

Notice of Mitigated Determination of Nonsignificance (MDNS)
Removal of surplus farm structures
#CP0595

Description of Proposal: *The port adopted an updated Comprehensive Scheme of Harbor Improvements and Industrial Development (Resolution No. 1-2022 and No. 1-2025) that declared the structures associated with Andersen Dairy Farm as surplus to the port's needs as they are no longer in use and pose a safety risk if left standing. The port is now proceeding with removal of the structures and ancillary improvements.*

The structures to be removed via demolition methods include two silos, a hay storage shed, single-family residence, shop building, septic system, and other ancillary structures such as small sheds, a garage, and pump house structures. The septic system will be decommissioned in accordance with state and local guidelines.

Location: *The structures are located on port's Parcel 3 property; address 6818 NW Old Lower River Road, Vancouver, Washington 98660, Parcel #153105000.*

Proponent: *Port of Vancouver USA
3103 NW Lower River Road
Vancouver, WA 98660*

Lead Agency: *Port of Vancouver USA*

Property Owners: *Port of Vancouver USA
3103 NW Lower River Road
Vancouver, WA 98660*

Neighborhood Associations: *Fruit Valley*

The Lead Agency has reviewed the completed Environmental Checklist for the above-described proposal (the "Project") and other information on file with the Lead Agency, as required by WAC 197-11-310 – 197-11-335. The Lead Agency has determined that the Project is likely to have a probable significant adverse impact on the environment, but any such impacts will be mitigated to a level of nonsignificance if the measures identified below are implemented by the Proponent. With the implementation of these mitigation measures, the Project will not have a probable significant adverse impact on the environment and the preparation of an environmental impact statement (EIS) under RCW 43.21C.030(2)(c) is not required. Therefore, a Mitigated Determination of Nonsignificance (MDNS) under WAC 197-11-350 has been issued.

Conditions of Approval for Mitigating Environmental Impacts:

- *The Project will include best management practices (BMPs) as appropriate to comply with federal, state, and local regulations.*
- *During demolition, methods will be used to minimize dust creation and if necessary, water will be used to control dust generation.*
- *Any hazardous materials will be appropriately handled and disposed of prior to demolition.*
- *Project activities will be completed in compliance with local, state and federal regulations to reduce or control environmental health hazards. While there is no visual evidence of impacts to the project site due to previous site activities, soils will be monitored during demolition activities for suspected contamination (visual, odor) and sampled accordingly, and any soils that require cleanup or special handling due to contamination or other considerations will be handled and disposed of in accordance with relevant laws.*
- *In the event any unknown archaeological or historic materials are encountered during the Project activities, work in the immediate area of the discovery will be halted and the following actions will be taken: (1) implement reasonable measures to protect the discovery site, including any appropriate stabilization or covering; (2) take reasonable steps to ensure the confidentiality of the discovery site; and (3) take reasonable steps to restrict access to the site of discovery. Should a discovery occur, a professional archaeologist will assess the significance of the find, and DAHP and concerned tribes will be notified so that a course of action can be implemented.*

The completed environmental checklist and related information, which are the basis of this determination, are available for review at the Port of Vancouver, 3103 NW Lower River Road, Vancouver, WA 98660 and available on the Port of Vancouver's website <http://www.portvanusa.com/environmental-services/sepa/>.

The issue date of this notice is April 18, 2025. The Lead Agency will not act on this proposal for 14 days from the date of issuance. Comments regarding this decision should be received by the Responsible Official in writing within 14 calendar days after the date this decision is issued. Comments must be received by 5 pm, May 2, 2025. Only written comments will be accepted.

Comments should be addressed to:

Responsible Official: *Matt Harding*

Email: *mharding@portvanusa.com*

Mailing Address: *3103 NW Lower River Road, Vancouver, WA 98660*



3/31/25

Responsible Official

Date