



Port of Vancouver USA

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

SEPA ENVIRONMENTAL CHECKLIST

WAC 197-11-960

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 (port) 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. 8-2014 (Resolution)**

Projects on the properties identified in the Resolution 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:

October, 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 December 9th, 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. Surplus and Sale of lots at Centennial Industrial Park (CIP)

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).
SEPA Checklist, Parcel 8 Binding Site Plan (November 2006)
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.
Final Order Port of Vancouver Parcel 8 [PRJ 2006-01436/PSR2006-00062/SHL2006-00007]

2. CIP Buildings

See listed environmental information above.

3. Parcel 7 Development

Phase 1 Environmental Site Assessment: Parametrix (August 2004).
Geotechnical Investigation Report for Rufener Property, Landau Associates (April 2004)
Flood Plain Analysis – Berger/ABAM November 2006
Wetland Delineation Report: JD White, a division of BERGER/ABAM Engineers Inc. (August 2006).

4. Terminal 3 buildings surplus/relocation

Operations & Maintenance Plan for Asbestos Containing Material, Environmental Consulting Group, Inc., (September 1995) includes copy of "Presumed Asbestos Containing Materials Survey Report
Third Supplemental Mitigated Determination of Non-significance West Vancouver Freight Access Schedules 2-4, September 2011

5. Relocation of building 1955

Asbestos Survey Report, Certified Environmental Consulting, (April 2013)
Third Supplemental Mitigated Determination of Non-significance West Vancouver Freight Access (WVFA) Schedules 2-4, September 2011

6. Construct Restroom at Terminal 2

SEPA Checklist, United Grain Building 2045 and 2005 Demolition, September 2010
Notice of Mitigated Determination of Nonsignificance (MDNS) issued by City of Vancouver dated September 2010

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. 8-2014 (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 meets 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.

The Resolution amends the port's Comprehensive Scheme. These amendments are discussed below.

1. Surplus and Sale of lots at CIP

*The port owns and has developed Centennial Industrial Park, located in the City of Vancouver (City), Washington on approximately 58 acres near the intersection of NW Lower River Road and NW 32nd Avenue and as shown on **Exhibit A**. CIP development consists of seven separate lots and is part of a strategic plan to expand economic activity and create living wage job opportunities for the community. Lots in CIP shall be developed for office/light industrial use.*

- *The Port, as Seller, and Maruichi Northwest, LLC, a Delaware limited liability company ("Maruichi"), as Buyer, entered into an Agreement Of Purchase And Sale For Real Estate dated October 14th, 2014 (the "PSA") for the sale of CIP Lot 3 from the Port to Maruichi and closing of the contemplated transaction is conditioned upon the Port declaring surplus said real property.*
- *The Port is considering the sale and development of CIP Lots 4, 5, 6 and 7 for office/light industrial use and, therefore, the Port is contemplating declaring surplus these CIP lots.*

Property owners and lessors will be required to sign the Covenants, Conditions, and Restrictions developed for CIP as part of a contract of sale or lease.

2. CIP Buildings

The port proposes to construct a building approximately 100,000 sq ft in size and located at CIP for the purposes of long term lease or sale. The port is currently at 98% occupancy for its leased industrial buildings and lands. Some existing port tenants and prospective new tenants have shown strong interest in expanding locally. The port is committed to attracting and retaining living-wage jobs for the community by providing infrastructure/buildings to support business development.

3. Parcel 7 Development

The port owns and proposes to develop a new industrial park on Parcel 7 located in the City on an approximately 50 acre site between NW Lower River Road and La Frambois Road and as shown on Exhibit A.

4. Relocation of building 1955

*Building 1955 is an approximately 6,500 square foot (sf) engineered metal structure that will be relocated from port marine Terminal 2 to Terminal 3. The approximate location is shown on **Exhibit B**.*

5. Terminal 3 buildings surplus/relocation

The port proposes to surplus and/or relocate certain port owned buildings within Terminal 3 as part of the West Vancouver Freight Access Project (WVFA). The buildings are shown on Exhibit B and include the following structures:

- Terminal Operations Office Building (#2985) approximately 4,500 sf
- Terminal Operations Gear Locker (#3075) approximately 26,000 sf
- Office Building (#3015) approximately 1,600 sf

6. Construct Restroom at Terminal 2

The port proposes to construct a new restroom building at Terminal 2 (T-2). The restroom will serve the general area within Terminal 2 as shown on Exhibit B and consist of an approximate 350 sf single story building.

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 locations identified in the above Section A.11. and attached Exhibits A and B.

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 any land currently used for agricultural purposes.

- 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, for 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 CIP and Parcel 7. Port stormwater ponds are located west of Terminal 3 and on the south end of CIP.

- 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. However, future site development may include this type of work. Permits and approvals will be obtained as required on a project specific basis.

- 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. However, future site development may include this type of work. Permits and approvals will be obtained as required on a project specific basis.

- 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 mapping 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 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. However, future site development may include this type of work. Permits and approvals will be obtained as required on a project specific basis.

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

None, for this Non-Project Action. Future site development will include measures, as appropriate to comply with local, state and federal regulations. Permits and approvals will be obtained as required on a project specific basis.

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 developed 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 observed 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.

- 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.

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

No measures are proposed with this Non-Project Action. Future site development may include measures for preservation or enhancement as part of the permits and approvals that will be obtained, as required, on a project specific basis.

- 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 identified for this Non-Project Action.

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

None, for this Non-Project Action.

- 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. ***Surplus and Sale of lots at CIP***

CIP lots are currently vacant and unused. Adjacent properties include port parcel 6 (wetland mitigation bank) and parcel 7 (vacant) to the west; Lower River Road and port industrial development to the south; private industrial property to the east; agricultural land to the north.

2. CIP Buildings

CIP is currently vacant. Adjacent properties include port parcels 6 (wetland mitigation bank) and 7 (vacant) to the west; Lower River Road and port industrial development to the south; Private industrial property to the east; agricultural land to the north.

3. Parcel 7 Development

Parcel 7 is currently vacant and unused. Adjacent properties include Washington Department of Fish and Wildlife (WDFW) hunting/recreational area to the west; parcel 6 (wetland mitigation bank) to the south; port CIP light industrial to the east; Clark County vacant and agricultural land to the north.

4. Relocation of building 1955

Building 1955 has been disassembled and will be reconstructed within Terminal 3. Terminal 3 is a marine facility located adjacent Terminal 4 (marine facility) to the west; the Columbia River to the south; Terminal 2 (marine facility) to the east; port industrial property to the north.

5. Terminal 3 buildings surplus/relocation

Terminal 3 is a marine facility located adjacent Terminal 4 to the west; the Columbia River to the south; Terminal 2 to the east; port industrial property to the north.

6. Construct Restroom at Terminal 2

Terminal 2 is a marine facility located adjacent Terminal 3 (marine facility) to the west; the Columbia River to the south; United Grain Elevator (export facility) to the east; port rail corridor to the north.

The Non-Project Action is not anticipated to affect current land uses on nearby or adjacent properties.

- 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 majority of properties subject to this Non-Project Action are within current or previously developed commercial/industrial settings. CIP and Parcel 7 were previously used as working farmlands and have been rezoned for light industrial use. No agricultural or forest activities are occurring at any of the properties included in this Non-Project Action.

- 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:

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

- c. Describe any structures on the site.

1. Surplus and Sale of lots at CIP

There are no structures on site.

2. CIP Buildings

There are no structures on site.

3. Parcel 7 Development

There are no structures on site.

4. Relocation of building 1955

Building 1955 will be relocated to Terminal 3 which contains various cargo storage and marine operations structures.

5. Terminal 3 buildings surplus/relocation

Terminal 3 is a marine facility and contains various cargo storage and operations structures.

6. Construct Restroom at Terminal 2

Terminal 2 is a marine facility and contains various cargo storage and operations structures. United Grain Corporation export facility is nearby and contains grain elevators and silos.

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 or relocated. 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. Surplus and Sale of lots at CIP

Zoned Light Industrial (IL)

2. CIP Buildings

Zoned Light Industrial (IL)

3. Parcel 7 Development

Zoned Light Industrial (IL)

4. Relocation of building 1955

Zoned Heavy Industrial (IH)

5. Terminal 3 buildings surplus/relocation

Zoned Heavy Industrial (IH)

6. Construct Restroom at Terminal 2

Zoned Heavy Industrial (IH)

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

All subject properties have been designated Industrial (IND) by the City of Vancouver.

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

All subject properties have been 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 for the properties. 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?

This is a Non-Project Action. No people would reside on these properties due to zoning classifications. Anticipated employment projections for CIP are 586 full time employees (FTEs) including 104 office, 344 manufacturing and 138 distribution center jobs. Similar approximate employment numbers can be assumed for development of Parcel 7. Approximately 2,300 come to work each day on Port of Vancouver properties.

- 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 8-2014 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?

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 as part of this Non-Project Action. 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?

Not due to 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 trails and State roadways near the identified properties are used by cyclists and pedestrians. Washington Department of Fish and Wildlife manages the Shillapoo Wildlife Area which receives a wide variety of public uses due to its close proximity to Vancouver Lake. A public boat launch is located on the south shore.

- 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 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 and State-owned streets, primarily Mill Plain Boulevard and Lower River Road (SR-501).

- 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 not available however the nearest C-Tran route is Route 25, approximately .5 miles east of the subject properties.

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

No spaces are proposed or would be eliminated as part of this Non-Project Action. However, future site development may include this type of work. Permits and approvals will be obtained as required on a project specific basis.

- 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. However, future site development may include this type of work. Permits and approvals will be obtained as required on a project specific basis.

- 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 2 miles east of Terminal 3.

- 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. Future site development may generate trips. Appropriate analysis will be performed and permits and approvals will be obtained as required on a project specific basis.

- 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. Appropriate measures have been or will be developed on a project specific basis, as required.

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. Service needs will be or have been assessed on a project-level for these properties.

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:  FOR PORT OF VANCOUVER

Name of signee: Kim Shaffer

Position and Agency/Organization: Project Manager/Port of Vancouver USA

Date Submitted: November 13th, 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 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 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 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 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 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 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.

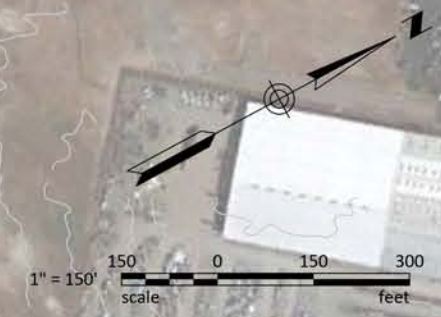
7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

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

EXHIBIT A



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Berger ABAM
 700 Northeast Multnomah Street, Suite 900
 Portland, Oregon 97232-4189
 (503) 872-4100 Fax: (503) 872-4101
 A/E PROJECT NUMBER: A15.0016.00

DRAWING SCALE:
 SGRJ
 DRAWN BY:
 APPROVED BY:
 DATE:
 7.15.14

PORT OF VANCOUVER PARCEL 7 CONCEPTS

Port of Vancouver USA
 3103 N.W. LOWER RIVER ROAD
 VANCOUVER, WA 98660-1027
 (360) 693-3611 FAX (360) 735-1565

SHEET CONTENTS:

DRAWING NUMBER
1

SHEET NUMBER OF
 POV PROJECT NO:



EXHIBIT B



- Legend**
- Building Footprints
 - Taxlots
 - ImageOrtho**
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3
 - County Outline
 - World Street Map

Notes:

1: 6,264



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