

**SUBMIT TO:**

Port of Vancouver
 3103 NW Lower River Rd.
 Vancouver, WA 98660

<u>SEPA ENVIRONMENTAL CHECKLIST</u>	<u>WAC 197-11-960</u>
Property Owner: <u>Port of Vancouver</u> <small>(Print or Type Name)</small>	Telephone: <u>360-693-3611</u>
Mailing Address: <u>3103 NW Lower River Road, Vancouver, WA 98660</u> <small>(No., City, State, ZIP)</small>	
Applicant: <u>Port of Vancouver</u> <small>(Print or Type Name)</small>	Telephone: <u>360-693-3611</u>
Mailing Address: <u>3103 NW Lower River Road, Vancouver, WA 98660</u> <small>(No., City, State, ZIP)</small>	
Relationship to Owner: <u>Same</u>	
Tax Assessor Serial Number(s): <u>See Section A.12 below</u>	
Legal description: Lot(s) _____ Block(s) _____ Plat name _____ <small>(If a Metes and Bounds description, check here <input type="checkbox"/>, and attach narrative to this application.)</small>	
Site Address (if any): _____	

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:

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:

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

1. Name of proposed project, if applicable:

Pursuant to RCW 53.20.020, the Port of Vancouver seeks, by way of Resolution, to amend its Comprehensive Scheme of Harbor Improvements and Industrial Development (Comprehensive Scheme) for its various properties and facilities. This 1911 statute requires the Port Commissioners to

generally describe the various acquisitions and improvements (“projects”) that the Port is considering. These widely diverse projects which range in size, purpose and nature, are generally unrelated to each other and occur on a multitude of sites and parcels. For a list of the specific projects discussed in this amendment, please see **Attachment A: Resolution No. 5-2014**

Projects on the properties identified in Resolution 5-2014 have been or will be subject to City of Vancouver, State of Washington, federal government or other agencies’ regulatory jurisdiction, including SEPA. Projects on each of the specific properties listed in the Resolution have been or will be subject to the appropriate legal and environmental analysis once their principle features have been identified. The proposed action of amending the Comprehensive Scheme meets the “Non-Project Action” definition under the SEPA rules. Because the Resolution only lists property acquisitions and surpluses, the principle features of the various proposals [for future projects] and their environmental impacts cannot be reasonably identified at this juncture. Accordingly, the Port believes, pursuant to WAC 197.11.055 and 060, that it would be impractical, inefficient and unnecessary for it or any other lead agency to conduct further environmental review at this stage.

2. Name of applicant:

Port of Vancouver

3. Address and phone number of applicant and contact person:

*Port of Vancouver
3103 NW Lower River Road
Vancouver, WA 98660
360-693-3611
Contact: Kim Shaffer*

4. Date checklist prepared:

July, 2014

5. Agency requesting checklist:

Port of Vancouver

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

A public hearing amending the Port’s Comprehensive Scheme of Harbor Improvements and Industrial Development is set for August 26, 2014 @ 9:30am at the Port’s General Offices at 3103 Lower River Road.

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

As outlined in the response to A.1., the amendment to the Port’s Comprehensive Scheme of Harbor Improvements and Industrial Development is a Non-Project Action. Please refer to Section A.11 for a description of future activity connected with this proposal.

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

This is a Non-Project Action; however, site specific information for various properties identified in this Non-Project Action to amend the Port’s Comprehensive Scheme is discussed below. Compliance with the local, state, and federal permits and approvals will occur for any future projects on a project specific basis.

1. Acquisition of Clark County Jail Work Center Property

*Subsurface Investigation Report prepared by Hahn and Associates Inc. dated July 30, 2013
Clark Public Utilities Electrical Substation Environmental Checklist, August 2012; SEPA
Addendum, March 2014.*

*Notice of Mitigated Determination of Nonsignificance (MDNS) Clark Public Utilities Electrical
Substation dated September 2012.*

Level V Tree Plan dated August 2012. Updated July 2014.

No rise study for 100-year flood plain fill dated June 2012. Updated April 2014.

Noise Study dated June 2012.

Wetlands and habitat assessment memorandum dated July 2012.

Stormwater Report dated July 2012. Updated April 2014.

*Archaeological Predetermination Report: Archaeological Investigations Northwest, Inc. March
2012.*

City of Vancouver Type II Site Plan Review, July 2014.

2. Declaration of Surplus Property

- a.** *Surplus and Transfer of roads and associated utilities to the City of Vancouver as part of the
Centennial Industrial Park Project.*

Cultural Resource Survey: Archaeological Investigations Northwest, Inc. (July 2006).

*Wetland Delineation Report: JD White, a division of BERGER/ABAM Engineers Inc. (August
2006).*

Wetland Mitigation Plan: JD White, a division of BERGER/ABAM Engineers Inc. (Nov 2006).

Critical Areas Report: JD White, a division of BERGER/ABAM Engineers Inc. (October 2006).

*JARPA: JD White, a division of BERGER/ABAM Engineers, Inc. (May 2007), US Army Corps of
Engineers Action #200600567.*

Geotechnical Investigation Report: GRI (August 2006).

Preliminary Stormwater Report: BERGER/ABAM Engineers, Inc. (October 2006).

Transportation Analysis Technical Report: Parametrix (January 2007).

*Limited Subsurface Investigation at the Rufener Property prepared by Coles Environmental
dated August 6, 2004.*

Phase 1 Environmental Site Assessment: Parametrix (August 2004).

*Notice of Mitigated Determination of Nonsignificance (MDNS) issued by City of Vancouver dated
April 2007.*

Critical Areas Report Addendum, BERGER/ABAM Engineers, Inc., August 2012.

- b.** *Surplus and Transfer of Columbia Way and Esther St rights of way to the City of Vancouver as
part of the Waterfront Development Project (WDP).*
- c.** *Surplus and Sale of remnant property at Block 3 & Block 4 to Columbia Waterfront, LLC
(CWLLC) as part of the CWLLC Lease dated June 26, 2006 and Memorandum of
Understanding dated August 28, 2012.*
- d.** *Surplus and Transfer of road alignments to the City of Vancouver and surplus of buildings
necessary to support redevelopment of Terminal 1 property.*

*The Waterfront Development Project has been incorporated in the Vancouver City Center
Vision & Subarea Plan as prepared and adopted by the City of Vancouver (Ordinance
No. M3833). The Vancouver City Center Vision & Subarea Plan was the subject of a
planned action as allowed under the City's SEPA ordinance and a Supplemental
Environmental Impact Statement was prepared and adopted.*

Phase II Environmental Assessment, Ecology and Environment, Inc., 2009

- e.** *Surplus of building 3125 (Pole Shed 3) and support buildings 3155 and 3165
(restrooms/lunchroom).*

3. Construction of New Port Security Building

2012 Archaeological Monitoring Plan for the Port of Vancouver's New Security Building Construction, Vancouver, Washington. Archaeological Investigations Northwest, Inc.(AINW) Report No. 2946.

Port of Vancouver Security Building Archaeological Monitoring During Construction—Results Summary AINW Report No. 3227 dated February 25, 2014.

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.

This is a Non-Project Action. However, compliance with the local, state, and federal permits and approvals will occur for any future projects on a project specific basis. Site specific information for various properties identified in this Non-Project Action to amend the Port's Comprehensive Scheme is discussed in Section A.11 below.

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

Because this is a Non-Project Action, no other government approvals will be necessary for the Port of Vancouver Commissioners to approve the Resolution. However, compliance with the local, state, and federal permits and approvals will occur for any future projects on a project specific basis.

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.)

RCW Chapter 53.20 requires the Port of Vancouver (port) Commissioners to generally describe the various acquisitions and improvements that the port is considering. These widely diverse acquisitions and improvements, which range in size, purpose and nature, are generally unrelated to each other and occur on a multitude of sites and parcels. The amendment at issue here is set forth in Attachment A: Resolution No. 5-2014 (Resolution).

Under RCW 53.08.090, the port's Comprehensive Scheme of Harbor Improvements and Industrial Development Plan must be amended when the port desires to convey land valued at more than \$10,000 that the port has declared to be no longer needed for port purposes and surplus to port needs. The proposed amendment to the Comprehensive Scheme meet the "Non-Project Action" definition under the SEPA rules. Any project occurring on lands described in the Resolution have been or will be subject to the appropriate legal and environmental analysis once their principle features have been identified.

Resolution No. 5-2014 amends the port's Comprehensive Scheme. These amendments are discussed below.

1. Acquisition of Clark County Jail Work Center Property

- a. *The Acquisition of Clark County Property as identified in **Exhibit B** is needed to support marine and industrial development and shall be added to the Comprehensive Scheme of Harbor Improvements and Industrial Development Plan.*

The port and Clark Public Utilities plan to construct an electrical substation on the parcel of property currently owned by Clark County which contains the Jail Work Center. The Port has plans to acquire the parcel from Clark County before constructing the facility.

The port plans future surplus of the T5 Substation Parcel to Clark Public Utilities for the final construction and ongoing operations and maintenance of the electrical substation.

2. Declaration of Surplus Property

- a. Surplus and Transfer of roads and associated utilities to the City of Vancouver as part of the Centennial Industrial Park Project and identified in **Exhibit B**, pursuant to a development agreement with the City of Vancouver dated November 2, 2009.
- b. Surplus and Transfer of Columbia Way and Esther St rights of way to the City of Vancouver as part of the WDP Project as identified in **Exhibit D**.
- c. Surplus and Sale of remnant property at Block 3 & Block 4 to CWLLC as described in **Exhibit C** and as part of the CWLLC Lease dated June 26, 2006 and Memorandum of Understanding dated August 28, 2012.
- d. Surplus and Transfer of road alignments to the City of Vancouver and surplus of buildings necessary to support redevelopment of Terminal 1 property as identified in **Exhibit D**.
- e. Surplus of building 3125 (Pole Shed 3) and support buildings 3155 and 3165 (restrooms/lunchroom) as identified in **Exhibit B**. Constructed in 1970, the buildings are nearing the end of their expected life-span and will need significant redesign, reconstruction, demolition and/or comparable replacement to continue to provide useful assets to support cargo operations.

3. Construction of New Port Security Building

- a. A new office building for the Port Security Department shall be added to the Comprehensive Scheme of Harbor Improvements and Industrial Development as identified in **Exhibit B**. The building is approximately 3,000 SF and located at Port of Vancouver Terminal 3.

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.

Refer to Exhibits identified in the above Section A.11.

B. ENVIRONMENTAL ELEMENTS

1. Earth

This is a Non-Project Action. Compliance with the local, state, and federal permits and approvals will occur on a project specific basis. Site specific information for various properties identified in this Non-Project Action to amend the Port's Comprehensive Scheme is discussed below.

- a. General description of the site
(circle one): **Flat**, rolling, hilly, steep slopes, mountainous,
other _____
- b. What is the steepest slope on the site (approximate percent slope)?

Available survey information indicates that the majority of the site slopes are between 0-5%.

- 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.

Soils on the identified properties include clay, sand and gravel, peat and muck. Available GIS information indicates that Fn / Non-Hydric is located over the majority of the sites. The properties do not contain agricultural land of long-term commercial significance.

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

GIS information lists liquefaction susceptibility as moderate to high. National Earthquake Hazards Reduction Program (NEHRP) site classification for the subject properties are C-D. NEHRP Soil Site Classes categorize the potential for enhanced or amplified ground shaking and range from A (the best - hard rock) to F (the worst - soft clay or swamp muck).

- 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.

None is proposed with this Non-Project Action.

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

Not as a result of this Non-Project Action.

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

None, as a result of this Non-Project Action.

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

None, as a result of this Non-Project Action.

2. Air

This is a Non-Project Action. Compliance with the local, state, and federal permits and approvals will occur on a project specific basis. Site specific information for various properties identified in this Non-Project Action to amend the Port's Comprehensive Scheme is discussed below:

- 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.

None, as a result of this Non-Project Action.

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

None, for this Non-Project Action.

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

None, as a result of this Non-Project Action.

3. Water

This is a Non-Project Action. Compliance with the local, state, and federal permits and approvals will occur on a project specific basis. Site specific information for various properties identified in this Non-Project Action to amend the Port's Comprehensive Scheme is discussed below.

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.

The Columbia River is located in the vicinity of the properties identified in this Non-Project Action. Vancouver Lake, year-round and seasonal wetlands are located near Centennial Industrial Park.

- 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.

None, for this Non-Project Action.

- 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.

No fill or dredge materials will be placed in or removed from surface water or wetlands related to this Non-Project Action.

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

None, for this Non-Project Action.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

This is a Non-Project Action. GIS indicates that a portion of the subject properties lie within the 100 year flood area. Floodplain determinations will be or have been made as part of any project applications on properties identified in this Non-Project Action. Refer to Section A.8 for description of prepared environmental documentation related to the subject properties.

- 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.

No discharges of waste materials to surface waters are proposed for this Non-Project Action.

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.

No, this is a Non-Project Action.

- 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.

None, for this Non-Project Action.

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.

Source of runoff on the identified properties is limited to stormwater. Stormwater on identified properties will be collected in compliance with all local, state and federal laws and regulations. Compliance with the local, state and federal permits and approvals for stormwater on properties identified in this Non-Project Action will occur on a project-specific basis.

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

This is a Non-Project Action. No discharges of waste materials to ground or surface waters will occur.

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

Not for this Non-Project Action.

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

None, for this Non-Project Action.

4. Plants

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

deciduous tree: alder, **maple**, aspen, **other**

evergreen tree: **fir**, cedar, **pine**, **other**

shrubs

grass

pasture

crop or grain

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

- b. What kind and amount of vegetation will be removed or altered?

No vegetation will be removed for this Non-Project Action. Compliance with the local, state and federal permits and approvals for any future removed or altered vegetation on properties identified in this Non-Project Action will occur on a project-specific basis.

- c. List threatened and endangered species known to be on or near the site.

No threatened or endangered species are known to occur within the identified properties.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

None, as part of this Non-Project Action. Measures to preserve or enhance vegetation on properties identified in this Non-Project Action will occur on a project-specific basis.

- e. List all noxious weeds and invasive species known to be on or near the site.

Himalayan Blackberry grows along the Columbia River shoreline and is found in many vegetated areas around the port.

5. Animals

- 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. Examples include:

birds: hawk, heron, eagle, songbirds, other: Owl, Crow, Seagull, Sparrow, Peregrine Falcons, Sandhill Crane, Streaked Horned Lark, Osprey, Bald Eagle, wintering fowl, pigeons

mammals: deer, bear, elk, beaver, other: mice, rats, sea lion, coyote

fish: bass, salmon, trout, herring, shellfish, other: sturgeon, smelt

Previous industrial and commercial development has limited priority habitat and species use of the sites. Priority species may be near the sites, but not likely on the sites.

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

The proposed Non-Project Action is not anticipated to result in any significant adverse impacts to animals. Future proposals related on properties identified in this Non-Project Action will address the sensitive species listed in this section as required.

Sandhill cranes, a Washington Department of Fish and Wildlife-listed state endangered species, are known to rest and feed seasonally approximately 3 miles west of the Port Administrative Offices at Parcels 4 and 5.

*Osprey (*Pandion haliaetus*) have been observed on port property. They are not federally listed, but are considered a state-monitored species and are protected under the Migratory Bird Treaty Act.*

Streaked Horned Lark has been seen approximately 3 miles west of the Port Administrative Offices at Parcel 3.

Bald eagles have been observed nesting approximately 3 miles west of the Port Administrative Offices at Parcel 3. The bald eagle is currently a species of concern (federal) and state-listed

sensitive. Bald eagles are protected under the Bald and Golden Eagle Protection Act and the Migratory Bird Treaty Act.

The Columbia River supports the following threatened or endangered evolutionarily significant units (ESU) and distinct population segments (DPS) of Pacific salmon, steelhead and bull trout:

- Chinook Salmon (*Oncorhynchus tshawytscha*)
 - Lower Columbia River ESU
 - Upper Columbia River spring-run ESU
 - Snake River fall-run ESU
 - Snake River spring/summer-run ESU
 - Upper Willamette River ESU
- Columbia River chum ESU (*Oncorhynchus keta*)
- Lower Columbia River coho ESU (*Oncorhynchus kisutch*)
- Steelhead (*Oncorhynchus mykiss*)
 - Lower Columbia River DPS
 - Upper Columbia River DPS
 - Snake River Basin DPS
 - Middle Columbia River DPS
 - Upper Willamette River DPS
- Snake River sockeye ESU (*Oncorhynchus nerka*)
- Columbia River bull trout DPS (*Salvelinus confluentus*)

In addition, the Southern DPS of eulachon/smelt (*Thaleichthys pacificus*), which occurs in the Columbia River, is listed as threatened. The Southern DPS of green sturgeon (*Acipenser medirostris*) also occurs in the Columbia River and is listed as threatened. The California sea lion (*Zalophus californianus*) and Steller sea lion (Eastern DPS) (*Eumatopius jubatus*) occur in the Columbia River, as the harbor seal (*Phoca vitulina*) does to a lesser extent. The California sea lion, Steller sea lion and harbor seal are not federally listed, but all marine mammals are protected under the Marine Mammal Protection Act (MMPA).

Critical habitat has been designated for all of the salmonid species listed above (except lower Columbia River coho salmon) and includes the Columbia River channel which bounds the southern edge of the site. Critical habitat for Columbia River bull trout and proposed critical habitat for southern DPS of eulachon is designated in the Columbia River and includes the project area.

This is a Non-Project Action and will not affect areas of suitable habitat for the above listed species.

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

The proposed Non-Project Action is not anticipated to result in any adverse impacts to migration routes. It is anticipated that future proposals related to the subject property transactions will address the sensitive species listed in this section.

The general area of the identified properties are within the Pacific Flyway, a broad migratory corridor that extends from Alaska to Central America and is used by waterfowl, eagles, hawks, falcons,

songbirds, sand hill cranes and shorebirds. Because the area has been heavily disturbed by historic and current industrial use, critical habitat areas do not occur on the identified properties.

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

No measures are proposed with this Non-Project Action. No significant adverse impacts to animals will occur.

- e. List any invasive animal species known to be on or near the site.

Starlings have been observed on or near the identified properties.

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

This is a Non-Project Action. Energy use will be evaluated as required, on a project specific basis.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No, this Non-Project Action will not affect solar energy use on adjacent properties.

- 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:

This is a Non-Project Action. Energy conservation features will be addressed in the project's required permits and approvals, as appropriate.

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe.

None anticipated for this Non-Project Action.

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

A Phase II Environmental Assessment was completed in 2009 by Ecology and Environment, Inc. on portions of the Terminal 1 site which investigated soil and groundwater conditions.

- 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.

None, for this Non-Project Action.

- 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.

None, for this Non-Project Action.

- 4) Describe special emergency services that might be required.

None, for this Non-Project Action.

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

None, for this Non-Project Action. Project-specific actions will detail proposed measures to control environmental health hazards if necessary.

b. Noise

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

The identified properties are adjacent to city roadways as well as mainline rail lines, industrial operations, and river traffic. There will be no affects from this Non-Project Action

- 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.

None, for this Non-Project Action.

- 3) Proposed measures to reduce or control noise impacts, if any:

None, for this Non-Project Action.

8. Land and shoreline use

- 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.

The current use of the subject and adjacent properties are as follows:

1. **Clark County Jail Work Center Property**

The proposed property purchase area is currently vacant and unused. Adjacent properties include the Clark County Jail Work Center to the west; CalPortland sand and gravel operations and vacant industrial property to the south; Subaru automobile import facility to the east; port industry rail lines to the north.

The Non-Project Action will not affect current land uses on nearby properties.

2. **Declaration of Surplus Property**

Surplus and Transfer of roads and associated utilities to the City of Vancouver as part of the Centennial Industrial Park Project.

The subject property is currently used as public access roadway within the Port of Vancouver Centennial Industrial Park. Adjacent properties include Bonneville Power Administration electrical transmission corridor to the west; SR-501 to the south; vacant industrial land to the east; La Frambois Road to the north.

The Non-Project Action will not affect current land uses on nearby properties.

Surplus and Transfer of Columbia Way and Esther St rights of way to the City of Vancouver as part of the WDP Project.

The subject property is currently used as public access roadway. Adjacent properties include vacant commercial land to the west; hotel, restaurant, office building to the south; Columbia Street to the east; rail lines to the north. The Non-Project Action will not affect current land uses on nearby properties.

Declaration of Surplus and Sale of remnant property at Block 3 (8,483 SF) & Block 4 (2,888 SF) to CWLLC.

The subject property is vacant and unused. Adjacent properties include vacant commercial land to the west; parking lot to the south; vacant commercial land to the east; rail lines to the north. The Non-Project Action will not affect current land uses on nearby properties.

Surplus and Transfer of road alignments to the City of Vancouver and surplus of buildings necessary to support redevelopment of Terminal 1 property.

The current use of the Terminal 1 property includes hotel, restaurant and convention center; commercial offices, public dock and amphitheater, and public/private parking areas. Adjacent properties include vacant commercial land to the west; Columbia River to the south; Columbia Street to the east; rail lines to the north. The Non-Project Action will not affect current land uses on nearby properties.

Surplus of building 3125 (Pole Shed 3) and support buildings 3155 and 3165.

The subject buildings are currently used to support marine cargo activities. The Non-Project Action will not affect current land uses on nearby properties.

Construction of New Port Security Building

The subject property was used as a parking area for the Port of Vancouver Maintenance Facility. The adjacent property is used as a marine cargo terminal for the Port of Vancouver. The building is not anticipated to affect adjacent property uses.

- 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 non-forest use?

The properties subject to this Non-Project Action are within current or previously developed commercial/industrial settings. .

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversized equipment access, the application of pesticides, tilling, and harvesting? If so, how:

The Non-Project Action will not affect or be affected by working farms or forest lands.

c. Describe any structures on the site.

1. Acquisition of Clark County Jail Work Center Property

There are no structures on site.

2. Declaration of Surplus Property

a. *Surplus and Transfer of roads and associated utilities to the City of Vancouver as part of the Centennial Industrial Park Project.*

There are no structures on site.

b. *Surplus and Transfer of Columbia Way and Esther St rights of way to the City of Vancouver as part of the WDP Project.*

There are no structures on site.

c. *Surplus and Sale of remnant property at Block 3 & Block 4 to CWLLC.*

There are no structures on site.

d. *Surplus and Transfer of road alignments to the City of Vancouver and surplus of buildings necessary to support redevelopment of Terminal 1 property.*

Terminal 1 is currently occupied by the Red Lion Inn at the Quay (hotel, restaurant and convention center) and an office building.

e. *Surplus of building 3125 and support buildings 3155 and 3165.*

Building 3125 (Pole Shed 3) is a wood framed cargo storage warehouse. Support buildings 3155 and 3165 are wood framed structures.

3. Construction of New Port Security Building

The new building for port security operations is a wood framed structure.

d. Will any structures be demolished? If so, what?

Not as a result of this Non-Project Action, but under future project actions related to the properties, the surplus buildings may be removed. Compliance with the local, state, and federal permits and approvals will occur on a project specific basis.

e. What is the current zoning classification of the site?

1. Acquisition of Clark County Jail Work Center Property

Zoned Heavy Industrial (IH) by the City of Vancouver.

2. Declaration of Surplus Property

a. *Surplus and Transfer of roads and associated utilities to the City of Vancouver as part of the Centennial Industrial Park Project.*

Zoned Light Industrial (IL) by the City of Vancouver.

- b. *Surplus and Transfer of Columbia Way and Esther St rights of way to the City of Vancouver as part of the WDP Project.*

Zoned CX (City Center) by the City of Vancouver.

- c. *Surplus and Sale of remnant property at Block 3 & Block 4 to CWLLC.*

Zoned CX by the City of Vancouver.

- d. *Surplus and Transfer of road alignments to the City of Vancouver and surplus of buildings necessary to support redevelopment of Terminal 1 property.*

Zoned CX by the City of Vancouver.

- e. *Surplus of building 3125 and support buildings 3155 and 3165.*

Zoned IH by the City of Vancouver.

3. Construction of New Port Security Building

Zoned IH by the City of Vancouver.

- f. What is the current comprehensive plan designation of the site?

1. Acquisition of Clark County Jail Work Center Property

Designated IND (Industrial) by the City of Vancouver.

2. Declaration of Surplus Property

- a. *Surplus and Transfer of roads and associated utilities to the City of Vancouver as part of the Centennial Industrial Park Project.*

Designated IND by the City of Vancouver.

- b. *Surplus and Transfer of Columbia Way and Esther St rights of way to the City of Vancouver as part of the WDP Project.*

Designated COM (Commercial) by the City of Vancouver.

- c. *Surplus and Sale of remnant property at Block 3 & Block 4 to CWLLC.*

Designated COM by the City of Vancouver.

- d. *Surplus and Transfer of road alignments to the City of Vancouver and surplus of buildings necessary to support redevelopment of Terminal 1 property.*

Designated COM by the City of Vancouver.

- e. *Surplus of building 3125 and support buildings 3155 and 3165.*

Designated IND by the City of Vancouver.

3. Construction of New Port Security Building

Designated IND by the City of Vancouver.

- g. If applicable, what is the current shoreline master program designation of the site?

Subject properties are designated as High-Intensity by the City's Shoreline Management Master Program.

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

GIS information indicates a Higher Probability of Archaeological Probability. The properties are located within a sole source aquifer (Troutdale Aquifer) and public and private well head protection zones. Earthquake hazard rating for liquefaction susceptibility at the properties is moderate to high.

- i. Approximately how many people would reside or work in the completed project?

None, for this is a Non-Project Action.

- j. Approximately how many people would the completed project displace?

This is a Non-Project Action. No displacement impacts are expected as a result of this proposal.

- k. Proposed measures to avoid or reduce displacement impacts, if any:

This is a Non-Project Action. No displacement impacts are expected as a result of this proposal, therefore no mitigation measures are proposed.

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

This is a Non-Project Action. No actions proposed in the Comprehensive Scheme of Harbor Improvements and Industrial Developments or Resolution 5-2014 are incompatible with existing or projected land uses.

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

None, for this Non-Project Action.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

None, for this Non-Project Action.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None, for this Non-Project Action.

- c. Proposed measures to reduce or control housing impacts, if any:

None, for this Non-Project Action.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

No structures are proposed for this is a Non-Project Action. Aesthetic impacts from projects on properties identified in this Non-Project Action will be or have been addressed, as required, by applicable local, state and/or federal permits.

- b. What views in the immediate vicinity would be altered or obstructed?

No views will be altered or obstructed by this Non-Project Action. Aesthetic impacts from projects on properties identified in this Non-Project Action have been or will be addressed, as required, by applicable local, state and/or federal permits.

- c. Proposed measures to reduce or control aesthetic impacts, if any:

None. Any mitigation measures for projects on properties identified in this Non-Project Action have been or will be addressed, as required, by applicable local, state and/or federal permits .

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

None, for this Non-Project Action.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

None, for this Non-Project Action.

- c. What existing off-site sources of light or glare may affect your proposal?

None, for this Non-Project Action.

- d. Proposed measures to reduce or control light and glare impacts, if any:

None, for this Non-Project Action.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

Columbia River and Vancouver Lake provide opportunities for recreational boating and fishing. City and State roadways near the identified properties are used by cyclists and pedestrians.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

No. This is a Non-Project Action.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

None for this Non-Project Action.

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.

This is a Non-Project Action. The archaeological predictive model for Clark County identifies the Vancouver Lake Lowlands as a high probability area for containing cultural resources. Historic and Cultural preservation will be or have been evaluated on properties identified in this Non-Project Action, as required, on a project-specific basis.

- 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.

This is a Non-Project Action. Historical and cultural preservation has been or will be evaluated on properties identified in this Non-Project Action, as required, on a project-specific basis. Please refer to Section A.8 for professional studies that have been conducted for the subject properties.

- 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.

This is a Non-Project Action. Should any unknown archaeological resources be encountered during any future project activities on properties identified in this non-project action, such projects would be undertaken only after required evaluation. Should any unknown archaeological resources be encountered, ground-disturbing activities would be halted in accordance with the Revised Code of Washington (RCW) 27.53.060 (Archaeological Sites and Resources) and RCW 27.44.020 (Indian Graves and Records), a professional archaeologist would be called in to assess the significance of the find and the Washington State Department of Archaeology and Historic Preservation (DAHP) would be notified so that a course of action could be implemented.

- 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.

This is a Non-Project Action. Future projects on properties identified in this Non-Project Action will be conducted in accordance with the RCW 27.53.060 (Archaeological Sites and Resources) and RCW 27.44.020 (Indian Graves and Records) and all applicable DAHP regulations.

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

Access to the properties identified in this Non-Project Action are generally served from City streets primarily, Mill Plain, Lower River Road, Columbia Street, West 6th Street and Esther Street.

- 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?

Transit service to properties identified in this Non-Project Action is as follows:

Clark County Jail Work Center Property

The nearest C-Tran route is Route 25, approximately 1.6 miles east of the property.

Declaration of Surplus Property

Surplus and Transfer of roads and associated utilities to the City of Vancouver as part of the Centennial Industrial Park Project,

The nearest C-Tran route is Route 25, approximately .5 miles east of the property.

Surplus and Transfer of Columbia Way and Esther St rights of way to the City of Vancouver as part of the WDP Project.

The nearest C-Tran route is Route 3, approximately 0.15 miles east of the property.

Declaration of Surplus and Sale of remnant property at Block 3 (8,483 SF) & Block 4 (2,888 SF) to CWLLC.

The nearest C-Tran route is Route 3, approximately 0.15 miles east of the property.

Surplus and Transfer of road alignments to the City of Vancouver and surplus of buildings necessary to support redevelopment of Terminal 1 property.

The nearest C-Tran route is Route 3, approximately 0.15 miles east of the property.

Surplus of building 3125 (Pole Shed 3) and support buildings 3155 and 3165.

The nearest C-Tran route is Route 25, approximately .5 miles east of the property.

Construction of New Port Security Building

The nearest C-Tran route is Route 25, approximately .5 miles east of the property.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

Forty-four (44) parking spaces are necessary for the new Security Building. Twelve (12) parking spaces will be eliminated for this project. No further spaces are proposed or would be eliminated as part of this Non-Project Action.

- 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).

None, for this Non-Project Action.

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

The identified properties are located in close proximity of rail transportation; water transportation via the Columbia River system is also near the identified properties. Pearson Airfield is location approximately .5 mile east of Terminal 1.

- 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?

None, for this Non-Project Action.

- 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.

None, for this Non-Project Action.

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

None, for this Non-Project Action.

15. Public Services

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

The Non-Project Action will not result in an increased need for public services.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

None, for this Non-Project Action.

16. Utilities

- a. Circle utilities currently available at the site:

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.

There are no proposed utilities as part of this Non-Project Action.

C. SIGNATURE

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

Signature: *[Handwritten Signature]* FOR PART OF VANCOUVER

Name of signee: Kim Shaffer

Position and Agency/Organization: PROJECT MANAGER / PORT OF VANCOUVER

Date Submitted: 7-25-2014

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

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

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

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

This Non-Project Action is a Comprehensive Scheme amendment to authorize certain property acquisitions, surpluses and improvements and will not cause impacts or discharge to water or air, or release toxic or hazardous substances, or produce noise. Project impacts from projects on the properties identified in this Non-Project Action have been or will be the subject to the appropriate environmental analysis.

Proposed measures to avoid or reduce such increases are:

No measures are proposed for this Non-Project Action because no impacts have been identified or anticipated. Project impacts and appropriate measures for projects on the properties identified in this Non-Project Action have been or will be the subject to the appropriate environmental analysis.

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

This Non-Project Action is a Comprehensive Scheme amendment to authorize certain property acquisitions, surpluses and improvements and is not likely to increase these impacts. Project impacts from projects on the properties identified in this Non-Project Action have been or will be subject to the appropriate environmental analysis.

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

No measures are proposed for this Non-Project Action because no impacts have been identified or anticipated. Project impacts and appropriate measures for projects on the properties identified in this Non-Project Action have been or will be the subject to the appropriate environmental analysis.

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

This Non-Project Action is a Comprehensive Scheme amendment to authorize certain property acquisitions, surpluses and improvements and is not likely to deplete energy or natural resources. Project impacts from projects on the properties identified in this Non-Project Action have been or will be the subject to the appropriate environmental analysis.

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

No measures are proposed for this Non-Project Action because no impacts have been identified or anticipated. Project impacts and appropriate measures for projects on the properties identified in this Non-Project Action have been or will be the subject to the appropriate environmental analysis.

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?

This Non-Project Action is a Comprehensive Scheme amendment to authorize certain property acquisitions, surpluses and improvements and is not likely to affect these areas. Project impacts from projects on the properties identified in this Non-Project Action have been or will be the subject to the appropriate environmental analysis.

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

No measures are proposed for this Non-Project Action because no impacts have been identified or anticipated. Project impacts and appropriate measures for projects on the properties identified in this Non-Project Action have been or will be the subject to the appropriate environmental analysis.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The proposed surplus, acquisition and improvements of land will not allow and is unlikely to encourage uses inconsistent with zoning, comprehensive, and shoreline designations of the properties.

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

This Non-Project Action is a Comprehensive Scheme amendment to authorize certain property acquisitions, surpluses and improvements and is not likely to affect these uses.

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

This Non-Project Action is a Comprehensive Scheme amendment to authorize certain property acquisitions, surpluses and improvements and is not likely to increase these demands. Project impacts from future projects on properties identified in this Non-Project Action have been or will be the subject to the appropriate environmental analysis.

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

No measures are proposed for this Non-Project Action because no impacts have been identified or anticipated. Project impacts and appropriate measures for projects on the properties identified in this Non-Project Action have been or will be the subject to the appropriate environmental analysis.

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

This proposal does not conflict with local, state or federal laws for the protection of the environment.

RESOLUTION NO. 5-2014

A Resolution Of The Port Of Vancouver Board Of Commissioners, Clark County, Washington, Amending The Port Of Vancouver Comprehensive Scheme Of Harbor Improvements And Industrial Development

Proposed Surplus of Port Property

WHEREAS, RCW 53.08.090 requires that no property which is a part of the Comprehensive Scheme of Harbor Improvements and Industrial Development (“Comprehensive Scheme”) thereof shall be disposed of until the Comprehensive Scheme has been modified to find the property surplus to Port District needs; and

WHEREAS, the Port of Vancouver (the “Port”) has designed new rail alignments for a new rail access into the Port to improve rail service and allow for future growth (designated as the *West Vancouver Freight Access Project* and referred to herein as the “WVFA”); and

WHEREAS, the Port has previously amended the Comprehensive Scheme in Resolution 8-2011 to allow the exchange of properties to support Columbia Waterfront LLC’s *Waterfront Development Project* (the “WDP”) and the WVFA; and

WHEREAS, the Port and Columbia Waterfront, LLC (“Columbia”) entered into a Memorandum of Understanding dated August 28, 2012 (the “MOU”), which contemplated the Port declaring surplus and selling remnant parcels in Blocks 3 (approximately 8,487 SF) and 4 (approximately 2,897 SF) west of the final alignment of Esther Street once Columbia completed its roadway and site designs and entered into a Development Agreement with the City of Vancouver (the “City”); and

WHEREAS, Columbia has completed its roadway and site designs and has entered into a Development Agreement with the City of Vancouver; and

WHEREAS, the Port and Columbia entered into a Lease Agreement dated June 26, 2007 (the “Lease”) and the Lease and MOU contemplated the Port declaring surplus and transferring Columbia Way and Esther Street rights of way to the City as part of the WDP; and

WHEREAS, Port is contemplating declaring surplus and transferring certain rights of way to City and also declaring and allowing demolition of certain buildings to support the WDP and redevelopment of the Port’s Terminal 1; and

WHEREAS, the Port and the City entered into a development agreement dated November 2, 2009, which contemplated the Port declaring surplus and transferring rights of way for roads and utilities to the City as part of the Port’s Centennial Industrial Park Project; and

WHEREAS, Buildings 3125 (pole shed 3), 3155 and 3165 (restrooms/lunchroom) are over 40 years old and are nearing their expected life-span and will need significant redesign, reconstruction, demolition and/or comparable replacement to continue to provide useful assets to support cargo operations and, therefore, are proposed to be declared surplus to the Port’s needs; and

Proposed Acquisition and Construction

WHEREAS, to support the marine and industrial development of Terminal 5, the Port is contemplating the construction of an electrical substation on a portion of a parcel of property currently owned by Clark County (the "JWC Parcel") and has plans to acquire the JWC Parcel from Clark County before constructing the facility; and

Construction

WHEREAS, the Port proposes to construct and add a new office building for the Port's security department to the Comprehensive Scheme, which shall be completed in 2014; and

Summary of Proposed Amendments

WHEREAS, the Port proposes to amend the Comprehensive Scheme to allow (i) the surplus of: (a) certain parcels in Blocks 3 (approximately 8,487 SF) and 4 (approximately 2,897 SF) west of the final alignment of Esther Street, (b) Columbia Way and Esther Street rights of way, (c) certain road alignments and buildings to support WDP and redevelopment of Terminal 1, (d) certain roads and associated utilities as part of development agreement for Centennial Industrial Park Project, and (e) buildings 3125, 3155 and 3165; (ii) the acquisition of the JWC Parcel and construction of an electrical substation; and (iii) the construction of a new security office; and

WHEREAS, the Comprehensive Scheme was most recently amended by Port Resolution 12-2011, adopted November 8, 2011; and

WHEREAS, it is now deemed necessary and advisable that the Port amend its Comprehensive Scheme; and

WHEREAS, the above proposed action has been reviewed, as required, under the provisions of the State Environmental Policy Act (SEPA) and the related comment period expired at 5:00 p.m. on August 15, 2014; and

WHEREAS, a public hearing was held on _____ at 9:30 a.m., subject to the agenda of the Board of Commissioners, after notice of such hearing was duly given as provided by law, on the question of whether or not the Comprehensive Scheme should be amended as provided; and

WHEREAS, after discussion and consideration, this Board of Commissioners has determined that said Comprehensive Scheme should be amended and finds: (i) the parcels of real property, rights of way and buildings described herein are surplus to the Port's needs and no longer needed for district purposes; (ii) the T5 Substation Parcel and subsequently constructed electrical substation should be added to the Comprehensive Scheme; and (iii) the new security building should be added to the Comprehensive Scheme.

NOW THEREFORE, BE IT RESOLVED, that the Port of Vancouver's Comprehensive Scheme of Harbor Improvements and Industrial Development, as previously amended, is hereby further amended as follows:

1. **Surplus of Certain Parcels in Blocks 3 and 4** as described in Exhibit C totaling approximately 11,384 SF have been determined to be surplus to the Port needs and no longer needed for district purposes.

2. **Surplus of Certain Parcels for Columbia Way and Esther Street Rights of Way** as identified in Exhibit D to the City as part of the WDP have been determined to be surplus to the Port needs and no longer needed for district purposes.
3. **Surplus of Certain Parcels for Rights of Way to Support the WDP and Redevelopment of Terminal 1** as identified in Exhibit D have been determined to be surplus to the Port needs and no longer needed for district purposes.
4. **Surplus of Certain Parcels For Road and Utility Rights of Way for Centennial Industrial Park** as identified in Exhibit B have been determined to be surplus to the Port needs and no longer needed for district purposes.
5. **Surplus of Buildings 3125, 3155 and 3165** as identified in Exhibit B have been determined to be surplus to the Port needs and no longer needed for district purposes.
6. **Acquisition of JWC Parcel and Construction of Electrical Substation** as described in Exhibit B, totaling approximately 3.2 acres is needed for the marine and industrial development of Terminal 5 and shall be added to the Comprehensive Scheme of Harbor Improvements and Industrial Development.
7. **Construction of Security Office Building** as identified in Exhibit B shall be added to the Comprehensive Scheme.

ADOPTED, by the Board of Commissioners at a regular meeting of the Board of Commissioners held this 26th day of August, 2014, and duly authenticated in open session by the signatures of the Port Commission voting in its favor.

PORT OF VANCOUVER
BOARD OF COMMISSIONERS

President

Vice President

Secretary



LAND SURVEYORS
ENGINEERS

(360) 695-1385
1111 Broadway
Vancouver, WA
98660

LEGAL DESCRIPTION FOR THE PORT OF VANCOUVER
"Surplus Land" to Columbia Waterfront LLC

December 21, 2010

A parcel of property in a portion of the Amos Short Donation Land Claim No. 51 located in the Southwest quarter of Section 27, Township 2 North, Range 1 East, of the Willamette Meridian, City of Vancouver, Clark County, Washington described as follows:

COMMENCING at a brass cap set at the Southeast corner of said Short Donation Land Claim;

THENCE North 02° 19' 17" East 3292.90 feet to a stone with an "X" at the intersection of Main & 12th Streets as shown in Book 17 of Surveys at Page 21, records of the Clark County Auditor;

THENCE South 33° 11' 24" West, a distance of 2609.22 feet to the Northeast corner of that tract conveyed by deed to Columbia Waterfront LLC recorded under Auditor's File No. 4418201, records of Clark County;

THENCE South 29° 01' 28" West, along the East line of said tract, a distance of 30.93 feet to the TRUE POINT OF BEGINNING;

THENCE leaving said East line, South 55° 04' 11" East, a distance of 56.44 feet;

THENCE South 34° 54' 56" West, a distance of 180.00 feet;

THENCE North 55° 04' 11" West, a distance of 37.87 feet to a point on said East line, said point hereinafter referred to as Point "A";

THENCE North 29° 01' 28" East, along said East line, a distance of 180.96 feet to the TRUE POINT OF BEGINNING.

Containing 8,487 square feet, more or less.

ALSO:

COMMENCING at aforementioned Point "A";

THENCE South 29° 01' 28" West, along said East line, a distance of 70.37 feet to the TRUE POINT OF BEGINNING;

THENCE leaving said East line, South 55° 04' 11" East, a distance of 30.64 feet;

THENCE South 34° 54' 56" West, a distance of 111.02 feet to a point on a non tangent 63.00 foot radius curve to the left with a tangent bearing into said curve being North 85° 36' 55" West at said point;

THENCE around said 63.00 foot radius curve to the left, an arc distance of 23.53 feet to said East line of the Columbia Waterfront LLC tract;

THENCE North 29° 01' 28" East, along said East line, a distance of 127.12 feet to the TRUE POINT OF BEGINNING.

Containing 2,897 square feet, more or less.



**SKETCH TO ACCOMPANY LEGAL DESCRIPTION FOR
PORTION TO COLUMBIA WATERFRONT LLC**

A PORTION OF THE AMOS SHORT D.L.C. NO. 51 IN THE
SW 1/4 OF SECTION 27,
T. 2 N., R. 1 E., W.M.,
CITY OF VANCOUVER, CLARK COUNTY, WASHINGTON

TRUE POINT
OF BEGINNING

S 29°01'28" W
30.93'

COLUMBIA WATERFRONT LLC
AFF 44-18201 D

POINT "A"

S 29°01'28" W
70.37'

8,487 SQ. FT.

N 29°01'28" E 180.96'

S 34°54'56" W 180.00'

N 55°04'11" W
37.87'

S 55°04'11" E
30.64'

S 34°54'56" W
111.02'

2,897 SQ. FT.

N 29°01'28" E
127.12'

I=N 85°36'55" W

Δ=21°24'05"

R=63.00'

L=23.53'

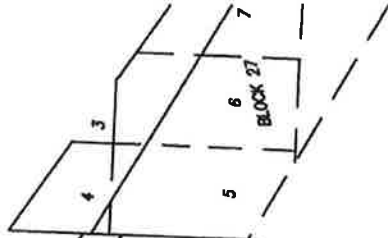
NOT TO SCALE

FOUND AND HELD STONE WITH "X" IN MON BOX
AT INTX. OF MAIN STREET AND 12TH FOR POINT
ON EAST LINE OF AMOS' SHORT D.L.C. NO. 51
(SEE L.C.R. BK. 1, PG. 194)

S 33°11'24" W 2609.22'

S 55°04'11" E
56.44'

N 02°19'17" E 3292.90'



POINT OF COMMENCEMENT:
FOUND AND HELD 3-1/2" BRASS
DISC IN MON BOX FOR SE CORNER
OF AMOS' SHORT D.L.C. NO. 51.
(SEE L.C.R. BK. 3, PG. 181)

OLSON LAND SURVEYORS

ENGINEERS

ENGINEERING INC. 1111 BROADWAY, VANCOUVER, WA 98660

1-360-665-1305
1-303-288-8838



Surplus and Transfer of Columbia Way and Esther St rights of way to the City of Vancouver as part of the WTIB Project

Surplus and Transfer of road alignments to the City of Vancouver and surplus of buildings necessary to support redevelopment of Terminal 1 property.

Terminal 1 area

