

WAC 197-11-970 Determination of nonsignificance (DNS).

DETERMINATION OF NONSIGNIFICANCE

Description of proposal The Port of Kalama proposes to construct two 120,000 square foot pre-engineered light industrial warehouse buildings in an established light industrial park. The warehouses will be steel structures with steel siding and roofing. The office space is non-combustible construction with a steel roof. Parking will be constructed outside the buildings. Utilities are available to the site and will be installed to the buildings as part of the project. The buildings will be constructed for single- or multi-tenant use. Vegetation will not be removed.

Proponent: Port of Kalama, 110 W Marine Drive, Kalama, Washington 98625

Location of proposal, including street address, if any: Section 6, Township 6 N, Range 1W WM
Site is west of and adjacent to 2500 and 2600 Blocks of N Hendrickson Drive
Kalama, WA 98625

Lead agency: Port of Kalama

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

There is no comment period for this DNS.

This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted by June 19, 2017.

Responsible official: Tabitha Reeder

Position/title: Environmental Manager

Phone.: 360-673-2325

Address: 110 W Marine Drive, Kalama, WA 98625

Date: June 2, 2017

Signature



SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

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

Instructions for applicants:

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

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

Instructions for Lead Agencies:

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

Use of checklist for nonproject proposals: [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)

Port of Kalama Industrial Park Buildings

2. Name of applicant: [\[help\]](#)

Port of Kalama

3. Address and phone number of applicant and contact person: [\[help\]](#)

Attention: Eric Yakovich, Economic Development Manager
110 W Marine Drive
Kalama, WA 98625
1-360-673-2325

4. Date checklist prepared: [\[help\]](#)

April 2017

5. Agency requesting checklist: [\[help\]](#)

Port of Kalama

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

Fall-Winter 2017 construction

The Port proposes two 120,000 sf light industrial warehouses. The Port intends to first construct a 60,000 square foot light industrial warehouse in the 2500 block of North Hendrickson Drive, Kalama, Washington. The building footprint will be 200' x 300', with an attached covered loading area on the north end of the structure (45' x 200'). Once completed, the port will construct an additional attached 60,000 square feet of similar light industrial warehouse space on the south end of the first building. In addition, the Port intends to construct a another light industrial warehouse of 120,000 square feet adjacent following complete construction of the first warehouse.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

The Port will negotiate leases with clients for the buildings. The clients may install industry-specific upgrades.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

Shoreline Substantial Development Application

Critical Areas Exemption memo

Grading Application

Preliminary Stormwater Report, Gibbs & Olson, April 2017

Kalama Industrial Buildings Traffic Impact Study, Lancaster Engineering, April 27, 2017

Cowlitz County EPIC Planning Clearance, March 14, 2017

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. [\[help\]](#)

None are known.

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

Shoreline Substantial Development Permit, Cowlitz County

Critical Areas (exemption), Cowlitz County

Grading Permit, Cowlitz County

Building Permit, Cowlitz County

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.) [\[help\]](#)

The Port intends to construct two, 120,000 square foot light industrial warehouses in the 2500-2600 blocks of North Hendrickson Drive (Cowlitz County Parcel 61334). The project site is approximately 14 acres.

Dimensions and volumes are currently estimated, based on preliminary design, and may change as design and construction progress.

Upon completion, the project will have 240,000 square feet of building space, 256,325 additional square feet of impervious surface (asphalt) (total 75% impervious surface including the roofing and asphalt surfaces) and 120,510 square feet of landscaping (25% impervious surface/landscaping). Construction of the warehouses may be phased, with one half completed first for a 60,000 sf space that is 300' in length, 200' in width (with an attached covered loading area on the north end of the structure (45' x 200', followed by completion of the other half (another 60,000 sf space) that is also 300' in length, 200' in width). The two warehouses, when complete, will each be 600' in length, 200' in width for total size and 25' in height, measured to the midpoint of the slope of the roof, when completed. Following completion of the first warehouse, the Port will construct the second warehouse. The structures will have a concrete foundation and be constructed of steel frame and steel cladding. Stormwater will be infiltrated 100% on site in swales or bioretention ponds sufficient to handle a 100-year design storm.

Ground material from construction is expected to remain on site. If the need arises, excess ground material will be removed and placed in one of the Port's permitted placement sites.

Twenty-five percent of the site will be landscaped, consisting of native grass, small-to-medium size evergreen trees, such as weeping cypress, and native shrubbery, such as rhododendron.

The Port intends to lease the warehouses to a variety of light industrial tenants, such as currently occupy the Kalama River Industrial Park. The Port has leased other property and buildings and needs additional buildings to meet market demand and tenant needs. For example, metal fabrication, machining, transportation and manufacturing. Currently, potential tenants of the first new building include manufacturers of metal building packages and sheet steel roll formers, such as for siding and roofing used on metal buildings.

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. [\[help\]](#)

Section 6, Township 6N, Range 1W WM

Site is adjacent to the existing Hendrickson Drive in the 2500-2600 block

Kalama, WA 98625

B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

1. Earth [\[help\]](#)

a. General description of the site: [\[help\]](#)

Site is flat. There is no vegetation on the site. The site is located in an industrially designated area.

(circle one): **Flat**, rolling, hilly, steep slopes, mountainous, other _____

b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

2%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)

Sand.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

No.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)

The site will require grading. The foundation for the buildings are approximately 4' in height to allow for truck loading. The foundation will be filled with compacted sand. At full buildout, the project will require approximately 65,850 cy of cut and 17,920 CY of fill, for a net surplus of 47,930 CY of cut material. The project will use the cut material for fill for the proposed onsite development.

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

[\[help\]](#)

No.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)

Approximately 75% including roofing and asphalt surfaces.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

Landscaping will cover some of the areas not converted to impervious surfaces. Other areas will be graveled to prevent disturbance to sand. Erosion is unlikely due to the infiltration of the site, and BMPs that will be implemented.

2. Air [\[help\]](#)

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

Small amounts of dust and exhaust from construction activities and equipment will be emitted during construction. Operations by a future tenant may be the subject of another SEPA review.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

No.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

Dust suppression measures will be employed during construction as needed to adequately control dust.

3. Water [\[help\]](#)

- a. Surface Water:

- 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. [\[help\]](#)

The Kalama and Columbia rivers are located the west and within 200 feet of portions of the project site.

- 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. [\[help\]](#)

The project entails work adjacent to the Kalama and Columbia rivers on industrial land and does not entail any in-water or over-water work.

- 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. [\[help\]](#)

No fill or dredge material will be placed in or removed from surface waters or wetlands.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

No.

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. [\[help\]](#)

No.

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

Stormwater will be infiltrated onsite. Groundwater will not be withdrawn from a well.

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. [\[help\]](#)

None.

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. [\[help\]](#)

All stormwater will be infiltrated onsite, consistent with existing conditions. Stormwater from the westerly portion of the site will be collected to a bioretention pond or swale and be treated using bioretention soil mix prior to infiltration. The runoff from the easterly portion of the site will sheet flow across a parking lot to a biofiltration swale along Hendrickson Drive, where it will be treated and infiltrated (Preliminary Stormwater Report, Gibbs & Olson, April 2017).

2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

No.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)

No, the project will maintain stormwater on the project site consistent with existing drainage patterns.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)

Construction Best Management Practices will be employed to minimize potential storm waer impacts. Storm water run-on and run-off will beprevented by appropriate grading. Stormater will infiltrate into highly permeable soil.

4. Plants [\[help\]](#)

a. Check the types of vegetation found on the site: [\[help\]](#)

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

b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

The site is bare ground and free of vegetation. The trees adjacent to the site and along the rivers will not be removed.

c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

There are no listed plant species on the site because it is free of vegetation. There are no listed plant species near the site.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

Approximately 25% of the site will be landscaped with trees, shrubs, and groundcover consistent with the existing industrial park warehouses. This will add 25% additional vegetation to the area, considering the site is bare of vegetation currently.

e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)

None are known.

5. Animals [\[help\]](#)

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. [\[help\]](#)

Examples include:

birds: **hawk, heron, eagle, songbirds**, other: **osprey, crows, seagulls, waterfowl**
mammals: **deer, bear, elk, beaver**, other:
fish: **bass, salmon, trout**, herring, shellfish, other smelt

b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

Listed salmon, steelhead, smelt, and marine mammals occur in the Columbia and Kalama rivers adjacent to the site.

c. Is the site part of a migration route? If so, explain. [\[help\]](#)

The site is within the Pacific Flyway migration route.

d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

The project is located in an industrial area, and avoids natural areas which are more suitable for wildlife. The site will be landscaped in an aesthetically pleasing way following construction. The site is bare of vegetation. Trees adjacent to the site will be retained.

e. List any invasive animal species known to be on or near the site. [\[help\]](#)

None.

6. Energy and Natural Resources [\[help\]](#)

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. [\[help\]](#)

Electricity – heating/cooling (heat pump for office space), lighting.

Natural gas – heating.

b. Would your project affect the potential use of solar energy by adjacent properties?

If so, generally describe. [\[help\]](#)

No.

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: [\[help\]](#)

Buildings will be property insulated to meet energy code.

7. Environmental Health [\[help\]](#)

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. [\[help\]](#)

The completed buildings are not likely to have hazards or risks. The Port is cautious about locating tenants that pose a risk of contamination to soil or groundwater.

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

[\[help\]](#)

None.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. [\[help\]](#)

None.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. [\[help\]](#)

None are known.

- 4) Describe special emergency services that might be required. [\[help\]](#)

None.

- 5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)

None.

b. Noise [\[help\]](#)

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

Hendrickson Drive is located east of and adjacent to the project site, and industrial buildings are adjacent to the proposed buildings. Equipment noise is expected during project construction, but new noise levels are expected to be typical of existing conditions which includes truck and vehicle noises.

- 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. [\[help\]](#)

Equipment noise is expected during project construction, but new noise levels are expected to be typical of existing conditions which includes truck, heavy equipment, and vehicle noises. Construction noise will be day-time noise. Operations may occur at night. Operation noise levels are expected to be comparable to existing noise from nearby industrial sources.

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

Construction equipment will be properly muffled.

8. Land and Shoreline Use [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)

The site is unused industrially designated property. Adjacent properties are industrial land and riparian areas associated with the Kalama/Columbia rivers. The riparian area is separated from the industrial site by an existing service road and an earthen berm topped with a gravel trail. The trail is for recreation and shoreline access.

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 as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)

No.

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: [\[help\]](#)

No.

c. Describe any structures on the site. [\[help\]](#)

There are no structures on the site.

d. Will any structures be demolished? If so, what? [\[help\]](#)

No.

e. What is the current zoning classification of the site? [\[help\]](#)

None.

f. What is the current comprehensive plan designation of the site? [\[help\]](#)

Industrial.

g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

Urban.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

The area adjacent to the rivers is within a critical area (riparian habitat area). The project site is functionally isolated from the riparian habitat area due to existing impervious surfaces.

i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

Up to 120 people will be employed onsite. No one would reside at the project site.

j. Approximately how many people would the completed project displace? [\[help\]](#)

None.

k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

Not applicable.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

The proposed development is compatible with existing industrial sites, and is consistent with the Port's Comprehensive Scheme of Harbor Improvements.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)

The proposed development will not impact agricultural or forest lands and therefore no measures are proposed.

9. Housing [\[help\]](#)

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

None.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

None/not applicable.

c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

None/not applicable.

10. Aesthetics [\[help\]](#)

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior material(s) proposed? [\[help\]](#)

The buildings will be approximately 25 feet in height above finished elevation (24.50 feet). Exterior building material will be steel cladding, consistent with other light industrial warehouses.

b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

Unobstructed shoreline views will be maintained west of the buildings. The buildings are oriented such that shorelines views will be maintained on the sides and in between the buildings. Limited heights of 25 feet ensure that homes located in the Kalama hills will maintain a view of the shoreline. Public access to the shoreline will be maintained via the river, access road, and pedestrian path.

b. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

The property and improvements would be well maintained. The facilities will be consistent with the existing development.

11. Light and Glare [\[help\]](#)

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

Exterior security lighting will be installed for security and lighting will be installed for safe vehicle movement.

b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

No. Lighting will be down-cast to prevent light spillage.

c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

None.

d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

Lighting will be down-cast to prevent light spillage.

12. Recreation [\[help\]](#)

a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

Fishing, boating, walking.

b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

No.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

Development will not impact the adjacent recreation trail and will maintain access to the shoreline.

13. Historic and cultural preservation [\[help\]](#)

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. [\[help\]](#)

No.

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. [\[help\]](#)

The state Department of Archaeology and Historic Preservation lists an archaeological site in the vicinity of the project. A previous project in the area (BNSF Rail Laydown Yard) indicated that the site location is northeast and not at the project site. There are no known structures that are eligible for listing at the site.

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. [\[help\]](#)

The Washington searchable cultural database was reviewed for the project (Washington Information System for Architectural and Archaeological Records Data (WISAARD)).

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. [\[help\]](#)

The site is overlain with approximately 15-20 feet of dredge sand. Excavation for footings and foundations are not planned in native soils and would therefore avoid impacts to archaeological resources, if present.

14. **Transportation** [\[help\]](#)

- 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. [\[help\]](#)

The site is accessed by a Port-owned road, Hendrickson Drive.

- 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? [\[help\]](#)

No, public transit does not currently serve the site.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

The project plans 98 parking spaces, with at least 4 being ADA accessible. The project does not eliminate parking.

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

The Traffic Impact Study indicates that area intersections and roads are projected to operate acceptably through 2022 with or without the addition of trips from the proposed project. No operation mitigations are necessary or recommended.

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

The project site is located due west of a rail spur and the BNSF mainline. The project does not propose rail access. Water transportation occurs in the Columbia River, which is west of the site. The project does not propose to use water transportation.

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

Lancaster Engineering was employed to conduct a Traffic Impact Study of the project area and nearby intersections. The proposed development is projected to result in approximately 25 site trips during the morning peak hour, 24 site trips during the evening peak hour, and 226 daily trips (Traffic Impact Study, Lancaster Engineering, April 27, 2017)

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. [\[help\]](#)

No.

- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

The project is not expected to impact transportation services.

15. **Public Services** [\[help\]](#)

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

Fire protection would be provided by Fire District 5. It is anticipated that current services would be acceptable to service the facilities.

b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)
None.

16. Utilities [\[help\]](#)

a. Circle utilities currently available at the site: [\[help\]](#)
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____

b. Describe the utilities that are proposed for the project, the utility providing the service,
and the general construction activities on the site or in the immediate vicinity which might
be needed. [\[help\]](#)

Electricity, water, refuse service, telephone, sanitary sewer, natural gas.

C. Signature [\[help\]](#)

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: 

Name of signee Tabitha Reeder

Position and Agency/Organization Crucio Mgr Port of Vancouver

Date Submitted: 5-2-17

D. supplemental sheet for nonproject actions [\[help\]](#)

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

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

When answering these questions, be aware of the extent the proposal, or the types of
activities likely to result from the proposal, 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; pro-
duction, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

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

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

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

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

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?

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

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?

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

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

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

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.