

Notice of Mitigated Determination of Nonsignificance (MDNS)
Port of Vancouver USA Subaru Parking Expansion
CP0587

Description of Proposal: *Approximately 2.99 acres of Terminal 4 is proposed to be developed with pervious asphalt and associated landscaping to accommodate 169 new parking stalls. Improvements will include asphalt pervious paving, striping, perimeter landscaping, lighting, fencing, and stormwater infrastructure upgrades. The project is intended to support operational needs by maximizing efficiency.*

Location: *The Port of Vancouver USA Subaru Parking Expansion project site is located at the Port of Vancouver Terminal 4 within Clark County tax parcel 986027146. The nearest intersection to the site is NW Harborside Drive and NW Gateway Avenue.*

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 be consistent with all federal, state, and local approvals, permits, and regulations.*

- *A stormwater pollution prevention plan (SWPPP) will be prepared for the project. The SWPPP will comply with applicable erosion control and stormwater protection provisions in Vancouver Municipal Code (VMC) 14.25 and the 2024 Stormwater Management Manual for Western Washington.*
- *The proposed project shall 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 Washington State Department of Archaeology and Historic Preservation (DAHP) regulations. In the event any unknown archaeological or historic materials are encountered during project activities, work in the immediate area of the discovery must be halted and the following actions 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 be contacted to 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's administrative office, 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 of MDNS is April 16, 2026. This MDNS is issued under WAC 197-11-350. 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, April 30, 2026. Only written comments will be accepted.

Comments can be made in the following ways:

- By in-person delivery or US Mail: Della Graham, Port of Vancouver, 3103 NW Lower River Road, Vancouver, WA 98660
- By email: dgraham@portvanusa.com.

Responsible Official: *Della Graham*

Position/Title: *Environmental Program Manager*

Email: *dgraham@portvanusa.com*

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