



Notice of Mitigated Determination of Nonsignificance (MDNS)
Parcel 3 Berm
#CP0347

- Description of Proposal:** *Construction of an earthen, vegetated berm along the south bank of the Vancouver Lake Flushing Channel in compliance with the Restrictive Covenant for the Parcel 3 property for the benefit of Sandhill Cranes and other animals on Parcels 4 and 5. The proposed berm is intended to provide a visual and sound buffer and transition from the Heavy Industrial zoned property south of the Vancouver Lake Flushing Channel to the park, open space and wildlife conservation areas to the north. The completed berm is anticipated to be approximately 3,576 feet long, 82 feet wide, and 12 feet high (from elevation +28 feet N.G.V.D.). A well and pump house will also be constructed to supply irrigation water required to maintain plant materials. An access road will also be constructed along the south side of the berm for on-going maintenance access of the berm.*
- Location:** *The proposed berm will be located on a portion of the port's Parcel 3 property; adjacent to the site address 8211 NW Old Lower River Road, Vancouver, Washington 98660. Parcels: 153310000, 153314000, 153313000.*
- Proponent:** *Port of Vancouver USA
3103 NW Lower River Road
Vancouver, WA 98660*
- Lead Agency:** *Port of Vancouver USA*
- Property Owners:** *Port of Vancouver USA
3103 NW Lower River Road
Vancouver, WA 98660*
- Neighborhood Associations:** *Fruit Valley*

The Lead Agency has reviewed the completed Environmental Checklist for the above-described proposal (the "Project") and other information on file with the Lead Agency, as required by WAC 197-11-310 – 197-11-335. The Lead Agency has determined that the Project is likely to have a probable significant adverse impact on the environment, but any such impacts will be mitigated to a level of nonsignificance if the measures identified below are implemented by the

Proponent. With the implementation of these mitigation measures, the Project will not have a probable significant adverse impact on the environment and the preparation of an environmental impact statement (EIS) under RCW 43.21C.030(2)(c) is not required. Therefore, a Mitigated Determination of Nonsignificance (MDNS) under WAC 197-11-350 has been issued.

Conditions of Approval for Mitigating Environmental Impacts:

The Project will be consistent with all federal, state, and local approvals, permits, and regulations.

- *Fill material must be prescreened and tested for contaminants before placing on-site and be managed according to the Soil Fill Acceptance Guidelines established by the Port to ensure protection from potential contamination.*
- *In compliance with the Construction Stormwater General Permit for the project, minimize soil erosion, dust and runoff with best management practices necessary to protect the environment.*
- *Provide secondary containment and spill-kit for any fuels and/or lubricants on-site.*
- *Project to be completed in two phases to avoid obstructing the current tenant's view. Once tenant's lease is over and the residence is vacant, phase two can be completed.*
- *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) 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 contacted to assess the significance of the find, and DAHP and concerned tribes will be notified so that a course of action can be implemented.*
- *Plantings shall be native to the region to assist in a reduction of necessary maintenance activities (watering, pruning, herbicides, fertilizers) and success of plant establishment and long-term survival.*
- *Additional SEPA review would occur prior to future development of Parcel 3 when adequate information is available to evaluate the environmental impacts per WAC 197-11-060(5)(b).*

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

The issue date of this notice is July 19, 2018. The Lead Agency will not act on this proposal for 14 days from the date of issuance. Comments regarding this decision should be received by the Responsible Official in writing within 14 calendar days after the date this decision is issued. Comments must be received by 5 pm, August 2, 2018. Only written comments will be accepted.

Comments should be addressed to:

Responsible Official: *Callie DeBoer*

Email: *cdeboer@portvanusa.com*

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



7-16-18

Responsible Official

Date