



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	Port of Vancouver, USA <small>(Print or Type Name)</small>	Telephone:	(360) 693-3611
Mailing Address:	3103 NW Lower River Road, Vancouver, WA 98660 <small>(No., City, State, ZIP)</small>		
Applicant:	Port of Vancouver, USA, Monty Edberg <small>(Print or Type Name)</small>	Telephone	(360) 693-3611
Mailing Address:	3103 NW Lower River Road, Vancouver, WA 98660 <small>(No., City, State, ZIP)</small>		
Relationship to Owner	Same		
Tax Assessor Serial Number(s):	153104000. See Section A.12 for additional location information.		
Legal Description:	Block(s):	Plat Name:	
(If a Metes and Bounds description, check here <input type="checkbox"/> and attach narrative to this application.)			
Site Address (If Any):			

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.

1 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.

2 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.

3 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.

4 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:

T5 West Material Stockpile Site

2. Name of applicant:

Port of Vancouver, USA

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

3103 NW Lower River Road

Vancouver, OR 98660

(360) 693-3611

Contact Person: Monty Edberg

4. Date checklist prepared:

November 2025

5. Agency requesting checklist:

Lead Agency: Port of Vancouver USA

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

It is expected that the material will be placed over a period of 5 to 10 years beginning in 2026.

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

None known. |

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

Previous SEPA checklists and related documents, referenced below, have been prepared to evaluate activities associated with stockpiling activities adjacent to Terminal 5. These SEPA checklists and documents are incorporated by reference.

- Cultural Resources Survey, West Vancouver Freight Access Project, Schedules 2 through 4. January 2009. ICF Jones & Stokes.
- Wetland Assessment and Verification Letter. 2017. Ecological Land Services.
- T5 West Stockpile Site Environmental Checklist. February 2017. Port of Vancouver.
 - i. Mitigated Determination of Nonsignificance for T5 West Stockpile Environmental Checklist. 2017. Port of Vancouver
- T5 West Stockpile Site Environmental Checklist Addendum. May 2019. Port of Vancouver.
- Wetland Assessment and Verification Letter. 2025. Ecological Land Services. |

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.

At the time this checklist was prepared, no permits were pending for other proposals at the subject property. |

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

It is expected that the following state and local approvals and authorizations will be necessary for the proposed project:

- Grading and stockpile permit from the City of Vancouver (City).
- Critical Areas permit (City).
- National Pollutant Discharge Elimination System Permit (NPDES) (Construction Stormwater Permit) from Washington Department of Ecology (ECY) |

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.)

Approximately 7.6 acres of the Terminal 5 West parcel is proposed to accommodate temporary storage and staging of soils (sand, silts, gravels), concrete, asphalt, and rock for future Port use or transport off site.

Previous SEPA reviews (see A.8.) included analysis of the following:

- Size of project site = approximately 7.2 acres
- Activities included stockpiling of soils (sands, silts, gravels), concrete, and asphalt and material crushing activities.
- Stockpile materials managed onsite = 100,000 cubic yards. Top of stockpile height at 40' NGVD.

This SEPA review focuses on the proposed changes from the previous SEPA review at the Terminal 5 West stockpile area including:

- Adding 0.4 acres to the project site and adding a second stockpile location at the site (See Exhibit B). The project site will now total 7.6 acres.
- Increasing the total volume of materials managed onsite by approximately 133,000 cubic yards (for a total of 233,000 cubic yards).
- Adding rock to the list of materials to be managed onsite. The list of materials managed throughout the project site will now include soils (sands, silts, gravels), concrete, asphalt and rock.

Soils associated with the proposed project will meet the Soil Fill Acceptance Guidelines established by the Port to ensure no contaminated soils are placed onsite. Temporary erosion and sediment control measures will be implemented for the revised project area. There will be two construction entrances, with temporary haul roads being improved as part of the proposed project.

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.

The Terminal 5 West stockpile site is located within Clark County tax parcel 153104000. The nearest intersection to the site is SR501 and Old Lower River Road. See attached Exhibit A.

B. Environmental Elements

1. Earth

a. General description of the site:

The Terminal 5 West site is generally flat with the exception of slopes associated with two stormwater ponds in the middle of the site. The project will not impact these slopes.

Approximately 7.2 acres of the site are currently being used as a stockpile area. There is also an existing haul route that extends up to the top of the stockpile as well as an existing haul route that circulates around the perimeter of the stockpile. Material in the stockpile was placed in lifts. There are other existing small material stockpiles toward the east end of the site. These include small soil piles, rock piles, crushed concrete, pieces of asphalt, and other similar miscellaneous materials.

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

b. What is the steepest slope on the site (approximate percent slope)?

The steepest slopes on the existing site are approximately 75%. These are generally located along the sideslopes of the constructed stockpiles.

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.

Soil types generally consist of fine dredged sand covered by vegetation. Clark County GIS indicates the following soil information: Fn Non-Hydric / NbA Non-Hydric / PhB Non-Hydric / SmA Non-Hydric / SpB Non-Hydric

Terminal 5 West does not contain any known agricultural land of long-term commercial significance according to the City of Vancouver's comprehensive plan.

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

There are no surface indications and no known history of unstable soils in the immediate vicinity, but site soils have the capacity to experience lateral spreading and settlement due to

liquefaction. Clark County GIS identifies the following classifications: NEHRP Class D-E Liquefaction Moderate to High. |

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 stockpile site is proposed to accommodate the temporary storage and staging of soils, rock piles, crushed concrete, and pieces of asphalt for future Port use or transportation off site. Soils associated with the proposed project will meet the Soil Fill Acceptance Guidelines established by the Port to ensure no contaminated soils are placed onsite. Materials may come from sources both on and off Port property. Preparation of the site will include minor grading and removal of vegetation within the project site. Soils proposed to be placed in the project site include sand, silts, gravel materials, crushed concrete and asphalt. About 7.6 of the subject property's 17.3 total acres will be affected by the stockpile area.

This SEPA review focuses on the proposed changes from the previous SEPA review at the Terminal 5 West stockpile area including:

- Adding 0.4 acres to the project site and adding a second stockpile location at the site (See Exhibit B). The project site will now total 7.6 acres.
- Increasing the total volume of materials managed onsite by approximately 133,000 cubic yards (for a total of 233,000 cubic yards).
- Adding rock to the list of materials to be managed onsite. The list of materials managed onsite will now include soils (sands, silts, gravels), concrete, asphalt and rock.

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

|Due to the sideslopes (approximately 50%) constructed with the stockpiles, there is moderate potential for soil erosion associated with site construction. The tops of the stockpiles and the haul roads circulating around the perimeters of the stockpiles are relatively flat (less than 10%) and will exhibit limited erosion potential. The potential for soil erosion during project operations will be minimized by the implementation of best management practices (BMPs) as described in section (h) below. Existing small material stockpiles within the project limits, such as the rock piles, concrete chunks, and pieces of asphalt, will be moved as a result of the

new stockpile footprints. Erosion of these piles is unlikely given the quantity and nature of the material stored. |

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

|No impervious surfaces are proposed as part of this proposal. The proposed site does not contain any impervious surfaces. |

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

|BMPs will be employed during site activities to manage potential soil erosion consistent with the stormwater pollution prevention plan (SWPPP) that was prepared for the NPDES Construction Stormwater General Permit, WAC Chapter 463-76, and to comply with the erosion prevention and sediment control plan requirements of VMC 14.24.070. Erosion control BMPs may include silt fencing, stabilized construction entrances, soil stabilization measures and periodic watering during dry weather (to reduce wind erosion). While stabilized construction entrances are designed to prevent sediment tracking off-site, additional erosion control measures may be required if tracking occurs on public paved surfaces.. This would likely include street sweeping. |

2. Air

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.

|During site activities, temporary air emissions will result from exhaust from diesel and gasoline powered heavy equipment. Other emissions may include dust from stockpiling activities, wind-blown dust from exposed dirt, and road dust from delivery trucks. Emissions of this kind are typical in an industrial area, such as a working port, and will be controlled using BMPs. |

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

|There are no known off-site sources of emissions or odor that may affect this proposal. |

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

|The project's SWPPP will address appropriate measures to dust control. If noticeable dust is generated during material placement, transport or removal, the material will be wetted to reduce airborne dust. |

3. Water

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.**

|There are wetland areas to the east and west of the northwest stockpile and wetland areas to the north of the southeast stockpile. There are two lined stormwater ponds to the south of the site. The Columbia River is approximately 850 feet south of the limits of the project. |

- 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.**

|Placement and removal of material will not occur within 200 feet of the Shoreline of the Columbia River. Placement may occur within 200 feet of wetlands but will be placed at least an additional 20 feet outside of all appropriate wetlands buffers. |

- 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.**

|There will not be any new fill or dredge material placed in or removed from surface water or wetlands with the proposed project. Fill will be stockpiled on the site but will be shipped in from an outside source. Reference section A.11 for source of fill material. |

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

|The proposal will not require surface water withdrawals or diversions. |

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

|Based on the current FEMA Flood Insurance Rate Map (see Exhibit C), portions of the site are within the 100-year floodplain associated with the Columbia River. No buildings or permanent structures are proposed within the 100-year floodplain as part of this project. |

- 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 proposal will not involve any discharges of waste materials to surface waters. |

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 a general description, purpose, and approximate quantities if known.**

|This proposal does not involve withdrawal of or discharge to groundwater. |

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (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 as a result of this project as no septic tanks or other sources of waste materials are existing or proposed. |

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 may be generated by rainfall contacting the material after it is placed at the site. Runoff generated at the site typically infiltrates and does not runoff to water course. Prior to placement, all required permits, including NPDES and grading and stockpiling permits compliant with VMC Section 14.24, will be obtained and BMPs in place to properly manage runoff. |

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

|Waste materials will not enter ground or surface waters as no waste materials will be used, stored, or generated on site. |

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

|The proposal is not anticipated to significantly alter or affect drainage patterns within the site. The site does not include any ditches, streams or other drainage courses. Water on site typically infiltrates and does not runoff to water course. The site drainage design will be engineered to comply with local and state storm water requirements. |

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

Material placement at the proposed site will comply with the conditions of the NPDES Construction General Stormwater Permit that will be obtained for the site and any applicable requirements of the City's erosion prevention and sediment control plan standards (VMC 14.24.070).

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?

The proposed site is vegetated with grasses and shrubs. Vegetation within the storage area will be mowed and removed to prepare the site for stockpile material. Existing topography will not be altered, with the exception of some minor grading of the new stockpile area.

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

Prior SEPA reviews at the port have noted the presence of Western ladies' tresses (*Spiranthes porrifolia*), a plant species listed as state sensitive, at Parcel 3. A recent wetland investigation by Ecological Land Services found Western Ladies'-tresses within the property boundary, but outside the project limits. Because the project will not place fill or disturb their location, these plant species will not be impacted by the proposed stockpile plan.

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

Since the site will be used to stockpile soil materials, no landscaping is proposed.

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

Noxious weeds and invasive species that are known to be on or near port properties include the following:

- Poison hemlock (*Conium maculatum*)

- Himalayan blackberry
- Blackberry (*Rubus villosus*)
- Milk thistle (*Silybum marianum*)

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

Birds: hawk (*Buteo* spp. and *Accipiter* spp.), great blue heron (*Ardea herodias*), bald eagle (*Haliaeetus leucocephalus*), songbirds (suborder *Passeri*), other: sandhill crane (*Grus canadensis*), osprey (*Pandion haliaetus*), streaked horned lark (*Eremophila alpestris strigata*)

Mammals: deer (*Odocoileus* spp.), beaver (*Castor canadensis*)

Fish: salmon (*Oncorhynchus* spp.), trout (*Oncorhynchus* spp., *Salvelinus* spp., and *Salmo* spp.),

- **Birds:** The area adjacent to the project site is developed port and does not contain suitable habitat for birds. The WDFW *Priority Habitats and Species on the Web* identifies lands north of the project site as "Ridgefield Lowlands," which support wintering concentrations of Canada geese (*Branta canadensis*), sandhill cranes (*Grus canadensis*), tundra swans (*Cygnus columbianus*), white fronted geese (*Anser albifrons*), dabbling ducks (*Anatinae*), and nesting ducks. Other bird species known to occur in the general area of the port's properties and near the Columbia River are pigeons, songbirds (robins, swallows, starlings, sparrows), bald eagle (*Haliaeetus leucocephalus*), heron, hawks, geese, egrets, and osprey. These species are unlikely to use the project site due to the marginal wintering waterfowl habitat, and the availability of higher quality habitat in nearby areas, such as Vancouver Lake.
- **Mammals:** The upland areas adjacent to the project site are developed and do not contain suitable habitat for mammals. However, there may be some use of the site by mammal species that are typical to urban environments, such as small rodents, raccoons, deer, or coyotes. Aquatic mammals are known to use the Columbia River, such as beavers, seals, and sea lions.
- **Fish:** The Columbia River is known to support numerous species of fish, including salmon, trout, sturgeon, eulachon, and lamprey.

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 project area.

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 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 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 perimeter of project site to protect wildlife. The temporary visual and noise created from machinery onsite is typical of that of surrounding businesses. The proposed project revisions will not cause an increase in visual or noise impacts over the project previously reviewed under SEPA because the changes to the stockpiles will not involve an increased amount of trucks visiting the site. |

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

|Starlings and pigeons have been observed on or near the site. |

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.

|Project energy needs consist of fuel for construction equipment during stockpile placement. |

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

The project is not anticipated to affect the potential use of solar energy by adjacent properties. Material placement will be set back far enough from the property boundary to impact any existing solar energy uses.

- 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.**

No measures are proposed. The completed project is not expected to increase existing energy demands.

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.**

It is possible, but unlikely, that fuel or lubricants from construction equipment could enter nearby wetlands during fueling activities or if the equipment is damaged. Spills are possible with both stockpile placement as well as removal activities. As a required element of the SWPPP, a Spill Prevention, Control, and Countermeasures (SPCC) Plan will be prepared to identify procedures to be implemented to avoid, minimize, and, if necessary, respond to any such releases.

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

There is no known contamination at the site from present or past uses. There is a known contaminated area approximately 300 feet southeast of the new placement site. However, excavation of contaminated soil and construction of a bioremediation cell was completed in 2009 and approved by the Washington Department of Ecology per Order No. DE 85-591. Earthwork will not occur in the known contaminated area or its immediate vicinity.

- 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.**

There are no known existing hazardous chemicals/conditions or underground hazardous liquid and gas transmission pipelines located within the project area that might affect development.

- 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.**

Hazardous or toxic chemicals are not anticipated to be stored on site. Use of fuels and refueling of construction equipment will occur during site preparation and stockpiling activities. The Spill Prevention, Control, and Countermeasures plan discussed below will be developed and followed to address any spills or leakage of fuels associated with construction equipment.

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

There is no anticipated need for special emergency services. The project involves typical construction equipment and does not pose hazards that are atypical to other construction activities.

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

The project will include an SPCC plan that will specify the procedures to be taken if a spill of a hazardous material occurred at the site. Spill response equipment will be stored on site or in construction vehicles.

b. Noise

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

Normal Port operations produce an ambient noise level typical of an industrially developed area. This noise will not affect the construction or operation of the 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.**

It is anticipated that the majority of the work will occur during a 10-hour work day from 7:00 a.m. to 5:00 p.m. Noise from the construction equipment would occur on a short-term basis. Nighttime activities are not anticipated to occur. Project noise will be similar to levels exhibited currently as the expansion of the stockpile areas will have similar truck traffic and activity as currently exists. Project noise levels will be in compliance with applicable regulations specific to the operating period.

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

No additional measures are proposed to reduce or control noise impacts.)

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 proposal is not anticipated to affect current land uses on surrounding properties. Wetlands are adjacent to the placement site to the east and west with stormwater holding ponds to the south. Industrial uses surround the parcel (tug and barge company, waste transfer station, piling and dredging company).

- 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 project site has not been used as a working farmland or forest land.

- 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 proposal will not affect or be affected by working farm or forest land business operations. There are no agricultural or forest lands of long-term commercial significance in the City of Vancouver or in the project vicinity.

- c. **Describe any structures on the site.**

There are no above ground structures on the proposed placement site. There are two stormwater ponds adjacent to the proposed placement site.

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

No structures will be demolished as part of this project.

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

According to the City zoning map and the Clark County GIS, the site is currently zoned IH (Heavy Industrial).

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

According to the City's comprehensive plan map and Clark County GIS, the comprehensive plan designation of the site is IND (Industrial).

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

Not applicable. The site is not within the shoreline of the Columbia River as it is further than 200 feet from the river. Parcel 153104000 does not have a shoreline designation.

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

The entire City of Vancouver, because of its location above the Troutdale Aquifer, is within a critical aquifer recharge area (CARA) as defined in VMC 14.26.115. Additionally, the Columbia River provides habitat for threatened and endangered species as identified in Section 5 of this checklist. Riparian habitat along the Columbia River is regulated by the City by the City's Shoreline Master Program. The project site is identified by Clark County as having a moderate to high potential for liquefaction during a seismic event. There are wetlands identified on the eastern and western end of the Terminal 5 West parcel and will be avoided.

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

No one will reside in the completed project. Intermittently, workers will carry out stockpiling activities on the property, but there will be no workers stationed on the site on a permanent basis.

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

No one will be displaced by the project.

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

The project will not have displacement impacts.

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

Compliance with local plan and zoning documents will be ensured through City review.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

The project will not impact agricultural and forest lands of long-term commercial significance as there are no such designated lands within the project vicinity.

9. Housing

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

This project includes no residential 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 any housing units, therefore no measures to reduce housing impacts are proposed.

10. Aesthetics

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

No new structures are proposed for this project. The height of the proposed southeast stockpile is approximately 24' above existing ground surface.

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

The parcel is surrounded by private industrial properties and will not impact the views of the Columbia River. From the river, the stockpiles will not be visible as they will be located behind the raised stormwater ponds. The stockpile and equipment associated with stockpile placement is consistent with a working port facility and the industrial and commercial use in the vicinity of the Columbia River. There are no viewpoints in the immediate vicinity (no residential areas, parks, public accessible roads or other viewpoints).

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

Because the stockpile will not result in short-term or permanent aesthetic impacts, no measures to reduce or control aesthetic impacts are proposed.

11. Light and Glare

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

The project will not produce light or glare issues as no lighting is proposed. It is anticipated that the majority of the work will occur during a 10-hour workday from 7:00 a.m. to 5:00 p.m.; therefore, lighting requirements will be minimal.

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

The project will not produce light or glare issues as no lighting is proposed.

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

Offsite sources of light or glare would not affect the proposed stockpile.

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

No measures are proposed, as the proposed project will not produce light or glare issues.

12. Recreation

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
- 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 Vancouver Landing

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

Proposed stockpiling activities at the Port will not displace any existing recreational uses as none occur at the project site. The site is accessible only 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

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 next to the site.

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.

The project site was evaluated for cultural resources as part of the West Vancouver Freight Access Project and described in the cultural resources report listed in Section A8 of this checklist. The completed cultural resource survey evaluated the project area, including subsurface exploration, and no evidence of cultural resources was found.

- 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.**

A cultural resource survey was completed in 2009 consistent with local, state, and federal standards.

- 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

- 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.**

Lower River Road and Old Lower River Road connect the Port and the proposed stockpile site at Terminal 5 West. The site is accessible only through private gated access. See Exhibit A. Access to the site will be further defined and shown on the review plans submitted to the City of Vancouver.

- 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?**

C-TRAN's "The Current" is an on-demand rideshare service that provides bookable rides throughout the Vancouver area. One of the service zones includes service to the Port of Vancouver and surrounding industrial area, west of the Vancouver rail yard and train station. C-TRAN Route 6 is the closest public transit route to the project site. The bus travels Fourth Plain Blvd and Fruit Valley Road, approximately 2.5 miles east of the 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 proposed project will not require any new transportation infrastructure or improvements to existing transportation facilities or infrastructure. |

- 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 will not use water, air, or rail transportation, but will occur in the general vicinity of water and rail transportation. |

- 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?**

Approximately 120 truck trips per day would be generated by the additional stockpile volume during peak material transport periods. Peak volumes would occur during daylight hours and primarily consist of commercial dump trucks. |

- 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 will require limited use of area roads and 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 mitigation measures are proposed to reduce or control transportation impacts. |

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 proposed project will utilize typical construction activities and 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

- 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 that might be needed.**

No utilities are proposed for the project and no construction activities associated with utility work is to be conducted at this time.

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:

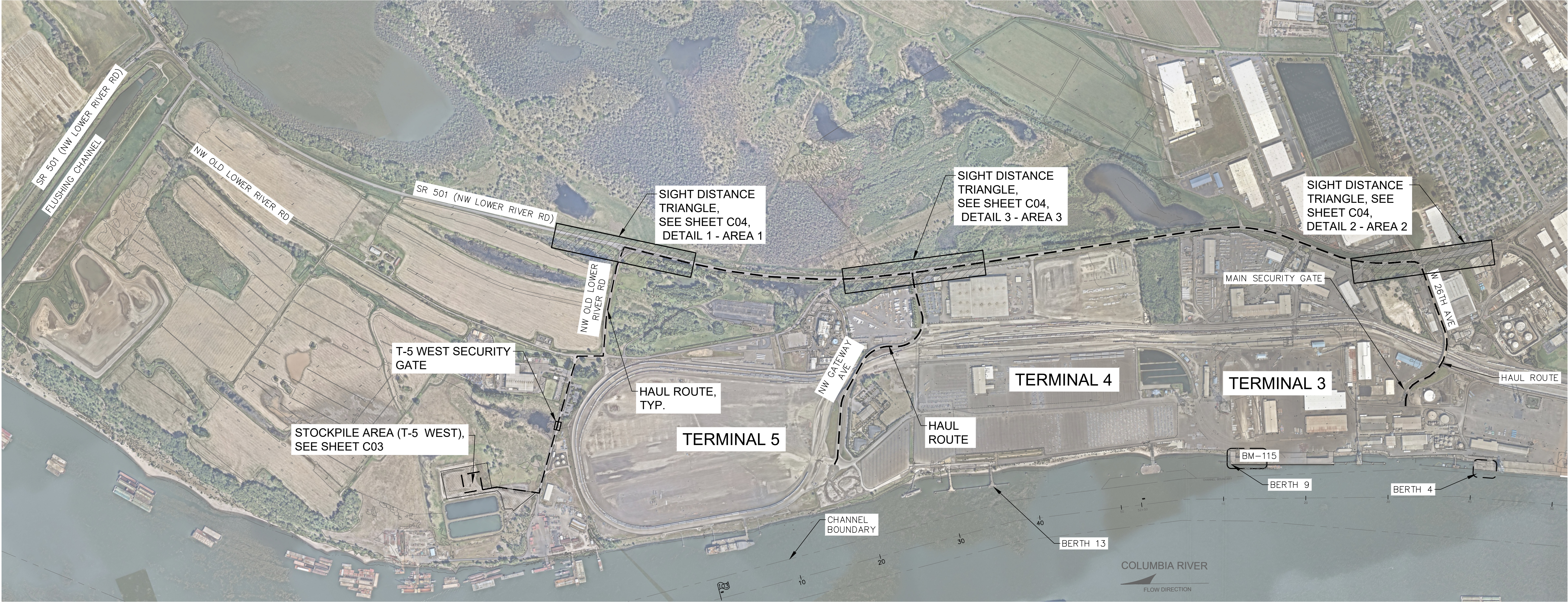
Monty Edberg

Type name of signee: Monty Edberg

Position and agency/organization: Director of Engineering and Project Delivery

Date submitted: 1/8/2026

Exhibit A



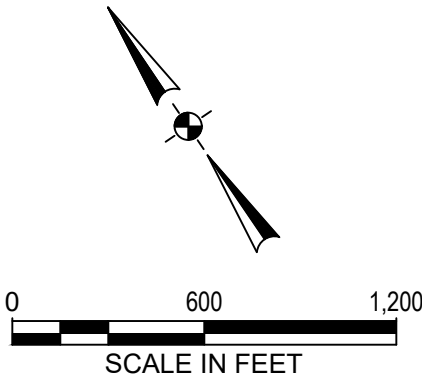
LEGEND

DISPOSAL AREA

SIGHT DISTANCE

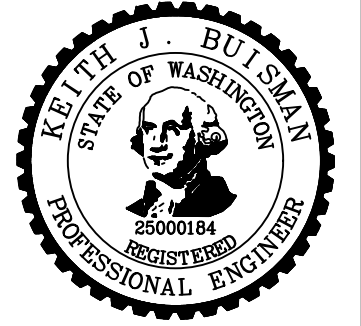
HAUL ROUTE

- NOTES:**
- HAUL ROUTE UTILIZING SR501 REQUIRES LEAVING THE PORT FACILITY PROPERTY ONTO STATE AND CITY ROADWAYS. PUBLIC ROAD RESTRICTIONS WILL APPLY TO THIS ROUTE.
 - IF ANY TRACKING IS PRESENT ON PUBLIC PAVED SURFACES, ADDITIONAL EROSION CONTROL MEASURES WILL BE REQUIRED.



PORT OF VANCOUVER U.S.A.

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



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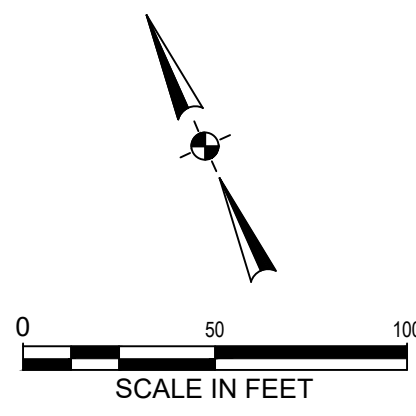
Otak, Inc.
805 Broadway St. Suite 130
Vancouver, WA 98660
360.737.9613
www.otak.com

CONSULTANT

TERMINAL 5 WEST STOCKPILE
PORT OF VANCOUVER
VANCOUVER, WASHINGTON

OVERALL SITE PLAN AND HAUL ROUTE

TITLE		
#	DATE	DESCRIPTION
REVISIONS		
COV		
DATUM		
CJB	KJB	
DRAWN BY	CHECKED BY	
PERMIT SUBMITTAL STATUS		
08/26/2025		
DATE		
21952 D00		
PROJECT NUMBER		
C02		
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If this drawing is not 22" x 34", it has been reduced/enlarged. Scale accordingly.		



1. TEMPORARY STABILIZATION METHODS INCLUDE PLASTIC COVERING, TEMPORARY AND PERMANENT SEEDING, AND DUST CONTROL.
2. THE MAXIMUM NUMBER OF DAYS SOIL CAN BE LEFT UNCOVERED DURING THE DRY AND WET SEASONS ARE 7 DAYS AND 2 DAYS, RESPECTIVELY.
3. SEE THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR MORE INFORMATION RELATED TO SOIL STABILIZATION.

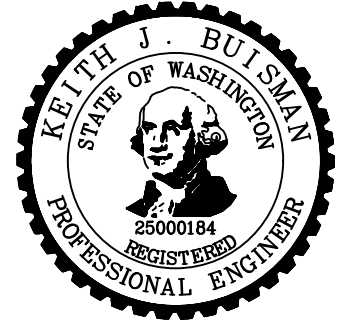
22 PROPOSED MINOR CONTOUR (2')
 30 PROPOSED MAJOR CONTOUR (10')
 22 EXISTING MINOR CONTOUR (2')
 30 EXISTING MAJOR CONTOUR (10')
 WETLAND BOUNDARY
 WETLAND BUFFER
 PROPERTY LINE
 SEDIMENT FENCE
 ORANGE CONSTRUCTION FENCE
 DISTURBANCE LIMITS
 DRAINAGE ARROW

TP TOP OF PILE

- 1 INSTALL CONSTRUCTION ENTRANCE. SEE COV DETAIL E-1.05
- 2 INSTALL SILT FENCING. SEE COV DETAIL E-2.33
- 3 INSTALL ORANGE CONSTRUCTION FENCING.

**PORT
OF**  **VANCOUVER
U.S.A.**

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STAMP



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CONSULTANT

TERMINAL 5 WEST STOCKPILE

PORT OF VANCOUVER
VANCOUVER, WASHINGTON

STOCKPILE PLAN

#	DATE	DESCRIPTION
REVISIONS		
COV		
DATUM		
DRAWN BY		KJB
PERMIT SUBMITTAL		CHECKED BY
STATUS		
08/26/2025		
DATE		
PROJECT 1952 D00		
PROJECT NUMBER		
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EXHIBIT C

