

**WAC 197-11-960 Environmental checklist.**

ENVIRONMENTAL CHECKLIST

*Purpose of checklist:*

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

*Instructions for applicants:*

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

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.

*Use of checklist for nonproject proposals:*

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND

1. Name of proposed project, if applicable: Port of Clarkston's New Sustainable Business/Industrial Park
2. Name of applicant: Port of Clarkston
3. Address and phone number of applicant and contact person: Wanda Keefer, Port Manager  
849 Port Way  
Clarkston, WA 99403 509-758-5272
4. Date checklist prepared: April 8, 2010
5. Agency requesting checklist: Washington Department of Commerce—CERB & PWTF Boards
6. Proposed timing or schedule (including phasing, if applicable):

Phase I and II, presuming funding is available, are expected to be constructed at the same time, beginning Fall 2010. Construction, once begun, will take a minimum of 18 months, and a maximum of 30 months.

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

This project contemplates at least two more phases, but it is not anticipated that the Port would embark upon such expansion for a period of at least 12 -15 years.

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

A Phase I Environment Site Assessment was completed in January 2010 as part of the due diligence in purchasing the land. Key pages from that assessment are located at <http://portofclarkston.com/buildings-leasing/industrial-park/>. The full report can be viewed during work hours at 849 Port Way, Clarkston, WA. (Please see opinion in Attachment A, which is page 9-1 of the report.) No additional environmental assessments are planned at the present time.

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.

We know of no other applicants seeking governmental approvals for projects in this area. The Port itself is seeking both state and federal approvals on this property.

Completed SEPA: A SEPA was completed on the waterline project 9-10-2009 (copy available through <http://portofclarkston.com/buildings-leasing/industrial-park/>) that connects the existing water infrastructure within the park boundary.

This SEPA: The Port of Clarkston has secured funding from the Washington Department of Commerce's Community Economic Revitalization Board for Phase I construction. This SEPA relates to that award and is intended to cover additional requests for state funding that may evolve (Public Works Trust Fund is a potential option).

NEPAs: The Port has been named as a FY 2010 Congressional Earmark Recipient (Public Law No. 111-117, Div. C, Title V, § 523; 155 Cong. Rec. H14047-H14051) and will receive \$350,000 through the Small Business Administration (SBA) to be spent on connecting existing water and sewer lines to the location of the industrial park. In addition, the Port intends to seek investment assistance from the U.S. Department of Commerce, Economic Development Administration (EDA) to assist in constructing Phase II. A NEPA is in process for the SBA and EDA funds.

In addition, we expect that Asotin County will weigh in on traffic mitigation, storm water controls and road designs.

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

Completed approvals: A Cultural Assessment in accordance with State of Washington's Executive Order 05-05,) has been completed by Dr. Robert Lee Sappington. Patrick Baird, Archaeologist with the Nez Perce Tribe has concurred with the findings, as has the Washington Department of Archaeology and Historic Preservation (DAHP). See <http://portofclarkston.com/buildings-leasing/industrial-park/> for a copy of the archaeological report and DAHP concurrence.

In addition, we anticipate permitting from the Department of Health, Department of Ecology, building permits and 401 Water Quality Certification.

National Environmental Policy Act (NEPA) certification, as discussed in #9 above, is under way for both the known award (through SBA) and the funding request in process (EDA).

11. Give 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.)

Construction of the following: water, sewer, roadways, and storm water systems. Water, sewer, electricity (3-phase) and natural gas will be brought from their existing locations to the sustainable business/industrial park and then distributed throughout. The project will also include laying of conduit for telecommunications infrastructure (dark fiber), and provide other utilities such as cable and telephone.

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 area, 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.

This project is located within the impact area of the Lewiston, ID – WA metropolitan statistical area. It is in Asotin County near Clarkston, Washington, within T11N R45E Sections 25 and 26 and T11N R46E Section 30. A complete legal description of Parcels A and B is included in Attachment B. Vicinity maps are included in Attachment C.

A map (Attachment D) locating Phases I and II on Evans Road is provided. A map indicating infrastructure investments along Ben Johnson and Evans Roads to the sustainable business/industrial park is in Attachment E.

TO BE COMPLETED BY APPLICANT

EVALUATION FOR  
AGENCY USE ONLY

**B. ENVIRONMENTAL ELEMENTS**

**1. Earth**

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

b. What is the steepest slope on the site (approximate percent slope)? 25%

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 prime farmland.

silt loam, silty clay, silty clay loam, very gravelly loam, very cobbly loam, un-weathered bedrock

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

No, there are no surface indications of unstable soils.

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

Grading and filling materials will be composed of on-site native material. Quantities for Road 1 are approx. 12,300 C.Y. of excavation and 7,200 C.Y. of embankment. These quantities are fairly accurate. Quantities for the pads are less accurate at this point. Totals are : Phase 1 - excavation / 257,000 C.Y. - embankment / 63,000 C.Y. Phase 2 - excavation / 127,000 C.Y. - embankment / 55,000 C.Y

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

Erosion control measures, in accordance with Phase II storm water construction ordinances to be adopted by Asotin County summer 2010, will be in place to minimize or eliminate any potential erosion from construction. These measures have been identified through Best Management Practices.

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

Total impervious surfaces are: Roadways 2.4 acres or 6.45% plus sidewalks at .3 acres or .8% for a total percentage of 7.25%.

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

Silt fences and other measures that have been identified through stormwater Best Management Practices will be used to control erosion.

a. **Air**

a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Normal construction dust can be expected to occur. County construction ordinances require dust control measures, which will be complied with. In addition, construction equipment may have emissions in minor quantities for a short period of time.

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

None

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

Not applicable

3. **Water**

a. Surface:

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 or in the immediate vicinity.

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.

Not applicable.

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.

Not applicable.

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

Not applicable.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.  
None of the planned improvements lie within a 100-year floodplain, with the exception of the north access from Evans Road to the new industrial park, expected to be addressed by three culverts sufficiently sized to meet flows of a 100-year flood.

- 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.

No

b. Ground:

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

Ground water will not be withdrawn, nor will water be discharged to ground water.

- 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 discharge. We will construct a public wastewater treatment system to handle sewage when building construction occurs—such building construction is not part of this project.

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.

Storm water will be contained on site when the project is complete. Best Management Practices for containing storm water during construction will be employed, in accordance with the storm water construction permit (Phase II community).

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

There are no surface waters. Waste materials will be handled in accordance with storm water construction ordinances to prevent entering ground water.

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

Best Management Practices for reducing or controlling surface, ground and runoff water during construction will be employed, in accordance with the storm water construction permit (Phase II community).

4. Plants

a. Check or circle types of vegetation found on the site:

- \_\_\_\_\_ deciduous tree: alder, maple, aspen, other
- \_\_\_\_\_ evergreen tree: fir, cedar, pine, other
- \_\_\_\_\_ shrubs
- XXXXX grass
- XXXXX pasture
- XXXXX crop or grain
- \_\_\_\_\_ 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?

Crops vegetation will not be regrown after this cycle. It will be replaced with native grasses until land is leased out to businesses.

c. List threatened or endangered (plant) species known to be on or near the site.

There are no endangered species identified in Asotin County, southeastern Washington. Given that the land has been used for decades for agricultural production, alternating between dryland farming and grazing, the proposed actions are not likely to destroy existing the two threatened plant species, *Silene spaldingii* and *Spiranthes diluvialis*, or modify their potential habitat than the previous uses. In fact, the sustainable business park, when construction is complete, will encourage native species of plants to create a park-like setting.

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

Bioswales handling storm water will be directed toward plantings of waterwise grasses, shrubs and trees. Native plants to be used are penstemon, other native wild flowers, Idaho fescues, wheatgrass, ryegrass, sage, rabbitbrush, sumac, service berry, Woods rose, willow, mountain mahogany, and ponderosa pine.

5. Animals

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

- birds: (hawk,) heron, (eagle), (songbirds), other:
- mammals: (deer), bear, elk, beaver, other:
- fish: bass, salmon, trout, herring, shellfish, other:

b. List any threatened or endangered species known to be on or near the site.

There are no endangered species identified in Asotin County, southeastern Washington. The **bull trout**, as a threatened species is sufficiently distant (1.7 miles) in the Snake River as to not be considered near. The **Canada lynx**, another threatened species, is not known to inhabit this inhabited area of the County.

c. Is the site part of a migration route? If so, explain.

There are no known migration routes through this property.

d. Proposed measures to preserve or enhance wildlife, if any:

The penstemon and other wild flowers listed under the 4.d above are intended to encourage birds. Open spaces through a natural drainage and along Dry Creek will be kept in their natural state and will not discourage deer, although the increased activity as a result of this development is likely to be a deterrent.

## 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.

Electricity and natural gas will be supplied on site. In addition, on-site alternative energy production for use by tenants will be encouraged as part of the sustainable business park. Such on-site alternatives are expected to be wind (in very small turbines attached to the buildings and not exceeding height restrictions) and solar (both passive and active).

b. Would your project affect the potential use of solar energy by adjacent properties?

If so, generally describe.

Not negatively. We believe our project will encourage use of solar energy both on-site and nearby. We applaud Asotin County for considering solar panels/solar farm on the nearby old landfill site, and we have been working to site a solar farm to the south of the property.

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:

This project is to construct basic infrastructure. Other than to encourage biodiesel as a fuel for equipment that will be working on site, there is not much opportunity to identify energy conservation features. We would welcome any suggestions.

## 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.

No. This is a basic infrastructure construction project.

1) Describe special emergency services that might be required. None are anticipated.

2) Proposed measures to reduce or control environmental health hazards, if any:

All construction will be performed by experienced contractors who will be expected to provide control measures as part of the construction contract. Bonding and insurance will also be required.

## b. Noise

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

There should be no noise, other than normal equipment operations occurring within normal operating hours.

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, traffic noise during normal operating hours

3) Proposed measures to reduce or control noise impacts, if any: None necessary.

**8. Land and shoreline use**

a. What is the current use of the site and adjacent properties?

**Agricultural—dryland farming and grazing; there is some residential property nearby.**

b. Has the site been used for agriculture? If so, describe.

**Yes. Dryland farming and grazing. Soil samples in Phase I environmental came out free of metal fillers for fertilizers.**

c. Describe any structures on the site. **None**

d. Will any structures be demolished? If so, what? **Not applicable**

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

**Industrial use (rezoned to accommodate this project)**

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

g. If applicable, what is the current shoreline master program designation of the site? **Not applicable.**

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify. **No.**

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

**At the completion of this project (construction of basic infrastructure), no people would reside here, and none would work here. However, when the land is eventually leased and improvements are made, we are expecting more than 300 people to be employed in the sustainable business park.**

j. Approximately how many people would the completed project displace? **None. (None reside here.)**

k. Proposed measures to avoid or reduce displacement impacts, if any: **Not applicable.**

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

**Not applicable—already compatible.**

**9. Housing**

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

**Not applicable.**

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

**Not applicable.**

c. Proposed measures to reduce or control housing impacts, if any: **Not applicable.**

**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?

**This project does not contemplate building structures.**

b. What views in the immediate vicinity would be altered or obstructed? **Not applicable.**

c. Proposed measures to reduce or control aesthetic impacts, if any: **Not applicable.**



**11. Light and glare**

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?  
Normal street lighting, directing light on the roadway intersections, while a part of this project, is not expected to create glare.
- b. Could light or glare from the finished project be a safety hazard or interfere with views? **No.**
- c. What existing off-site sources of light or glare may affect your proposal? **None.**
- d. Proposed measures to reduce or control light and glare impacts, if any: **Not applicable.**

**12. Recreation**

- a. What designated and informal recreational opportunities are in the immediate vicinity? **None.**
- b. Would the proposed project displace any existing recreational uses? If so, describe. **No.**
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: **Not applicable.**

**13. Historic and cultural preservation**

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.  
**None. See "Archaeological/Cultural Assessment" at <http://portofclarkston.com/buildings-leasing/industrial-park/>**
- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.  
**None. See 13.a.**
- c. Proposed measures to reduce or control impacts, if any: **Not applicable.**

**14. Transportation**

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.  
**Two access points will be constructed from Evans Road to access the site. See Attachment 14.a**
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? It is not currently served by public transit, but a bus stop is included in the project design.
- c. How many parking spaces would the completed project have? How many would the project eliminate?  
**Parking will be accommodated on the individual parcels at the time buildings/improvements are made to those parcels. No parking is required for the creation of basic infrastructure to the business park.**

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

Yes. New roads will be constructed and will be in accordance with County road standards. These will be public roads under the County's jurisdiction at the conclusion of construction.

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? No

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

A traffic study calculating vehicular trips, reconciled with targets in a marketing study, is in draft form and is being considered by both Asotin County and the Washington Department of Transportation. Once feedback is received, it will be available on the Port's website at: <http://portofclarkston.com/buildings-leasing/industrial-park/>

g. Proposed measures to reduce or control transportation impacts, if any: See traffic study referenced in 14.f

15. Public services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe. No

b. Proposed measures to reduce or control direct impacts on public services, if any. Not applicable.

16. Utilities

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

None presently

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 which might be needed.

Electricity, natural gas, water, sanitary sewer, refuse service, telephone, cable, dark fiber

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: ..... Wanda Keefer .....

Date Submitted: ..... 4-9-2010 .....



## 9 OPINION

### 9.1 Recognized Environmental Conditions

At the time of the site reconnaissance, the following recognized environmental condition was ascertainable near the subject property:

According to the Asotin County Public Works Director, groundwater sampled at the southern edge of the subject property contains elevated levels of volatile organic chemicals (VOCs). These contaminants are part of a contaminant plume that is coming from a former unlined landfill owned by Asotin County. The landfill site has been entered into the Voluntary Cleanup Program with the WA State Department of Ecology, and will be undergoing remediation of groundwater in the future. According to the sale agreement, the County of Asotin will be responsible for all monitoring and remediation for this groundwater plume.

The groundwater plume, (if found to have migrated in the groundwater at the east edge of the property) lies a minimum of 70' below ground surface. Additionally, any impact it may have on the property is limited by the site topography, and subsurface flow patterns. No excavation or structures are planned in this area that would extend to 70' below grade. It is unlikely, if not impossible, for the contaminants to volatilize from the ground water and migrate to surface elevations while maintaining a level of toxicity that could be harmful to human health or the environment. Finally, the proposed industrial development does not pose any condition that may exacerbate the known plume.

### 9.2 Historical Recognized Environmental Conditions

There are no historical recognized environmental conditions for the subject property.

### 9.3 Recommendations

USKH prepared this Phase I ESA for the Property in accordance with ASTM E 1527-05. Limitations or exceptions to this report are discussed in Section 2.4. USKH does **not** recommend a Phase II Environmental Site Assessment for the subject property. If there is any terminology in the sale and transfer documents that does not clearly delineate Asotin County's sole responsibility for the suspected groundwater plume, said terminology should be clarified prior to closing on the property sale.