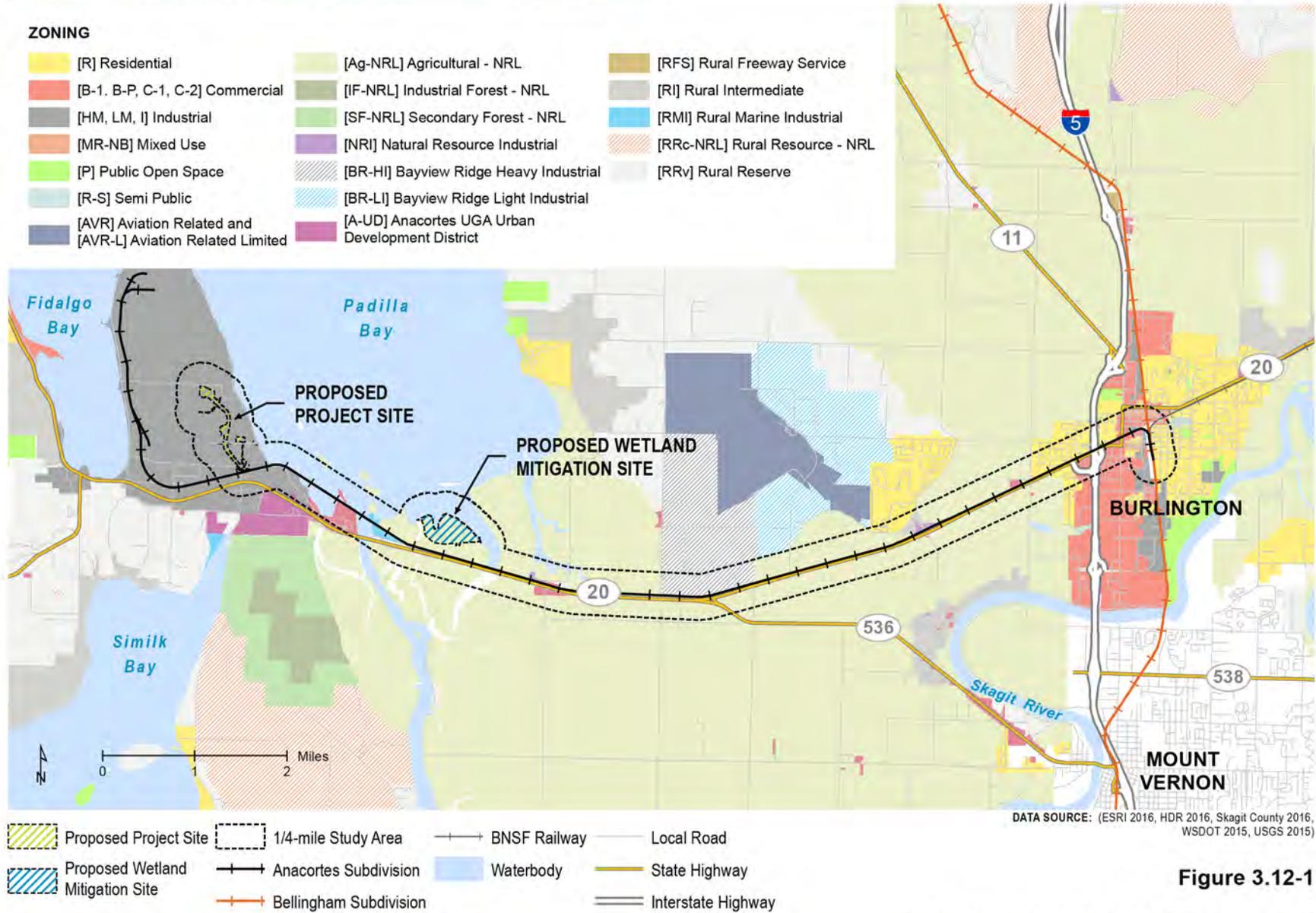


Figure 3.12-1

ZONING WITHIN THE PROJECT VICINITY

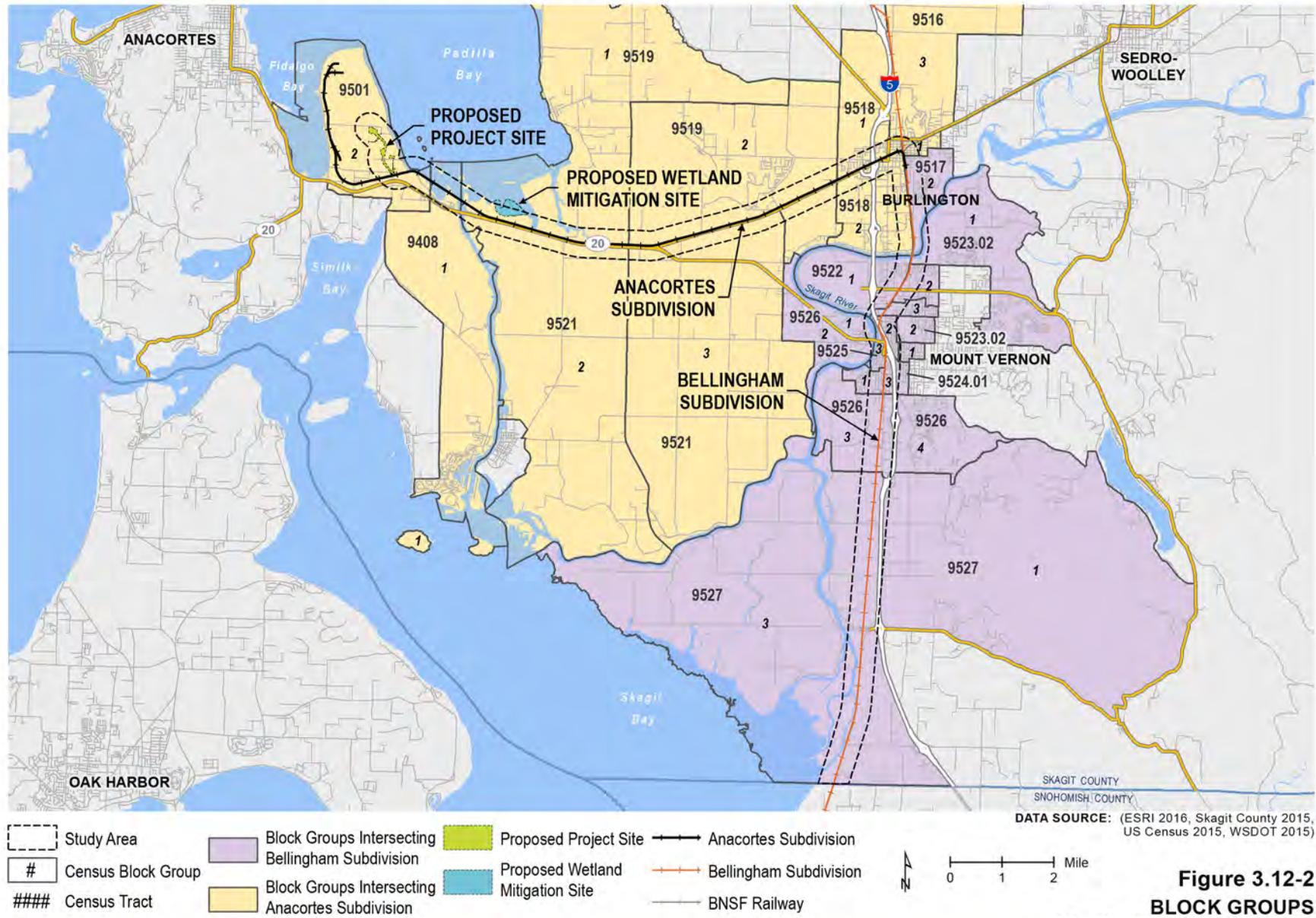


Skagit County Population

Block groups were selected as the main *geographic unit* for analysis (Figure 3.12-2), as block groups provide the smallest area for which detailed population data are reported. The study area falls within 27 block groups; 10 block groups intersect the Anacortes Subdivision and the other 17 intersect the Bellingham Subdivision. While the 0.25-mile study area only includes portions of these block groups, population characteristics of entire block groups serve as indicators of the populations present within the study area.

The U.S. Census Bureau collects data in many geographic units. The smallest of which is a block – this contains general population data. Block groups are a grouping of census blocks, and generally contain between 600 and 3,000 people. Census Tracts are larger units, and are designed to have relatively similar population characteristics.





**Figure 3.12-2
BLOCK GROUPS
IN THE PROJECT VICINITY**



Table 3.12-2 presents the population for Skagit County and the block groups in 2000, 2010, and 2014. Skagit County has seen an approximate 14.9-percent population increase since 2000. Overall, the population of block groups that intersect the Anacortes Subdivision has increased by approximately 14.5 percent since 2000; the population of block groups that intersect the Bellingham Subdivision has increased by approximately 24 percent since 2000.

Table 3.12-2 Population in 2000, 2010, and 2014

Area	2000 Population	2010 Population	Percent Change 2000 to 2010	2014 Population (Estimated)	Percent Change 2010 to 2014
Skagit County	102,979	116,901	13.5	118,364	1.3
Block Groups that intersect Anacortes Subdivision					
Block Group 1, Census Tract 9408 ¹	1,997	2,278	--	2,328	2.2
Block Group 2, Census Tract 9501	234	184	-21.4	126	-31.5
Block Group 3, Census Tract 9516	1,438	1,549	7.7	1,757	13.4
Block Group 1, Census Tract 9517	1,168	1,039	-11.04	1,096	5.5
Block Group 1, Census Tract 9518	2,372	3,001	26.5	3,492	16.4
Block Group 2, Census Tract 9518	1,039	1,417	36.4	977	-31.1
Block Group 1, Census Tract 9519	1,012	1,137	12.4	1,117	-1.8
Block Group 2, Census Tract 9519	2,391	2,382	-.4	2,356	-1.1
Block Group 2, Census Tract 9521	564	658	16.7	600	-8.8
Block Group 3, Census Tract 9521	1,765	1,754	-.6	2,198	25.3
Block Groups that intersect Bellingham Subdivision					
Block Group 2, Census Tract 9517	2,161	2,650	22.6	2,563	-3.3
Block Group 1, Census Tract 9522	827	1,079	30.5	1,297	20.2
Block Group 2, Census Tract 9522	1,476	1,706	15.6	2,110	23.7
Block Group 3, Census Tract 9522	1,147	1,359	18.5	1,012	-25.5
Block Group 1, Census Tract 9523.02 ¹	2,616	4,713	--	4,855	3.0
Block Group 2, Census Tract 9523.02 ¹	2,388	2,310	--	2,607	12.9
Block Group 1, Census Tract 9524.01 ¹	758	589	--	743	26.1



Area	2000 Population	2010 Population	Percent Change 2000 to 2010	2014 Population (Estimated)	Percent Change 2010 to 2014
Block Group 3, Census Tract 9524.01 ¹	1,093	1,142	--	783	-31.4
Block Group 1, Census Tract 9525	826	1,371	65.9	920	-32.9
Block Group 2, Census Tract 9525	492	1,323	168.9	1,145	-13.5
Block Group 3, Census Tract 9525	540	596	10.4	617	3.5
Block Group 1, Census Tract 9526	663	716	7.9	635	-11.3
Block Group 2, Census Tract 9526	823	896	8.9	1,189	32.7
Block Group 3, Census Tract 9526	586	631	7.7	623	-1.3
Block Group 4, Census Tract 9526	1,196	1,578	31.9	1,290	-18.3
Block Group 1, Census Tract 9527	1,298	1,494	15.1	1,407	-5.8
Block Group 3, Census Tract 9527	925	906	-2.1	1,053	16.2

Notes:

1. Block groups within Census Tracts 9408, 9523.02, and 9524.01 apply to demographic data for 2010 and 2014. In the 2000 Census, these areas were closely approximated by block groups in Census Tracts 9520, 9523, and 9524, respectively. The 2000 Census data are presented for informational purposes, but a percent change is not presented because the geographic areas are not identical.

Source: U.S. Census Bureau 2000 Census, 2010 Census, and 2014 ACS 5-Year Estimates.

Race, ethnicity, and poverty characteristics were compiled for Skagit County and the study area from the U.S. Census Bureau's 2014 ACS. Based on census data and CEQ guidance, potential minority and low-income populations were identified as follows:

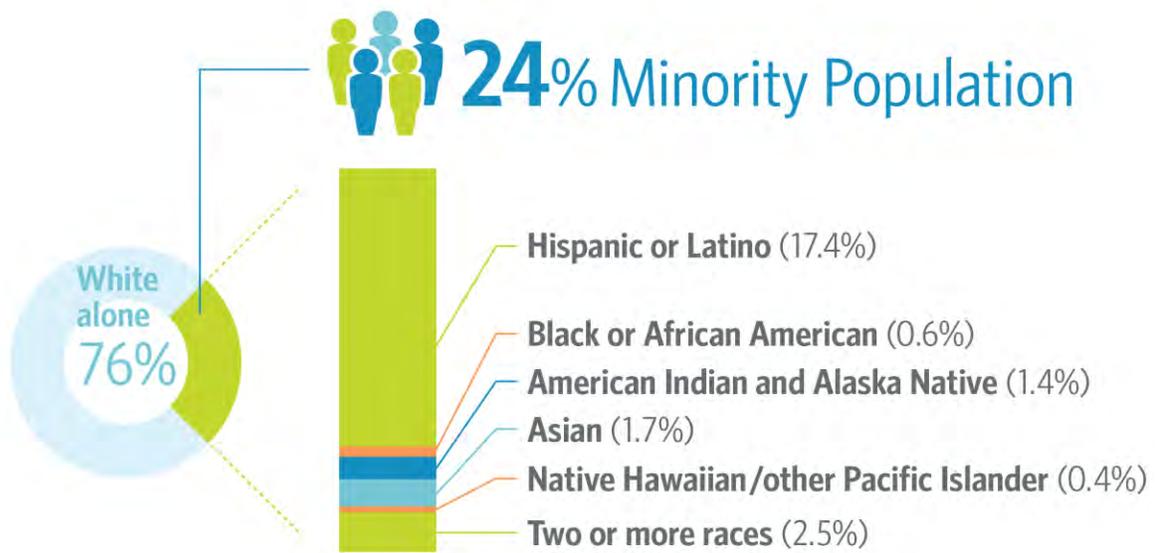
- Minorities include American Indians or Alaska Natives, Asian and Pacific Islanders, African Americans or Black persons, and Hispanic persons. Also included as minority populations are persons who identified themselves as being "two or more races." For this analysis, minority populations in a given block group are considered a minority population if their population percentage is 50-percent greater than Skagit County's minority population percentage. In the county, the minority population was 24 percent (Figure 3.12-3). Therefore, any block group with a minority percentage of greater than 36 percent would be considered a minority population for this assessment.

The Swinomish Indian Tribal Community is located in Block Groups 1 and 2, Census Tract 9408. This community is composed of approximately 900 tribal members with the majority residing on the Swinomish Reservation or nearby in Skagit County (Swinomish 2016). See Chapter 3.8 – Treaty and Traditionally Used Resources, for more information about this tribal community.



- Low-income populations represent the percentage of individuals living below the poverty level, as presented in the 2014 ACS. Any block group with a percentage of low-income individuals at least 50-percent greater than the percentage in Skagit County as a whole was considered a low-income population. In the county, the low-income population was approximately 14.9 percent of the total population. Therefore, a low-income population would include block groups in which individuals living below the poverty level exceed 22.3 percent.

Figure 3.12-3 Minority Populations in Skagit County



Source: U.S. Census Bureau 2010-2014 American Community Survey 5-Year Estimates.

Table 3.12-3 provides the population, percent minority, and percent low-income for each block group in the study area. Of the 27 block groups within the study area, seven have minority populations that exceed the 36 percent threshold, ranging from 36 to 71.6 percent. Seven block groups have low-income populations that exceed the 22.3 percent threshold, ranging from 24 to 54.6 percent. These areas contain a mix of residential, commercial, and industrial uses nearest the study area.



Table 3.12-3 Minority and Low-Income Status

Area	2014 Total Population	Percent Minority ¹	Percent Low-Income ¹
Skagit County	118,364	24.0	14.9
Block Groups that intersect Anacortes Subdivision			
Block Group 1, Census Tract 9408 ²	2,328	36.6	17.4
Block Group 2, Census Tract 9501	126	17.5	34.2
Block Group 3, Census Tract 9516	1,757	26.7	21.6
Block Group 1, Census Tract 9517	1,096	36.0	10.4
Block Group 2, Census Tract 9517	2,563	16.1	6.9
Block Group 1, Census Tract 9518	3,492	51.6	27.8
Block Group 2, Census Tract 9518	977	40.4	11.7
Block Group 1, Census Tract 9519	1,117	12.9	0.7
Block Group 2, Census Tract 9519	2,356	13.3	2.5
Block Group 2, Census Tract 9521	600	27.7	19
Block Group 3, Census Tract 9521	2,198	22.3	9.8
Block Groups that intersect Bellingham Subdivision			
Block Group 1, Census Tract 9522	1,297	19.1	29.7
Block Group 2, Census Tract 9522	2,110	71.6	54.6
Block Group 3, Census Tract 9522	1,012	26.6	20.8
Block Group 1, Census Tract 9523.02	4,855	23.7	2.9
Block Group 2, Census Tract 9523.02	2,607	64.8	35.9
Block Group 1, Census Tract 9524.01	743	18.7	40.4
Block Group 3, Census Tract 9524.01	783	26.7	19.5
Block Group 1, Census Tract 9525	920	38.3	13.8
Block Group 2, Census Tract 9525	1,145	20.0	19.3
Block Group 3, Census Tract 9525	617	18.0	24.0 ¹



Area	2014 Total Population	Percent Minority ¹	Percent Low-Income ¹
Block Group 1, Census Tract 9526	635	15.7	12.1
Block Group 2, Census Tract 9526	1,189	27.8	5.8
Block Group 3, Census Tract 9526	623	16.7	2.1
Block Group 4, Census Tract 9526	1,290	12.1	4.1
Block Group 1, Census Tract 9527	1,407	9.5	8.7
Block Group 3, Census Tract 9527	1,053	23.9	2.3

Notes:

1. Boldface type indicates a minority and/or low-income population. The threshold for a minority community was a percentage of at least 36 percent, and for a low-income community was at least 22.3 percent.
2. Block Group 1, Census Tract 9408, contains a portion of the Swinomish Indian Tribal Community.

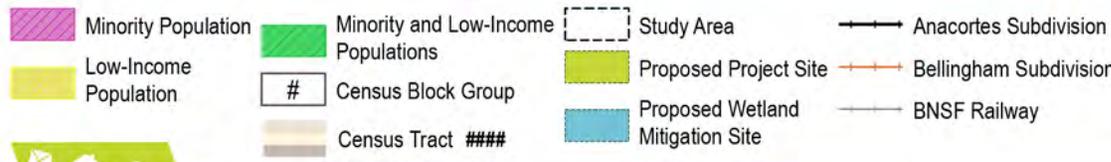
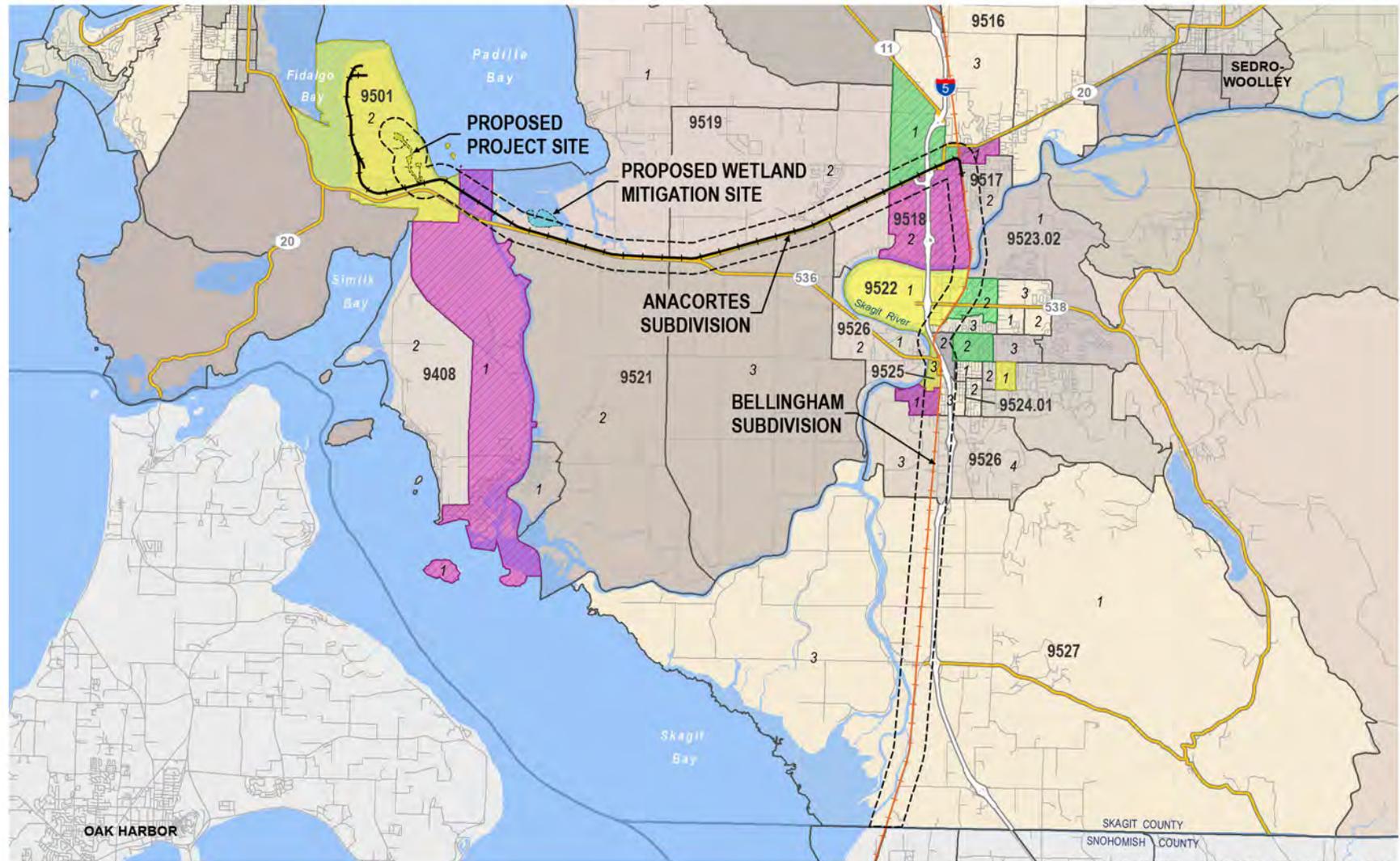
Source: U.S. Census Bureau 2010-2014 American Community Survey 5-Year Estimates.

An **individual’s ability** to read, speak, write, or understand English may affect their access to employment, transportation, medical and social services, voting, civic events, and education. **It can also affect an individual’s** engagement with government such as involvement in public participation processes. The ACS includes detailed information on languages spoken and English-speaking ability from surveyed populations. For this analysis, *limited English proficiency (LEP)* includes any person age 5 and older who reported speaking **English less than “very well,”** as classified by the U.S. Census Bureau.

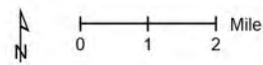
Table 3.12-4 provides an estimate of LEP populations compared with total population. Skagit County has an approximate 5.9 percent LEP population. Ten block groups have a higher estimated LEP population than the county, ranging from 6.3 percent up to 17.7 percent—the most widely spoken language in these block groups other than English is Spanish. This generally corresponds with areas with higher minority populations (Table 3.12-3).

Language accommodations for populations with limited English proficiency (LEP) were available during project development. 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 formats, and interpretation services will be made available at the draft EIS public hearings upon request. Additional information about accommodations for LEP populations is available at the project website: www.shellraileis.com.





DATA SOURCE: (ESRI 2016, Skagit County 2015, US, Census 2015, WSDOT 2015)



**Figure 3.12-4
MINORITY AND
LOW INCOME POPULATIONS**



Table 3.12-4 Limited English Proficiency (LEP, Estimated)

Area	2014 Population	LEP Population	Percent LEP ¹
Skagit County	110,877	6,487	5.9
Block Groups that intersect Anacortes Subdivision			
Block Group 1, Census Tract 9408	2,223	22	1.0
Block Group 2, Census Tract 9501	126	6	4.8
Block Group 3, Census Tract 9516	1,695	94	5.5
Block Group 1, Census Tract 9517	887	0	0
Block Group 2, Census Tract 9517	2,314	90	3.9
Block Group 1, Census Tract 9518	3,305	366	11.1
Block Group 2, Census Tract 9518	940	133	14.1
Block Group 1, Census Tract 9519	1,077	0	0
Block Group 2, Census Tract 9519	2,311	43	1.9
Block Group 2, Census Tract 9521	600	50	8.3
Block Group 3, Census Tract 9521	2,115	134	6.3
Block Groups that intersect Bellingham Subdivision			
Block Group 1, Census Tract 9522	1,261	158	12.5
Block Group 2, Census Tract 9522	1,815	342	18.8
Block Group 3, Census Tract 9522	969	80	8.3
Block Group 1, Census Tract 9523.02	4,355	195	4.5
Block Group 2, Census Tract 9523.02	2,218	392	17.7
Block Group 1, Census Tract 9524.01	659	49	7.4
Block Group 3, Census Tract 9524.01	746	103	13.8
Block Group 1, Census Tract 9525	844	33	3.9
Block Group 2, Census Tract 9525	1,057	0	0
Block Group 3, Census Tract 9525	617	16	2.6
Block Group 1, Census Tract 9526	596	26	4.4



Area	2014 Population	LEP Population	Percent LEP ¹
Block Group 2, Census Tract 9526	1,088	30	2.8
Block Group 3, Census Tract 9526	594	25	4.2
Block Group 4, Census Tract 9526	1,279	49	3.8
Block Group 1, Census Tract 9527	1,344	32	2.4
Block Group 3, Census Tract 9527	1,001	22	2.2

Notes:

1. Boldface type indicates a block group with LEP population percentage greater than Skagit County's LEP population percentage of 5.9.

Source: U.S. Census Bureau 2010-2014 ACS 5-Year Estimates.

Skagit County Housing

There were approximately 52,000 housing units in Skagit County in 2014. Of these, approximately 70 percent are owner-occupied and the remaining 30 percent are occupied by renters. Only 17 percent of Skagit County's housing units are multi-family; the majority is single-family. The median home value between 2009 and 2013 was \$261,400 (U.S. Census Bureau 2015).

Public Health

Air pollution from traffic is tracked by the DOH at the census tract level to determine which populations are exposed to air pollutants because of their presence near heavy traffic roadways (defined as populations within 300 meters of roadways with 25,000 or more vehicles per day; WTN 2015). In the study area, both I-5 and State Route (SR) 20 are considered heavy traffic roadways. Air quality is discussed in greater detail in Chapter 3.10 – Air Quality and Greenhouse Gases, of this EIS.

Asthma is a lung disease that inflames and narrows the airways. Outdoor air pollutants, along with other factors such as colds, stress, and exercise, can trigger asthma attacks. The DOH tracks asthma hospitalizations (WTN 2014). Between 2010 and 2014, Skagit County had approximately 300 asthma-related hospitalizations (or a rate of about five hospitalizations per 10,000 people), compared with Washington State as a whole with a rate of about six hospitalizations per 10,000 people.

Recreation

The study area provides opportunities for recreational fishing, hunting, boating, kayaking, and bird watching (Table 3.12-5 and Figure 3.12-5). Recreational facilities near the study area include a mix of community and neighborhood parks and marinas found primarily in the cities of Burlington and Anacortes; conservation areas managed by the Washington State Department of Natural Resources (DNR) and the Washington State Department of Ecology (Ecology); parks



managed by Washington State Parks; and wildlife areas managed by the Washington Department of Fish and Wildlife (WDFW). There is also a golf course near the study area.

Table 3.12-5 Recreation Facilities Within and Near the Study Area

Recreation Facility	Map ID	Managed By	Description
Fidalgo Bay Resort	1	Samish Indian Nation	Fidalgo Bay Resort is located in Anacortes on Fidalgo Bay, and contains 141 full hook-up RV sites, five model cottages, BBQ pits, a bath house, and a clubhouse.
Fidalgo Bay Aquatic Reserve	2	Washington State Department of Natural Resources (DNR)	A 780-acre aquatic reserve in Fidalgo Bay established for the conservation of native habitats and associated plant and wildlife species. The reserve provides public access with educational signage. Recreational fishing is managed in the reserve by WDFW.
Swinomish Golf Links	3	Swinomish Indian Tribal Community	An 18-hole public golf course on the south side of Fidalgo Bay.
Swinomish Channel Boat Launch	4	Skagit County	A 3-acre park with picnic area, restrooms, parking, and a concrete ramp boat launch providing access to Puget Sound. Boat moorage is available at the privately-owned nearby Twin Bridges Marina.
Twin Bridges Marina	5	Privately-owned	An indoor dry-stack marina with boat launch adjacent to the Swinomish Channel for access to Padilla Bay.
Telegraph Slough Unit of the Skagit Wildlife Area	6	Washington Department of Fish and Wildlife (WDFW)	A 30-acre isolated wetland south of Padilla Bay. WDFW manages it for waterfowl hunting and wildlife observation. A parking area on the south side of State Route (SR) 20 provides access.
Padilla Bay Shore Trail	7	Skagit County	A 2.2-mile interpretive trail from Bay View State Park along the dikes of Padilla Bay. Trail is limited to hiking, biking, and nonmotorized use.



Recreation Facility	Map ID	Managed By	Description
South Padilla Bay Unit of the Skagit Wildlife Area	8	WDFW	WDFW owns and manages approximately 240 acres of agricultural lands along Padilla Bay. WDFW is currently leasing the land back to local farmers for agricultural use. A restricted access waterfowl hunting program is administered at three sites on the property.
Padilla Bay National Estuarine Research Reserve	9	Washington State Department of Ecology (Ecology)	A 12,000-acre estuarine reserve in Padilla Bay established for long-term research and training. The reserve owns, manages or has easements for a wide variety of public access sites within its boundary for the purposes of education, research, monitoring, interpretation, and recreation.
Jason Boerner Memorial Park	10	City of Burlington	A 1.4-acre day use park in Burlington with playground, picnic area, and open space.
Burlington-Edison Park	11	City of Burlington	A 25-acre park outside of Burlington with athletic fields, fitness trail, shelters, picnic areas, playgrounds, and restrooms.
Railroad Park	12	City of Burlington	A 1.7-acre park in Burlington that houses the Burlington-Skagit County Regional Byway Center, which is a replica of Burlington's original rail station.
Alpha Park	13	City of Burlington	A 0.3-acre city park in Burlington with picnic facilities.
Lions Club Park	14	City of Burlington	A 1.6-acre park in Burlington with picnic tables, barbeques, and open space.
Maiben City Park	15	City of Burlington	A 6.7-acre park in Burlington with covered picnic shelter, tennis and basketball courts, water park, community and senior center, and playground.
Jack Doyle Memorial Park	16	City of Burlington	A 1.2-acre neighborhood park in Burlington with open space and picnic benches.



Recreation Facility	Map ID	Managed By	Description
Rotary Park	17	City of Burlington	A 10-acre park in Burlington with baseball fields, picnic shelter, playground, volleyball court, and skate park.
Roger "Gus" Tjeerdsma Boat Launch	18	City of Burlington	A concrete ramp boat launch in the City of Burlington that provides access to the Skagit River.
Skagit River Park Playfields	19	City of Burlington	A 51-acre complex with 22 soccer fields, eight baseball diamonds, 24 horseshoe pits, open space, restrooms, concessions building, and children's playground.
San Juan Islands Marine Area (Fidalgo and Padilla Bay)	20	WDFW	Consists of marine waters south of the Canadian border that contains the San Juan Islands and Bellingham Bay area; provides fishing during summer and winter.
Tommy Thompson Trail	21	City of Anacortes	A 3.3-mile trail from Port of Anacortes to March Point which crosses Fidalgo Bay.

Sources: Anacortes 2006; City of Burlington 2016; Skagit County 2013; DNR 2008; Ecology 2016a; Padilla Bay National Estuarine Research Reserve (NERR) 2008; WDFW 2016a; WDFW 2016b; WDFW 2016c.



Fishing

The study area lies adjacent to the WDFW San Juan Islands Marine Area, which consists of marine waters south of the Canadian border and includes the San Juan Islands and Bellingham Bay. This area provides scenic fishing opportunities during the summer. However, none of the major fishing areas identified is within the study area. Recreational fishing opportunities exist in Padilla Bay and Fidalgo Bay, but they are limited (WDFW 2016d). The Swinomish Channel Boat Launch provides public access to the water for recreational fishing and crabbing. WDFW manages one public clam and oyster beach in the study area along the west coast of March Point. Harvesting at that location is permitted year-round (WDFW 2016e). Additionally, a number of tribes use Padilla Bay, Fidalgo Bay, and adjacent areas for commercial fishing, shellfishing, and harvesting of other natural resources for traditional cultural uses; see Chapter 3.8 – Treaty and Traditionally Used Resources.



Swinomish Channel Boat Launch

Bird Watching

There are many opportunities for bird watching in the study area. The Padilla Bay National Estuarine Research Reserve provides opportunities to view waterfowl. The northern tip of March Point also provides waterfowl viewing opportunities (Ecology 2016b). Heron and wintering water birds can also be seen on March Point (Skagit Audubon Society 2016). The Telegraph Slough Unit of the Skagit Wildlife Area offers opportunities for viewing birds of prey, including bald eagles, as well as diverse species of songbirds and shorebirds (WDFW 2016a). Other areas near Fidalgo and Padilla Bays may provide opportunities for birdwatching, including the Tommy Thompson Trail.



Skagit Wildlife Area

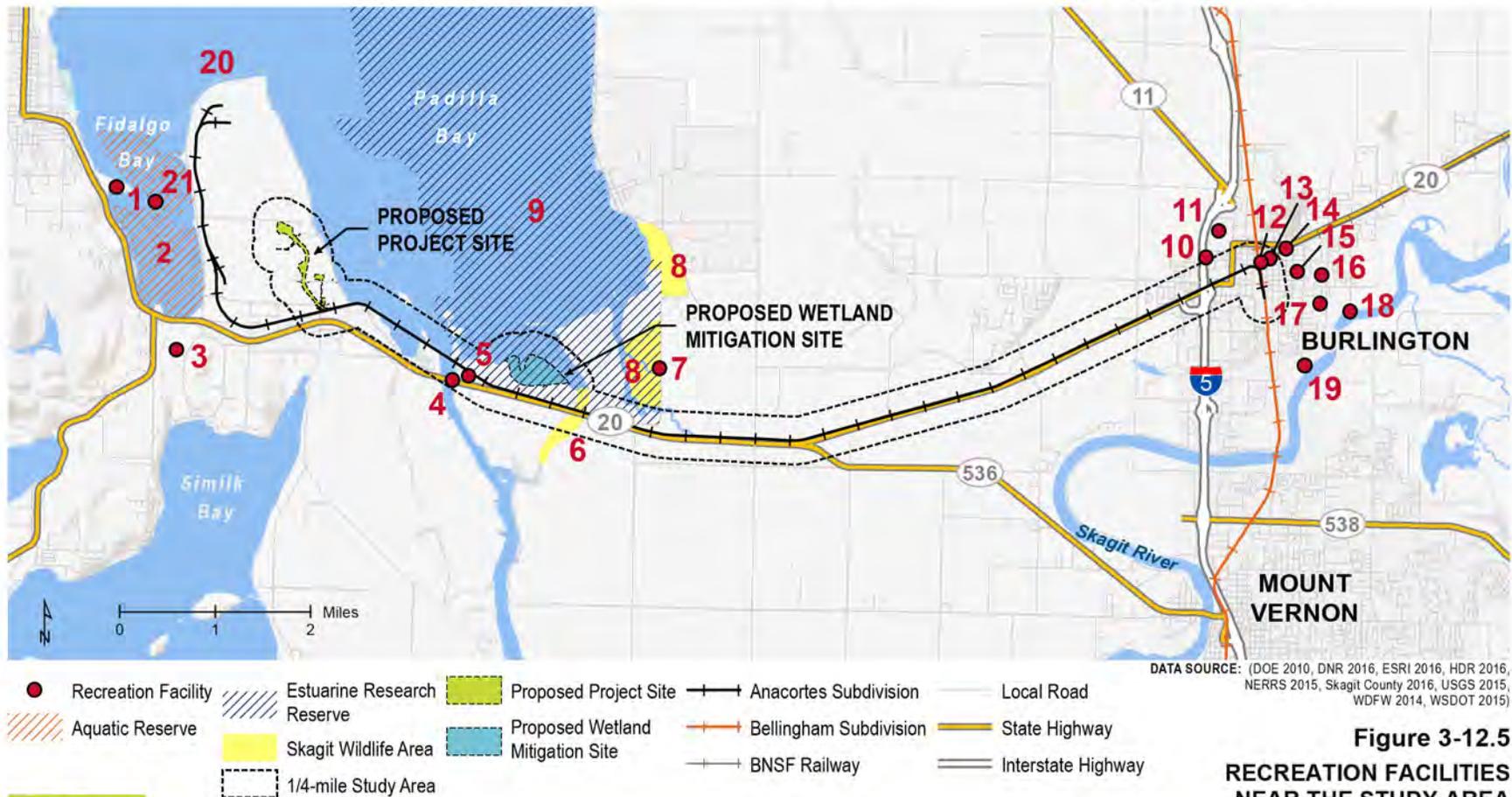


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RECREATION FACILITIES

- | | | |
|---|--|--|
| 1 Fidalgo Bay Resort | 8 South Padilla Bay Unit of the Skagit Wildlife Area | 15 Maiben City Park |
| 2 Fidalgo Bay Aquatic Reserve | 9 Padilla Bay National Estuarine Research Reserve | 16 Jack Doyle Memorial Park |
| 3 Swinomish Golf Links | 10 Jason Boerner Memorial Park | 17 Rotary Park |
| 4 Swinomish Channel Boat Launch | 11 Burlington-Edison Park | 18 Roger "Gus" Tjeerdsma Boat Launch |
| 5 Twin Bridges Marina | 12 Railroad Park | 19 Skagit River Park Playfields |
| 6 Telegraph Slough Unit of the Skagit Wildlife Area | 13 Alpha Park | 20 San Juan Islands Marine Area (Fidalgo and Padilla bays) |
| 7 Padilla Bay Shore Trail - South Trailhead | 14 Lions Club Park | 21 Tommy Thompson Trail |



Proposed Project Site

While the proposed project site is in unincorporated Skagit County, it is located within the UGA for Anacortes. The City of Anacortes has designated the proposed project site and greater March Point area as Heavy Manufacturing. Industrial developments, including refineries, are considered a permitted use in this zone pursuant to Anacortes Municipal Code Chapter 17.15.020. The proposed project site is mostly undeveloped pasture and forest land owned by Shell, with areas that had previously been leased to a nearby property owner for cattle grazing. A portion of the proposed rail spur associated with the project is within an area designated as Rural in the Skagit County SMP. In the Rural designation, transportation facilities including rail are considered a permitted use.

The proposed project site is located on Shell PSR property, adjacent to the existing refinery (Chapter 2, Figure 2-1). The Shell PSR was constructed in 1957, and began operations in 1958. The Tesoro Anacortes Refinery is located north of the proposed project site on March Point (Chapter 2, Figure 2-4). The Tesoro refinery was originally constructed by Shell and began operations in 1955, and was sold to Tesoro in the late 1990s (Smith 2015). The Tesoro Anacortes Refinery processes crude oil (including Bakken crude oil received by rail) and transports refined products via pipeline, marine vessel, truck, and barge.

Land uses to the east of the project site include recreation in Padilla Bay. Land uses to the south, across the Anacortes Subdivision and South March's Point Road, are located within the City of Anacortes (zoned as Heavy Manufacturing) and include the following: warehouse/office buildings, outdoor petroleum tanks, landscaping companies, commercial sales, gravel parking, and a single-family residence.

Recreation

Padilla Bay is located adjacent to the proposed project site, which includes recreational activities such as fishing, boating, and birding. Other nearby recreation sites are Fidalgo Bay, Fidalgo Bay Resort, the Swinomish Casino, Swinomish Golf Links., and the Tommy Thompson Trail.

Minority, Low-Income, and LEP Populations

The proposed project site is located within Block Group 2, Census Tract 9501. Total population has decreased in this block group by approximately 31.5 percent between 2010 and 2014. Minority and low-income populations are 17.5 percent and 34.2 percent, respectively. The proposed project site is identified as a low-income population, is located adjacent to a low-income population (Block Group 1, Census Tract 9408), and approximately 6 percent of the population is LEP. See Tables 3.12-2 through 3.12-4 for more detailed information on total population, minority, low-income, and LEP populations.

Public Health

Part of Census Tract 9501, where the proposed project site is located, is within 300 meters of SR 20 (a heavy traffic roadway). Approximately 29 people, or 3 percent of the census tract population, are near heavy traffic roadways and could be affected by air pollutants.



Community Services

Hospitals

The closest hospital to the study area is Island Hospital in Anacortes, about 5 miles west of the proposed project site.

Schools

There are no schools within 0.5 mile of the proposed project site. The closest, Fidalgo Elementary, is approximately 1 mile southwest of the proposed project site.

Libraries, Community Centers, and Religious Facilities

No libraries or community centers are within 0.5 mile of the proposed project site. The Summit Park Bible Church is within 0.5 mile of the proposed project site along SR 20.

Utilities

Water Supply

Water to the Shell PSR is supplied by the City of Anacortes under a 2008 agreement. Per the agreement, the City supplies Shell with up to 2,860 million gallons of water annually, or approximately 7.8 million gallons of water per day. The City owns and operates a 43-million-gallon-per-day capacity water treatment plant along the Skagit River near Mount Vernon. Demand projections developed by the City indicate that by 2029, the maximum per day demand on the water supply system will be 39.3 million gallons (City of Anacortes 2011).

Wastewater Collection and Treatment

Wastewater collection and treatment at the Shell PSR is handled on site as authorized by National Pollutant Discharge Elimination System (NPDES) Waste Discharge Permit No. WA-000294-1, issued by Ecology.

The Shell PSR generates wastewater from a number of sources including facility operations, stormwater runoff, ship ballast, and sanitary sewers.

- Facility operations produce wastewater as part of the refining process.
- Stormwater runoff that does not have the potential for oil exposure is collected via surface conduits and conveyed directly to a detention pond. A separate system accommodates oil-contaminated stormwater runoff that originates from containment areas around storage tanks and process units.
- Ballast water and oil-contaminated water are treated together in a series of separators and clarifiers. Oil collected from the separators is returned to the plant for reprocessing; oily sediment is collected for off-site disposal.
- Sanitary sewage generated at the Shell PSR is initially treated in a septic system. From there, it is pumped into a neutralization pond for disinfection with chemical wastewater from facility operations. Next, it enters the biological treatment system, which consists of aeration basins and clarifiers before it is mixed with all other treated wastewater in two final detention ponds and then released into Fidalgo Bay per regulatory standards (Ecology 1995).



Electricity

Electricity is provided to the Shell PSR by Puget Sound Energy (PSE). In 2013, PSE had a total generating capacity of about 3,600 megawatts, which represented 54.6 percent of the total energy it supplied to customers. The remaining 2,990 megawatts was acquired from outside resources, including independent power producers and energy marketers across the western U.S. and Canada (PSE 2016).

Natural Gas

Natural gas is provided to the Shell PSR by Cascade Natural Gas. In 2013, Cascade Natural Gas supplied a total of 94.6 billion cubic feet of natural gas to residential, commercial, industrial, and electric power recipients in Washington State (U.S. Energy Information Administration 2016).

Utility Lines

A number of utility corridors are found within the proposed project vicinity. The BP Olympic pipeline, the Kinder Morgan Puget Sound pipeline, and PSE power lines cross the footprint of the proposed rail unloading facility (Chapter 2, Figures 2-5 and 2-6).

Telecommunications

Phone and internet services in the study area are provided by WAVE Broadband and Comcast.

Wetland Mitigation Site

The proposed wetland mitigation site is located north of SR 20, in unincorporated Skagit County (Figure 3.12-1). It is a 100-acre site and is owned by Triton America. Approximately 73 acres is proposed to be restored to tidal estuary. Some of the remaining 27 acres would be used for a setback dike, pump station, and stormwater drainage features. The site was previously diked and is presently planted with hybrid poplars; however, these trees have not been harvested. Current users of the site include members of a private hunting club.

The site is zoned as Agricultural-Natural Resource Land by Skagit County, and is currently in use as commercial agriculture. Habitat enhancement and/or restoration projects are permitted in this zone as a Hearing Examiner Special Use (Chapter 14.16.400(4)(d) SCC). Portions of the wetland mitigation site are also within the County's Rural shoreline designation

There are three single-family residences between the wetland mitigation site and SR 20. Other adjacent land uses include transportation (SR 20 and BNSF Railway), agriculture (south of SR 20 and east and west of the mitigation site), and recreation on Padilla Bay. Property zoning is shown on Figure 3.12-1.

Recreation

The wetland mitigation site is currently used by the Swinomish Duck Club for duck hunting. The club has an agreement with the landowners that permits its members to access the site to set up duck blinds and launch boats in Padilla Bay.



Minority, Low-Income, and LEP Populations

The wetland mitigation site is located within Block Group 1, Census Tract 9519. Total population declined slightly in this block group by approximately 1.8 percent between 2010 and 2014. Minority and low-income populations are 12.9 percent and 0.7 percent, respectively. The wetland mitigation site does not contain a minority or low-income population larger than **Skagit County's** average, but is adjacent to a minority population (Block Group 1, Census Tract 9408). Block Group 1, Census Tract 9519 does not contain identified LEP populations. See Tables 3.12-2 through 3.12-4 for more detailed information on total population, minority, low-income, and LEP populations.

Public Health

Part of Census Tract 9501, where the proposed project site is located, is within 300 meters of SR 20 (a heavy traffic roadway). Approximately 226 people, or 6 percent of the census tract population, are near heavy traffic roadways and could be affected by air pollutants.

Community Services

There are no hospitals, schools, libraries, community centers, or religious facilities within 0.5 mile of the wetland mitigation site.

Utilities

The wetland mitigation site is currently served by a portable generator that powers the pump house when in operation.

Skagit County Dike, Drainage, and Irrigation Districts

The wetland mitigation site is located within Skagit County Dike, Drainage, and Irrigation District #12, which serves the south side of Padilla Bay east to Burlington.

Anacortes and Bellingham Subdivisions

Skagit County is well known for its annual Tulip Festival, which brings many tourists to the area. The Anacortes Subdivision is operated and maintained by BNSF Railway and is currently used by Shell, Tesoro, and other neighboring industries.

Table 3.12-6 lists the total number of acres by land use within 0.25 mile of the Anacortes Subdivision. Most of the land (51 percent) is agricultural. The next largest category is industrial (24 percent), which reflects the fact that the rail line runs through many diverse areas of Skagit County, including refineries, light industrial areas, marine industries, and natural resource industries.

The main crops grown in Skagit County, by acreage, include field crops (such as alfalfa and barley; 35,000 acres), potatoes (14,000 acres), vegetable seed (beet, cabbage, Swiss chard and spinach; 2,600 acres), and blueberries (2,220 acres) (WSU Skagit County Extension 2014).



Table 3.12-6 Land Use Within 0.25 mile of the Anacortes Subdivision

Land Use	Acres Within 0.25 Mile	Percent
Agricultural	2,191	51
Commercial	167	4
Industrial	1,030	24
Residential	375	9
Rural	43	1
Waterbody	505	12



Tulip fields in Skagit County

Recreation

There are five recreation facilities in the study area surrounding the Anacortes Subdivision (Nos. 4, 5, 6, 12, and 13 on Figure 3.12-5).

Minority, Low-Income, and LEP Populations

The Anacortes Subdivision intersects 11 block groups. Overall, the population has increased by approximately 14.5 percent since 2000. Four block groups are identified as minority and/or low-income populations (see Figure 3.12-4). Approximately 938 LEP persons, or 5.3 percent of the population within these block groups are LEP. See Tables 3.12-2 through 3.12-4 for more detailed information on total population, minority, low-income, and LEP populations.

Public Health

Of the seven census tracts intersected by the Anacortes Subdivision, populations near heavy traffic roadways, which could be affected by air emissions, range from approximately 1 percent to 37 percent. The highest concentration is found in Census Tract 9518 near Burlington.

Community Services

Hospitals

Hospitals near the Anacortes Subdivision include Island Hospital in Anacortes, Skagit Valley Hospital in Mount Vernon, and PeaceHealth United General Hospital between Burlington and Sedro-Woolley.

Schools

There are several schools within 0.5 mile of the Anacortes Subdivision in Burlington, including West View Elementary School, Cascade Early Learning Center, Burlington-Edison High School, Skagit Adventist School, Lucille Umbarger Elementary School, and Wee Care Early Learning Center. In addition, there are several schools within 0.5 mile of the Bellingham Subdivision in Mount Vernon, including Jefferson Elementary School, Madison Elementary School,



Washington Elementary School, Mount Vernon Christian School, Lincoln Elementary School, Immaculate Conception Regional School, Mount Vernon High School, Emerson High School, and Mount Vernon Special Education School.

Libraries, Community Centers, and Religious Facilities

The Burlington Public Library is within 0.5 mile of the Anacortes Subdivision in Burlington.

The Burlington Community Center is within 0.5 mile of the Anacortes Subdivision in Burlington.

There are several religious organizations within 0.5 mile of the Anacortes Subdivision in Burlington, including Burlington Alliance Church, Burlington Lutheran Church, Calvary Baptist Church, Valley Community Church, Tierra Nueva, First Baptist Church, Faith Baptist Church, St. Charles Catholic Church, and Hub City Church.

Utilities

Utilities serving the region include Skagit Public Utility District (water), Skagit County Sewer Districts and City of Burlington (wastewater), Puget Sound Energy (electricity), Cascade Natural Gas, and several telecommunication companies (such as Frontier and Comcast). Solid waste disposal and recycling services in unincorporated Skagit County are managed by the Skagit County Public Works Department.

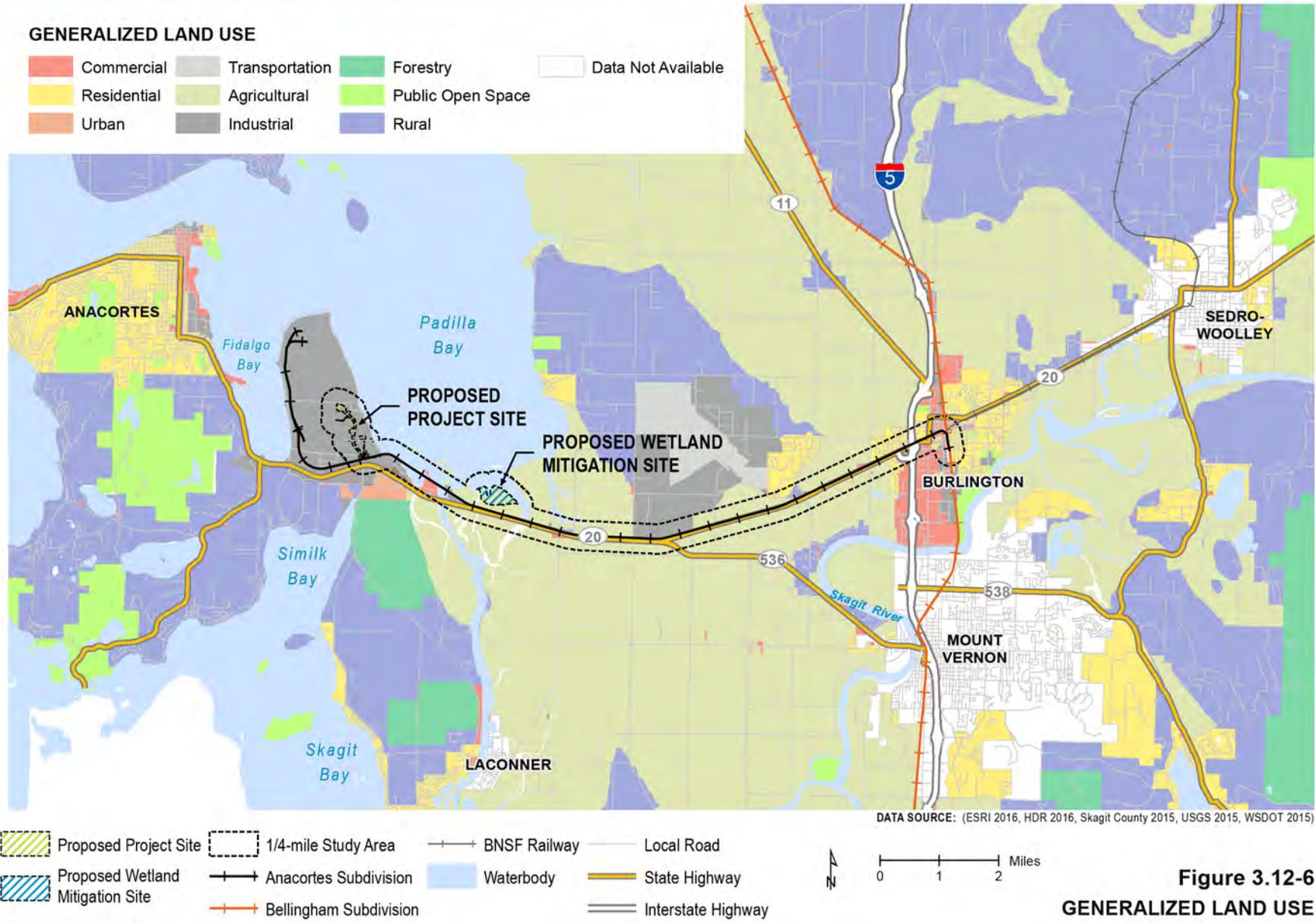


Skagit County Recycling and Transfer Station



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ENVIRONMENTAL IMPACTS

No Action Alternative

Because no construction or operation would take place under the no action alternative, there would be no impacts to land use and social elements. Existing conditions and trends with regard to land use and social elements in the project vicinity would continue unless affected by other projects in the future.

Proposed Project Site

Direct Impacts to Land Use

Construction

Construction of the proposed project would occur within the Anacortes UGA Urban Development District, where construction activities are compatible with the land and shoreline use designations of the Skagit County and City of Anacortes comprehensive land use plans and codes. To ensure that the proposed project complies with all applicable federal, state, and local planning requirements, Shell must obtain all appropriate permits and approvals prior to construction (see Chapter 1, Table 1-1 for a list of required permits). Construction of the proposed project would be compatible with surrounding Heavy Industrial, Light Industrial, and Commercial land uses.

Grazing within the proposed project site has ceased. This pasture land is relatively small and is not contiguous with other grazing lands. As Skagit County has a robust agricultural community and ample land zoned for agriculture, it is anticipated that grazing could be accommodated elsewhere within the county.

There would be up to 200 full-time laborers during the entire construction period (less at any one time). It is anticipated that most of the workers would be from the local area (primarily Skagit County); however, workers from the greater northwest or outside of Washington may be needed if adequate laborers are not available locally. Current rental housing, hotels, and other temporary lodging is sufficient to support workers from outside the area. As such, impacts to population and housing are not anticipated during construction.

Operation

The proposed industrial uses at the project site are compatible with applicable Skagit County and City of Anacortes land use designations and surrounding uses. The proposed project would be developed on land currently zoned for industrial activities and operations and maintenance activities would be similar to those already occurring at the Shell PSR. Alterations to existing land uses or development patterns within the study area are not anticipated as a result of the proposed project.

Up to 45 full-time employees would be hired for operations and maintenance of the proposed facility. Most of the employees are expected to be from the local area (primarily Skagit County); however, employees from the greater northwest or outside of Washington may be hired if



needed. Current housing levels would be sufficient to support workers coming from outside the area. Impacts to population and housing during operation are anticipated to be minimal.

Direct Impacts to Recreation

Construction

Direct construction impacts on recreation would be limited to the area surrounding the proposed project site at the Shell PSR. As shown in Figure 3.12-5, the recreational opportunities in the immediate project vicinity are limited to dispersed activities including trails near Fidalgo and Padilla bay, and golf at the Swinomish Golf Links. Construction would not impact access to any of these activities. There would be an increase in trucks traveling to and from the construction site, but these trucks would not be expected to limit or block vehicle access to any recreation sites. No in-water construction activities are proposed, so there would be no impacts on dispersed recreation in Fidalgo or Padilla bays. Noise and vibration impacts are not anticipated because of other sound sources in the area including roadway traffic on SR 20, train traffic to the Tesoro Anacortes Refinery and neighboring industries, and industrial noise emanating from the Shell PSR itself. Also, on-site construction activities would be obscured by topography or vegetation and would not be visible to recreational users.



Recreationists enjoy the Padilla Bay Shore Trail

Operation

On-site operation of the proposed unloading facility would not directly impact recreational resources. As discussed in Chapter 3.13 – Visual Resources, the proposed unloading facility would be obscured by topography or vegetation and would not be visible to recreational users. No recreational areas are within the footprint of the proposed project.

Direct Impacts to Minority, Low-Income, and LEP Populations

Construction

Direct impacts resulting from construction at the proposed project site would be temporary and limited to the immediate vicinity of proposed activities. There were no significant adverse effects identified resulting from construction. Therefore, while the project area block group contains low-income populations, direct construction impacts at the proposed project site would not disproportionately impact minority or low income populations. A small LEP population is present within this block group.

Operation

The assessment of disproportionately high and adverse impacts on minority and low-income populations focused on potential impacts related to air quality, vehicle traffic and transportation, and noise and vibration. Operational impacts are anticipated to vehicle traffic and transportation, mostly from vehicle delays due to rail traffic; however, these traffic delays are



anticipated throughout the study area, are not significant, and would not disproportionately affect minority or low-income populations.

Direct Impacts to Public Health

Construction

Air quality emissions associated with construction activities, including the use of construction equipment, earthmoving operations, and on-road truck exhaust, are provided in Table 3.12-7. As discussed in Chapter 3.10 – Air Quality and Greenhouse Gases, these emissions are characterized as being temporary and minimal in the context of the other pollutants.

Operation

As discussed in Chapter 3.10 – Air Quality and Greenhouse Gases, the operational air emissions from the proposed project would not contribute enough air pollutants to result in an exceedance of the National Ambient Air Quality Standards (NAAQS) or the Washington Ambient Air Quality Standards (WAAQS) and, therefore, are not anticipated to result in public health effects.

Direct Impacts to Community Services

No increases in demand for hospitals, schools, libraries, community centers, or religious facilities are expected during construction or operations; therefore, no impacts are anticipated.

Direct Impacts to Utilities

Construction

Activities at the proposed project site would result in a temporary increase in water use and the generation of solid waste. No additional electricity or natural gas would be needed during construction. Construction activities would require water supplied by the City of Anacortes for dust control, soil compaction, and pressure testing of pipelines. Given that the volumes required for these activities would be small and would only occur during the construction period, it is not anticipated that Shell would exceed the water capacity provided under their 2008 agreement with the City of Anacortes; therefore, no impacts are anticipated on the water supply system.

Construction activities would result in the generation of solid waste and construction debris that would require off-site disposal. Neither waste stream would be substantial and would be sent to the Skagit County Recycling and Transfer Station and then shipped to the Roosevelt Regional Landfill. Both facilities have the available capacity to handle the temporary increase in waste generated by the proposed project. Construction of the proposed project would not result in an increase in demand or interfere with existing telecommunications services; therefore, no impacts are anticipated.

The BP Olympic pipeline, the Kinder Morgan Puget Sound pipeline, and PSE power lines cross the footprint of the proposed rail unloading facility. Approximately 1,350 feet of the BP Olympic pipeline, 4,250 feet of the Kinder Morgan Puget Sound pipeline, and 6,833 feet of PSE power lines would be removed and relocated to the eastern side of the proposed project site (Chapter 2, Figures 2-5 and 2-6). Construction would interrupt operation of the pipelines for up to two days



while the new pipelines come online. However, Shell would minimize potential service interruptions at the Shell PSR and Tesoro Anacortes Refinery by scheduling the relocated pipelines to come online when deliveries of crude oil were not taking place.

Operation

Operation of the proposed project would result in increased electricity and water use, and solid waste generation. No natural gas would be required during operation. Electricity use is **anticipated to increase by less than 1 percent of the Shell PSR's existing use**. The additional electricity would be supplied by PSE and would have no impact on its existing supply capabilities.

Facility operation would require water supplied by the City of Anacortes. The water necessary would be less than 1 percent **of the Shell PSR's existing use**. **Given the small increase in volume, it is not anticipated that Shell would exceed the water capacity provided under its 2008 agreement;** therefore, no impacts are anticipated on the water supply system.

Operations would result in the generation of solid waste that would require off-site disposal. The additional waste stream would not be substantial and would be sent to the Skagit County Recycling and Transfer Station and then shipped to the Roosevelt Regional Landfill. Both facilities have the available capacity to handle the increase in waste generated by the proposed project.

Stormwater generated at the proposed facility would be handled by two stormwater detention ponds and a third oil/water separation pond system designed to provide proper drainage for the rail unloading facility. Wastewater amounts could increase slightly as a result of additional employees, but would be handled by the existing septic system. Operations would not result in an increase in demand or interfere with existing telecommunications services; therefore, no impacts are anticipated.

Wetland Mitigation Site

Direct Impacts to Land Use

Construction activities at the proposed wetland mitigation site, including vegetation removal and grading, would occur within the Rural shoreline designation where such activities are compatible with the land and shoreline use designations. Construction of the wetland mitigation site would be compatible with surrounding agricultural land uses and single-family residences.

The proposed habitat enhancement use at the wetland mitigation site would be compatible with applicable Skagit County land use designations and surrounding agricultural and single-family residential properties.

Direct Impacts to Recreation

Construction of the wetland mitigation site would temporarily limit access to duck hunters in the Swinomish Duck Club. Access to Padilla Bay would be restored following construction; however, after the wetland mitigation site is completed, members of the duck club would no longer be



permitted to set up duck blinds on site. This would prevent hunting on the mitigation site itself, but access would be preserved to adjacent lands. Following construction, the wetland mitigation site would have a pump station and be surrounded by a dike. As access for hunters would be preserved, no long-term impacts on recreation are anticipated. Construction of the wetland mitigation site would be visible and audible to dispersed recreationists on Padilla Bay; however, construction activities would be temporary.

Direct Impacts to Minority, Low-Income, and LEP Populations

Construction

Direct impacts resulting from construction at the wetland mitigation site would be temporary and limited to the immediate vicinity of proposed activities (for example, noise and traffic). As discussed above, the nearest residences in areas with minority or low-income populations are located approximately 3 miles southwest of the wetland mitigation site. Because of the distance from identified minority and low-income populations, direct construction impacts at the wetland mitigation site would not disproportionately impact minority and low-income populations. LEP populations are not present in this block group.

Operation

While no traffic would be generated by the wetland mitigation site, impacts are anticipated to vehicle traffic and transportation from vehicle delays due to nearby rail traffic. These traffic delays are anticipated throughout the study area but are not significant and, therefore, would not disproportionately impact minority or low-income populations. LEP populations are not present in this block group.

Direct Impacts to Public Health

Construction

Air emissions from the use of construction equipment, earthmoving operations, and on-road truck exhaust are provided in Table 3.12-8 for the wetland mitigation site. As discussed in Chapter 3.10 – Air Quality and Greenhouse Gases, these emissions are characterized as being temporary and minimal in the context of the other pollutants.

Operation

As discussed in Chapter 3.10 – Air Quality and Greenhouse Gases, the operational air emissions from the proposed project would not contribute enough air pollutants to result in an exceedance of the NAAQS/WAAQS and, therefore, are not anticipated to result in public health effects.

Direct Impacts to Community Services

No increases in demand for hospitals, schools, libraries, community centers, or religious facilities are expected during construction or operation; therefore, no impacts are anticipated.



Direct Impacts to Utilities

Construction

Construction activities at the wetland mitigation site would result in a temporary increase in water use and the generation of solid waste. No electricity or natural gas would be needed. Construction activities would require water for dust control and soil compaction. The water could be supplied under the 2008 agreement with the City of Anacortes or trucked in during construction. Given that the volumes required for these activities would be small and occur only during the construction period, it is not anticipated that Shell would exceed the water capacity provided under their 2008 agreement with the City of Anacortes; therefore, no impacts are anticipated on the water supply system.

Construction activities would result in the generation of solid waste and construction debris that would require off-site disposal. Neither waste stream would be substantial; each would be sent to the Skagit County Recycling and Transfer Station and then shipped to the Roosevelt Regional Landfill. These facilities have the available capacity to handle the temporary increase in waste generated by the proposed project. Construction of the wetland mitigation site would not result in an increase in demand or interfere with existing telecommunications services; therefore, no impacts are anticipated.

Operation

The wetland mitigation site is located within Skagit County Dike, Drainage, and Irrigation District #12. Following construction, the district would be responsible for maintaining the setback dike. This is not anticipated to adversely affect the district as it has responsibility for maintaining the existing on-site dike and similar facilities throughout its territory.

Operation of the relocated pumping station at the wetland mitigation site would require electricity. The electricity would be minimal, as it would only operate occasionally; therefore, no impacts are anticipated.

Anacortes and Bellingham Subdivisions

Direct Impacts to Land Use

Transport of crude by rail to the proposed facility would increase rail traffic along the Anacortes Subdivision by up to six round-trip unit trains per week. Direct impacts could occur at recreational facilities within 0.25 mile of the Anacortes Subdivision because of increased noise and vibration and additional access delays. The traffic from added trains would generally result in greater overall average noise levels, but would not increase the maximum noise levels associated with a single train passing through the area. Therefore, significant impacts are not anticipated. See Chapter 3.9 – Noise and Vibration.



Direct Impacts to Recreation

Generally, the increase in rail traffic would not affect access to recreational areas along the Anacortes Subdivision. A train could temporarily block access to East **March's Point Road**, which would have the potential to block access to bird watchers at the northern end of March Point or clam and oyster harvesters along the east side of the peninsula. However, access to these areas would still be available via **March's Point Road on the west side**.

Direct Impacts to Minority, Low-Income, and LEP Populations

The Bellingham Subdivision intersects 17 block groups, and contains six block groups with minority and/or low-income populations. Six block groups have LEP populations that **exceed Skagit County's** LEP population percentage.

Increased rail traffic would result in vehicle delays at intersections along both the Anacortes and Bellingham subdivisions. Based on noise modeling, operational noise from the proposed project is predicted to result in moderate or severe impacts at residential land uses at a few locations along these rail corridors (see Chapter 3.9 – Noise and Vibration, Figures 3.9-7 and 3.9-8, for more information). However, noise impacts are not predominately borne by minority and/or low-income populations in the study area and would not have a disproportionately high and adverse effect on these populations. Mitigation measures for noise are described in Chapter 3.9 – Noise and Vibration.

Direct Impacts to Public Health

As discussed in Chapter 3.10 – Air Quality and Greenhouse Gases, the operational air emissions from the transport of oil by rail in the extended study area would not contribute enough air pollutant emissions to result in an exceedance of the NAAQS/WAAQS and, therefore, is not anticipated to result in public health effects.

Direct Impacts to Community Services

No increases in demand for hospitals, schools, libraries, community centers, or religious facilities are expected during operation; therefore, no impacts are anticipated.

Direct Impacts to Utilities

Operation of trains along the Anacortes Subdivision would not require any new or expanded utility services; therefore, no impacts are anticipated.

Recreation Impacts Beyond Skagit County

During the scoping process, commenters requested recreation impact assessments for a variety of locations outside of Skagit County. No construction activities would occur outside of Skagit County as part of the proposed project; therefore, only train traffic associated with operations has the potential to impact recreation outside of Skagit County.

The proposed project would add one daily round-trip train to an already busy rail corridor; therefore, impacts to recreation from temporary access blockages or noise are not anticipated to change appreciably.



Cumulative Impacts

Land Use

The proposed project is not anticipated to contribute to a cumulative impact on land use or social elements. Since 1958 (the beginning of the timeframe for the cumulative impacts analysis), there has been significant agricultural, industrial, commercial, and residential development in the study area. 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 (Tesoro 2015) (see Table 3.0-2 in Chapter 3.0 – Introduction, for additional project details) would be compatible with existing land uses. No cumulative impacts are anticipated.

Recreation

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.

Minority, Low-Income, and LEP Populations; Public Health; and Community Services

The proposed project would not affect public health or demand for community services or disproportionately impact minority or low income populations. 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.

Utilities

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.

MITIGATION MEASURES

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 formats, and interpretation services will be made available at the draft EIS public hearings upon request. 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 measure described above.



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