REVISED SEPA ENVIRONMENTAL CHECKLIST

Port of Vancouver USA

SUBMIT TO:
Port of Vancouver, USA
3103 Lower River Road
Vancouver, WA 98660

For Office Use Only
DATE RECEIVED: _____
CASE NUMBER: _____

ENVIRONMENTAL CHECKLIST WAC 197-11-960			
Property Owner	Port of Vancouver, USA (Print or Type Name)	Telephone:	(360) 693-3611
Mailing Address:	3103 NW Lower River Road, Vancouver, WA 98660 (No., City, State, ZIP)		
Applicant:	Greg Westrand, Port of Vancouver, USA (Print or Type Name)	Telephone	(360) 693-3611
Mailing Address:	3103 NW Lower River Road, Vancouver, WA 98660 (No., City, State, ZIP)		
Relationship to Owner	Same		
Tax Assessor Serial Number(s):	Parcel 986027146		
Legal Description:	NW Qtr of Section 20 T2N R1E WM Block(s): 26 Plat Name:		
	(If a Metes and Bounds description, check here ☐ and attach narrative to this application.)		
Site Address (If Any):	No Situs Address		

Notice to Applicants: You must use the current revision of this form or your application will not be accepted. If you use our version of this form you may not alter the format. Contact port environmental to make sure you have the current version before submittal.

Purpose of Checklist

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

Instructions for Applicants

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

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

Instructions for Lead Agencies

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

Use of Checklist for Non-Project Proposals

For non-project proposals (such as ordinances, regulations, plans, and programs), complete the applicable parts of Sections A and B plus Section D – Supplemental Sheet for Non-Project Actions. 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 Section B – Environmental Elements that do not contribute meaningfully to the analysis of the proposal.

A. Background [HELP]

1. **Name of proposed project, if applicable:**
   Port of Vancouver USA Subaru Parking Expansion

2. **Name of applicant:**

Port of Vancouver USA

3. Address and phone number of applicant and contact person:
   3103 NW Lower River Rd
   Vancouver, WA. 98660
   Contact Person: Greg Westrand for Port of Vancouver
   360.823.5320
   gwestrand@portvanusa.com

4. Date checklist prepared:
   March 2026

5. Agency requesting checklist:
   Port of Vancouver USA

6. Proposed timing or schedule (including phasing, if applicable):
   Construction activities are anticipated to begin in 2026 and be completed by 2027.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
   No future additions, expansions, or further activity beyond this proposal are planned for currently.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
   - A previous substation project was proposed and partially constructed on the site (vegetation removal, fill/grading, tree mitigation) but will not advance further on this site and is being relocated. The environmental information prepared for the previous substation project at this site includes the following:
     - State Environmental Policy Act (SEPA) documents for the Clark Public Utilities Electrical Substation by the Port of Vancouver, and all reports and studies referenced therein:
       - SEPA Checklist, August 2012
       - SEPA Mitigated Determination of Nonsignificance (CP0231), August 2012
       - SEPA Addendum, March 2014
   - Environmental information that has been or will be prepared and is associated with the current site development proposal includes the following:

- Archaeological Investigations Northwest, Inc. (AINW), Clark Public Utilities Substation at Jail Work Center Predetermination, March 2012
- SGA Engineers, Stormwater Pollution Prevention Plan (SWPPP), March 2026
- SGA Engineers, Clark County Developer's Packet, July 2025
- SGA Engineers, Trip Generation Estimate, March 2026

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.
None known at this time.

10. List any government approvals or permits that will be needed for your proposal, if known.
- State Environmental Policy Act (SEPA) determination (Port of Vancouver)
- Site plan review, Type II (Vancouver Municipal Code [VMC] Chapter 20.270)
- Grading permit (VMC Title 14 [Water and Sewers])
- Stormwater review (VMC Title 14)
- Tree Conservation (VMC Chapter 20.770)
- Critical Areas Permit Type I (VMC Chapter 20.740 Engineering Permit (VMC Title 17)

11. Give a 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.)
The proposed project involves the expansion of an existing paved parking lot located within the Port of Vancouver USA (port) industrial campus to support cargo handling and laydown/parking activities. No new buildings or structures are proposed.

The total area of parcel 986027146 is 23.6 acres according to GIS, however the total proposed project site area to be developed is approximately 2.99 acres. The applicant proposes to construct additional paved area to expand the existing cargo lot currently used by port tenant Subaru of America, Inc. (Subaru) located directly to the east. The approximate disturbed area proposed for the project is 2.99 acres, 2.05 acres of which is proposed to be a paved pervious asphalt parking lot with the remainder being landscaped. The new parking lot addition proposes approximately 238 new stalls.

Improvements will include minor regrading, base rock placement, asphalt pervious paving, striping, perimeter landscaping, lighting, fencing, and stormwater infrastructure upgrades. The proposed project is intended to support operational needs by increasing parking capacity.

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 areas, 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.

No site address is associated with Parcel 986027146. The proposed project will occur on approximately 2.99 acres of Parcel 986027146 (west end of parcel) within the northeast quarter of Section 19 T2N R1E and northwest quarter of Section 20, T2N R1E WM in the City of Vancouver, Washington. See Figure 1.

B. Environmental Elements [HELP]

1. Earth [help]

a. General description of the site:
Flat
(circle one) (Flat,) rolling, hilly, steep slopes, mountainous, other:

b. What is the steepest slope on the site (approximate percent slope)?
Slopes are minimal; the site is generally flat with minor variations from prior grading.

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.
According to Clark County GIS, soils are "Non-Hydric / PhB." The proposed project site consists of compacted fill and native soils typical of the Columbia River area. There are no known agricultural lands of long-term significance within the proposed project site or vicinity. According to the 2015 to 2035 Clark County Comprehensive Growth Management Plan, there are no designated agricultural lands of long-term commercial significance within the City of Vancouver's Urban Growth Area (UGA).

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
There are no known indications or history of unstable soils within the proposed project site.

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.
The proposed project will involve minor regrading, base rock placement, and pervious paving of approximately 2.12 acres of new pervious asphalt within a 2.99-acre disturbance area. There is an anticipated quantity of 1,360 cubic yards of balanced cut and fill (existing material to be shifted on site). Additionally, approximately 4,800 cubic yards of choker course, base rock and treatment sand (for stormwater) will be added prior to the pervious pavement installation. All grading will comply with VMC 14.24 and 14.25. Any imported fill will be from clean local sources for structural material only and will comply with the port's Fill Acceptance Guidelines.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Temporary soil disturbance will occur during construction. As described below, construction will use best management practices to reduce and control erosion. No long-term erosion impacts are anticipated because the site is already previously filled and graded. The proposed project site is flat and currently infiltrates reducing erosion potential. Stormwater will continue to infiltrate following construction completion.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
Approximately 2.12 acres of new pervious asphalt pavement will be added to approximately 0.44 acres of existing hard surface. This is around 86% coverage of the proposed project site. This is pervious asphalt so stormwater will infiltrate through it. Although paved, this site will essentially be 100% pervious.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
Best Management Practices (BMPs) included in the Stormwater Pollution Prevention Plan for the proposed project will follow VMC 14.24, VMC 14.25, and the 2024 Stormwater Management Manual for Western Washington (SWMMWW), including:
- Silt fencing
- Stabilized construction entrance
- Inlet protection
- Dust control
- Temporary stockpile protection

2. Air [help]

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

The proposed project would generate the emission of air pollutants and greenhouse gas (GHG) emissions during its construction and operation. The GHGs that would be emitted include carbon dioxide, methane, and nitrous oxide from engine combustion related sources.

During construction, air emissions would result from the use of construction equipment, including cranes, dump trucks, excavators, bull dozers, and pile drivers. Emissions would include exhaust from diesel and gasoline powered equipment, dust from grading activities, wind-blown dust from exposed dirt, and road dust from delivery trucks.

Long-term operational emissions are expected from cargo movement. New vehicles are transported to and from the port via rail, truck and vessels, which typically emit diesel exhaust. The new vehicles (gasoline and electric-powered) are driven on the proposed project site under their own power. Throughput volumes and mixes vary depending on market variability. Asphalt paving may generate temporary construction odors.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
No off-site sources of emissions or odors are anticipated to affect the proposal.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:
Dust suppression (e.g., water trucks) will be implemented per VMC 14.24 and Stormwater Manual Management for Western Washington (SMMWW) requirements. Exhaust controls include manufacturer's emission control equipment on vehicles and compliance with the port's anti-idling requirements for trucks and vehicles, which limits unnecessary idling on port property. Electric vehicles are supported by existing charging stations located nearby on the Subaru leasehold.

3. Water [help]

a. Surface Water [help]

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.

There are no surface water bodies on the proposed project site. It is located approximately 900 feet or 0.17 mile north of the Columbia River, which is a Type S (Shoreline) stream as defined per WAC 222-16-030. Additionally, Vancouver Lake is located approximately 5,800 feet north of the site. The nearest off-site wetland is located approximately 900 feet to the north, separated from the project site by rail lines, roadways and cargo handling areas.

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.
No, the proposed project will not require any work over, in, or adjacent to surface waters or wetlands.

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 material will be placed in or removed from surface waters or wetlands.

4) Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known.
There are no anticipated surface water withdrawals or diversions with this proposed project.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.
The proposed project site is mapped within the 100-year floodplain (floodway fringe) of the Columbia River. However, it has been previously filled and is now above the 100-year floodplain elevation.

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.
The proposed project will not involve any discharges of waste materials to surface waters.

b. Ground Water [help]

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 a general description, purpose, and approximate quantities if known.
The proposed project does not involve groundwater withdrawal or discharge.

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.
No waste material will be discharged into the ground from septic tanks or other sources.

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.
Runoff from new pervious pavement will infiltrate stormwater directly into the ground. No new discharge points are proposed.

2) Could waste materials enter ground or surface waters? If so, generally describe.
No waste materials are expected to enter ground or surface waters.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.
No, the proposal does not alter or affect drainage patterns in the vicinity of the proposed project site.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:
Stormwater BMPs will be employed on the proposed project site and may include silt fencing, soil stabilization, a construction entrance, and stockpile protection as appropriate. BMPs implemented on the site will be consistent with a Stormwater Pollution Prevention Plan (SWPPP) prepared for the project. Stormwater BMPs will follow VMC 14.25 and the 2024 SWMMWW. Spill kits will be located onsite during project construction and operation of the site.

4. Plants [help]

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

Vegetation on the site is minimal and consists primarily of perimeter landscaping. No significant vegetation removal is proposed. Additional trees and landscaping will be installed consistent with applicable requirements.

b. What kind and amount of vegetation will be removed or altered?
Limited removal of perimeter vegetation may occur

c. List threatened and endangered species known to be on or near the site.
No threatened and endangered species are known to be on or near the proposed project site. Western ladies' tresses (spranthes porrifolia) are known to occur approximately one mile west of the proposed project site.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
Existing vegetation on the proposed project site is minimal and consists primarily of grass and perimeter landscaping. No significant vegetation removal is proposed. Existing pines trees on the southern end of the site will be preserved where possible. A total of 36 trees will be planted along the western perimeter consistent with applicable City of Vancouver landscaping requirements.

e. List all noxious weeds and invasive species known to be on or near the site.
Himalayan blackberry (Rubus villosus) is known to occur on the proposed project site.

5. Animals [help]

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.
Examples include the following:

- Birds: hawk, heron, eagle, songbirds, other

- Mammals: deer, bear, elk, beaver, other
- Fish: bass, salmon, trout, herring, shellfish, other

The proposed project site is located within an industrial area that has been previously disturbed and does not contain suitable habitat for sensitive or protected species. Wildlife that may occur in the broader Vancouver region includes common urban and regional species such as:

- Birds: hawks, herons, eagles, osprey, and various songbirds
- Mammals: deer, beaver, raccoon, coyote, squirrels, and other small mammals
- Fish (in nearby water bodies such as the Columbia River): salmon, trout, bass, sturgeon, and other common species.

The proposed project site itself does not provide habitat for these species due to existing development, paving, and industrial activity. No regulated fish or wildlife habitat conservation areas occur within the proposed project footprint.

b. List any threatened and endangered species known to be on or near the site.
Sandhill cranes, a Washington Department of Fish and Wildlife-listed state endangered species, are known to rest and feed seasonally in the vicinity.

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

Streaked Horned Lark have been observed approximately one mile west at Parcel 3 and are listed as a threatened species under the Endangered Species Act. Critical habitat has been designated for streaked horned lark and does not include the proposed project site.

Bald eagles have been observed nesting approximately one mile west 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)
    - o Lower Columbia River ESU
    - o Upper Columbia River spring-run ESU
    - o Snake River fall-run ESU

- o Snake River spring/summer-run ESU
- o Upper Willamette River ESU

- Columbia River chum ESU (Oncorhynchus keta)
- Lower Columbia River coho ESU (Oncorhynchus kisutch)
- Steelhead (Oncorhynchus mykiss)
  - o Lower Columbia River DPS
  - o Upper Columbia River DPS
  - o Snake River Basin DPS
  - o Middle Columbia River DPS
  - o 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 which is approximately 900 feet the southern edge of the proposed project site. Critical habitat for Columbia River bull trout and proposed critical habitat for southern DPS of eulachon is designated in the Columbia River.

c. Is the site part of a migration route? If so, explain.
The general port area is within the Pacific Flyway, a broad migratory corridor that extends from Alaska to Central America and is used by waterfowl, eagles, hawks, falcons, songbirds, sandhill cranes, and shorebirds (see WDFW's Management Recommendations for Washington's Priority Species Volume IV: Birds [https://wdfw.wa.gov/sites/default/files/publications/00026/wdfw00026.pdf]).

d. Proposed measures to preserve or enhance wildlife, if any:
Erosion control BMPs will provide protection around the perimeter of the proposed project site to protect wildlife. The temporary visual and noise created from machinery onsite is typical of that of surrounding businesses.

e. List any invasive animal species known to be on or near the site.
No known invasive species are known to be on or near the proposed project site.

6. Energy and Natural Resources [help]

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.
The completed project would be a passive vehicle storage area and does not include buildings, wet utilities, or mechanical systems; therefore, the only long-term operational energy demand is electricity for site lighting. As discussed above in Section B.2, electric vehicles will use existing charging stations, if needed.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
No, the proposed project would not affect adjacent properties' potential use of solar energy.

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.
Site lighting will utilize energy efficient LED fixtures and lighting levels will be minimized to only that necessary for safe operations and security needs of the proposed project site.

7. Environmental Health [help]

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.
See discussion below regarding existing contamination occurring on the proposed project site from previous uses.

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

A Remedial Action Report was completed in 1997 for the site to meet the requirements of an Agreed Order with the Washington State Department of Ecology (Ecology) (TC97-1032). A cleanup to residential standards was completed in 1997 for known contaminants in identified locations. Ecology issued a "no further action" on the site following this cleanup.

In subsequent soil and groundwater investigations on the site in 2012 and 2013, soils contaminated with Polychlorinated Biphenyls (PCBs) and Polyaromatic Hydrocarbons (PAHs) were detected in shallow soils in the Southeast portion of the proposed project site. Vinyl chloride was detected at a concentration higher than Method A or Method B Cleanup levels for groundwater as established under the Model Toxics Control Act (MTCA) in one location on the Northern portion of the proposed project site. No groundwater will be encountered as part of this project. Any contaminated soils encountered onsite during construction will be removed and disposed of at an approved disposal site. There is no existing cap or environmental covenant for the proposed project site.

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.
No underground hazardous liquid or gas transmission pipelines are located within the proposed project footprint. Beyond the existing contamination discussed above, there are no hazardous conditions present that would affect project design or construction. The proposed project site does not contain facilities or infrastructure that pose a risk of hazardous release.

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.
Diesel fuel and gasoline will be used by the trucks and cars being moved around the proposed project site during construction and operations.

4) Describe special emergency services that might be required.
No special emergency services are required for day-to-day operations. Routine police, fire, and medical response capabilities are sufficient for both construction and daily operation in the event of an emergency. No specialized spill response or hazardous materials response is anticipated beyond standard construction and operational practices.

5) Proposed measures to reduce or control environmental health hazards, if any:
The following measures will be implemented to reduce or control potential environmental health hazards:
   - Contaminated soils will be managed, stockpiled, characterized, and disposed of appropriately in accordance with all local, state, and federal regulations.

- Implement spill prevention and containment practices during construction.
- Store and handle fuels and lubricants in accordance with applicable regulations.
- Maintain construction equipment to prevent leaks.
- Follow applicable requirements for worker safety and hazardous material handling.
- Use best management practices to avoid accidental releases of hazardous materials.

b. Noise

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

The proposed project site is located within an active industrial port environment. Existing noise sources include vehicle traffic, truck movements, rail operations, and general industrial activity. These noises occur 24 hours a day and are typical of an industrial setting. There are aircraft that often fly over the proposed site from nearby airports. Clark County operates a corrections facility on the adjacent property to the west of the proposed project site. None of these noise types are expected to affect the proposed project.

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.

Construction activities will generate temporary noise from equipment such as graders, compactors, trucks, and paving machinery. Construction will occur during permitted hours, will comply with applicable noise regulations and will be temporary/short-term.

The completed project is proposed to be a vehicle storage, transit and transload area and will not generate ongoing operational noise beyond typical vehicle and truck movements that occur on adjacent port properties currently. Diesel truck engines and gasoline vehicle engines could be heard adjacent to the proposed project site.

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

- Construction activities will comply with applicable state and local noise regulations.
- Work will occur during permitted hours.
- Equipment will be properly maintained to minimize noise.
- Since noise from the proposed project will be similar in nature to the adjacent transportation and construction activities at the closest noise-sensitive property

(Clark County corrections facility), no additional measures beyond those listed above are proposed to reduce or control noise from the proposed project site.

8. Land and Shoreline Use [help]

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.
The proposed project site is currently vacant. Adjacent properties include other port industrial facilities, paved storage areas, and transportation-related uses. A Clark County corrections facility is located west of the project area. Nearby and/or adjacent properties are not anticipated to be impacted by the proposed project.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?
The proposed project site has not been used for agricultural purposes.

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?
There are no working farms or forest lands surrounding the proposed project site. Therefore, the proposed project will not affect or be affected by working farms or forest lands.

c. Describe any structures on the site.
There are no buildings or structures on the proposed project site.

d. Will any structures be demolished? If so, what?
No structures will be demolished as part of this proposed project.

e. What is the current zoning classification of the site?
According to the City zoning map, the proposed project site is located within the Heavy Industrial (IH) zoning district.

f. What is the current comprehensive plan designation of the site?
According to the City's Comprehensive Plan 2011-2030, the proposed project site is located within the Industrial plan designation (IND) consistent with port operations.

g. If applicable, what is the current shoreline master program designation of the site?
The proposed project site is not located within shoreline jurisdiction, and no shoreline designation applies.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.
According to the City of Vancouver, the proposed project site is mapped as being located within the 100-year floodplain. However, previous filling of the site under previous approvals has brought the property above the 100-year elevation. This is no longer a critical area considered for this proposed project site.

Because of its location above the Troutdale Aquifer, the entire City of Vancouver is within a critical aquifer recharge area (CARA) as defined in VMC 14.26.115. However, the proposed project site is not within 1,900 feet of a municipal water well supply and therefore is not subject to the special protection area provisions of VMC 14.26, Water Resources Protection.

i. Approximately how many people would reside or work in the completed project?
No people will reside on the proposed project site as part of the project. Workers will utilize the site by loading/unloading vehicles and parking them during cargo movement activities.

j. Approximately how many people would the completed project displace?
The proposed project will not displace any residents or employees.

k. Proposed measures to avoid or reduce displacement impacts, if any:
No displacement will occur; 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:
The proposed project is consistent with the industrial zoning and surrounding port operations. The proposed use is a permitted (P) used in the IH zone under VMC 20.440.030. Landscaping and screening will be installed as required to maintain compatibility with the adjacent non-industrial, conditional (C) use of the Clark County correctional/detention facility. No additional measures are proposed.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:
The proposed project will not impact agricultural and forest lands of long-term commercial significance as there are no such designated lands within the proposed project vicinity.

9. Housing [help]

a. Approximately how many units would be provided, if any? Indicate whether high-, middle-, or low-income housing.
The proposed project does not include housing units.

b. Approximately how many units, if any, would be eliminated? Indicate whether high-, middle-, or low-income housing.
The proposed project will not eliminate any housing units.

c. Proposed measures to reduce or control housing impacts, if any:
The proposed project will not displace or add any housing units, therefore no measures to reduce housing impacts are proposed.

10. Aesthetics [help]

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, only fencing and lighting, consistent with port fencing and lighting in the area.

b. What views in the immediate vicinity would be altered or obstructed?
No views in the vicinity will be altered or obstructed.

c. Proposed measures to reduce or control aesthetic impacts, if any:
The proposed project site is within a heavy industrial area. Tree plantings along the west property line will provide screening.

11. Light and Glare [help]

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
Lighting will be installed for security and safety purposes. Lights will be downcast and directional to limit the projection of light offsite.

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

It is not expected that the proposed project will create glare that will be a safety hazard or interfere with views. The proposed project is not within a scenic viewshed, and perimeter lighting will be downcast and directional to minimize offsite light projection.

c. What existing off-site sources of light or glare may affect your proposal?
No known off-site sources of light or glare are expected to affect the proposal.

d. Proposed measures to reduce or control light and glare impacts, if any:
Lighting will be downcast and directional to limit offsite light projection. VMC 20.935.030.D prohibits off-site glare impacts from direct or reflected light sources.

12. Recreation [help]

a. What designated and informal recreational opportunities are in the immediate vicinity?
The vicinity of the Port includes the following recreational opportunities:
- Boating, bird watching, hiking, swimming, and other passive recreation opportunities at the Vancouver Lake wildlife area
- Bicycling/walking/jogging on State Route 501 trail (currently being extended west of Gateway Avenue)
- Boating, fishing, and other water recreation activities on the Columbia River
- Picnic opportunities and beach activities at Frenchman's Bar Park
- Hiking and outdoor passive recreation at Vancouver Lake Regional Park
- Wildlife observation and hiking at the Shillapoo Wildlife Area
- Water access and outdoor plaza area at Terminal 1

b. Would the proposed project displace any existing recreational uses? If so, describe.
The proposed project is not anticipated to displace any existing recreational uses. Trucks and vehicles accessing the site from SR501/Lower River Road will cross the SR501 trail at a designated crosswalk along Gateway Avenue, allowing recreation to safely continue. The proposed project site itself offers no recreational opportunities onsite and is accessible through private gated access.

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

No impacts on recreation are expected; therefore, no measures are proposed.

13. Historic and Cultural Preservation [help]

a. Are there any buildings, structures, or sites located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.
No places or objects listed on or proposed for national, state, or local preservation registers are known to occur on or near the proposed project site.

b. Are there any landmarks, features, or other evidence of Native American 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.

The port is located within the Vancouver Lakes Archaeological District, which was determined eligible for listing in the NRHP in 1982. The archaeological predictive model identifies the Vancouver Lake Lowlands and the Columbia River Shoreline as high probability areas for containing cultural resources.

An archaeological predetermination report was completed on March 30, 2012 by certified archaeologists at Archaeological Investigations Northwest, Inc. (AINW) that determined no further archaeological resource surveys are necessary for the proposed project site. The report stated that the proposed project area had been surveyed a total of three times. All three surveys concluded that the project area was disturbed by deposits of dredged material to a significant depth and that no cultural materials were present. As a consequence, no landmarks or evidence of historic, archaeological, scientific, or cultural importance are known to be on or next to the proposed project site.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with Tribes and the Washington State Department of Archeology and Historic Preservation, archaeological surveys, historic maps, GIS data, etc.
An archaeological predetermination report was completed on March 30, 2012, by certified archaeologists at AINW that determined no further archaeological resource surveys are necessary for the proposed project site.

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.

The proposed project 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 Washington State Department of Archaeology and Historic Preservation (DAHP) and Vancouver Municipal Code regulations. In the event any unknown archaeological or historic materials are encountered during project activities, work in the immediate area of the discovery will 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 called in to assess the significance of the find, and DAHP and concerned tribes will be notified so that a course of action can be implemented.

14. Transportation [help]

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.
The proposed project site is served by private driveways owned by the port. NW Gateway Avenue provides access to the site area from public-owned 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?
Public transit is available to the proposed project site through C-TRAN's on-demand rideshare service, The Current. C-TRAN Route #6 is the closest public transit fixed route to the project site. Stop #4 is located at the corner of LaFrambois and Fruit Valley Road, approximately 1.4 miles east of the proposed project site.

c. 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).
The proposal does not require new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities.

d. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
The proposed project itself will not use water, air, or rail transportation, but new vehicles are transported to and from the port via rail, truck and vessels.

e. 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?
The proposed project supports existing port tenant, Subaru, operations and is an extension of their storage and transit operations areas. This is a relatively small addition to their existing facility and will not significantly alter current trips to and from this part of the port property.

f. 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.
The proposal is not anticipated to interfere with or affect the movement of agricultural and forest products in the immediate area.

g. Proposed measures to reduce or control transportation impacts, if any:
No transportation impacts are anticipated; therefore, no mitigation measures are proposed.

15. Public Services [help]

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.
The proposed project is not anticipated to generate the need for additional public services.

b. Proposed measures to reduce or control direct impacts on public services, if any:
No impacts on public services are anticipated. Therefore, mitigation measures are not proposed.

16. Utilities [help]

a. Circle utilities currently available at the site:
(electricity), natural gas, (water) refuse service, telephone, sanitary sewer, septic system, other:
Power and electricity provided by Clark Public Utilities. Water mains are located on-site but not required for the project. One new Fire Hydrant will be installed on-site. Public water is provided by City of Vancouver.

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 that might be needed.
The proposed project will require electricity for the lighting that will be provided by Clark Public Utilities. No sewer is required for the proposed project.

C. Signature [HELP]

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

Signature: 

Name of Signee: Greg Westrand

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

Date Submitted: 4/22/2026

FIGURE 1 - SITE AREA