PORT OF CENTRALIA

NOTICE OF SEPA THRESHOLD DETERMINATION

MITIGATED DETERMINATION OF NONSIGNIFICANCE

Date of Issuance: January 9, 2023

Description of proposal: The proposed project will relocate and develop an accessory laydown area on 2.81 acres of land, formerly developed for residential use, located over three parcels within Park 1 of the Port of Centralia Port Industrial and Commercial Parks Master Plan area and within the City of Centralia and City of Centralia Urban Growth Area. Proposed improvements include site clearing, grading, and installation of an eight-inch thick compacted gravel surface over 2.81 acres on parcels 023988002000, 023988002023, and the northern unimproved 0.60 acres of parcel 023982002001. The improvements proposed by the Port of Centralia are necessary to relocate the accessory laydown area used by an existing industrial tenant operating on the southern portion of parcel 023982002001t.

As part of the proposed project, two 75-foot biofiltration swales will be installed to address stormwater quality that flow to a stormwater infiltration pond addressing flow control. The existing industrial building used the Port's tenant on the southern portion of parcel 023982002001 will remain unmodified as part of the proposed project.

Applicant: Port of Centralia
3508 Galvin Road, Centralia, WA
(360) 736-3527

Location of proposal:
1920 Gallagher Road, Centralia, WA 98531
Parcel Numbers: 023988002000, portion of 023982002001, 023982002023

Lead agency: Port of Centralia

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2)(c) and WAC 197-11.

This determination was made after review of a SEPA environmental checklist and other information on file with the lead agency, and after considering mitigation measures required by existing laws and regulations that will be implemented as part of the subsequent Port of Centralia site plan reviews, City of Centralia review process and other agency approvals. The responsible official finds this information reasonably sufficient to evaluate the environmental impact of this proposal. The proposed project implements additional laydown area ancillary to the primary use. The accessory laydown area will be relocated from another adjacent parcel, thus no expansions to the primary use are included in the proposed project. This information is available to the public on request to the Port of Centralia at 3508 Galvin Road, Centralia, Washington 98531.

The lead agency for this proposal has also determined that the following mitigation measures are necessary to issue a Determination of Non-Significance for the proposal.

MITIGATION MEASURES

1. All other required governmental permits and approvals shall be obtained.
2. Any expansion of planned facilities (beyond what is described in the SEPA checklist dated 01/09/2023) shall be subject to additional environmental review.
3. All development shall conform to the applicable requirements of the Port of Centralia Industrial and Commercial Parks Master Plan, and of the zoning standards, engineering standards, and adopted building and energy codes of the City of Centralia Municipal Code.
4. If any archaeological artifacts are found during construction activities, the developer shall immediately halt work in the area per the requirements of the Inadvertent Discovery Plan and contact the Washington State Department of Archeology and Historic Preservation, the Chehalis Tribe, and the Cowlitz Tribe.

Notes:

A. This finding is based on review the following documents: SEPA environmental checklist dated 01/09/2023, Stormwater Site Plan dated 09/26/2022, an Inadvertent Discovery Plan, and Civil Site, Grading and Drainage Plans.

B. Issuance of this threshold determination does not constitute approval of the proposal for construction. This proposal will require review and approval by the City of Centralia and will be reviewed for compliance with all applicable plans and codes which regulate development activities. This proposal may also require approvals by other agencies as listed in the SEPA environmental checklist. These approvals and requirements are not inclusive, as some approvals and code requirements can only be confirmed and/or reviewed upon submittal of construction permits.

☑ There is a 14 day comment period for this MDNS

☐ There is no comment period for this MDNS.

Responsible official: Kyle W. Heaton
Position/title: Executive Director of Port of Centralia
Phone: (360) 736-3527
Fax: (360) 330-5666
Address: 3508 Galvin Road, Centralia, WA 98531

Date: January 9, 2023

Signature

You may appeal this determination to the Port of Centralia Responsible Official at 3808 Galvin Road, Centralia, Washington 98531 no later than January 27, 2023 by mail received by that date or by personal delivery. You should be prepared to make specific factual objections. Contact Amy Graber at the Port of Centralia at agraber@portofcentralia.com for a copy of Resolution 06-05 addressing the procedures for SEPA appeals.

Gallagher Laydown Yard (Project #2227)
(1920 Gallagher Road, Centralia)

SEPA ENVIRONMENTAL CHECKLIST

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 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.

Gallagher Laydown Yard (Project #2227)
(1920 Gallagher Road, Centralia)

A. Background [HELP]

1. Name of proposed project, if applicable: *Gallagher Road Laydown Yard (Proj #2227)*

2. Name of applicant: *Port of Centralia*

3. Address and phone number of applicant and contact person:
Kyle Heaton, Executive Director
3508 Galvin Road, Centralia, WA
(360) 736-3527

4. Date checklist prepared: *December 12, 2022*

5. Agency requesting checklist: *Port of Centralia*

6. Proposed timing or schedule (including phasing, if applicable) : *Following approval of City of Centralia Clearing and Grading permit, as clement weather allows in early 2023.*

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. *Stormwater Site Plan with WWHM Model and SWPPP. Geotechnical Report from Quality Geo. Traffic Impact Analysis Letter.*

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 know.*

10. List any government approvals or permits that will be needed for your proposal, if known. *City of Centralia Clearing and Grading permit and Approval Letter from the Port of Centralia. No NPDES permit is required as the site will infiltrate 100% of its stormwater runoff.*

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.)

The site consists of two parcels (See Figure 1.1) and the northern portion of a third (parcel 023982002001), collectively owned by the Port of Centralia. The residential structures previously located on the parcels were demolished prior to the project. The total area of the project is 2.81 acres.

The Gallagher Road Laydown Yard ("Project") proposes to improve the undeveloped site into a single gravel laydown yard for relocation of a crane laydown use area previously located at an adjacent northeast parcel (parcel

number 024005001001) and used by the crane equipment manufacturer that leases the site from the Port and currently occupies the building on the southern portion of parcel 023982002001. No changes are proposed to the southern portion of parcel 023982002001 as part of this project. The site will be cleared and grubbed of native topsoil, graded for positive drainage and have an eight-inch layer of gravel borrow placed and compacted to provide a firm surface.

The proposed improvements will include a stormwater infiltration pond to address flow control and biofiltration swales to address water quality. The area of the stormwater improvements is 0.15 acres. A stormwater site plan consistent with City of Centralia code was prepared.

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.

The Project is located upon three parcels within the City of Centralia and the City of Centralia Urban Growth Area ("UGA") in Lewis County, at the northeast corner of the intersection at Gallagher Road and Northpark Drive, within Section 36 Township 15N Range 03W. Parcel postal addresses and vicinity maps are included below:

	Northwest	Southwest	Northeast
Parcel #	023988002000	023988002023	023982002001
Site Address	1920 Gallager Road Centralia, WA 98531	0 North Park Drive Centralia, WA 98531	3713 North Park Drive Centralia, WA 98531

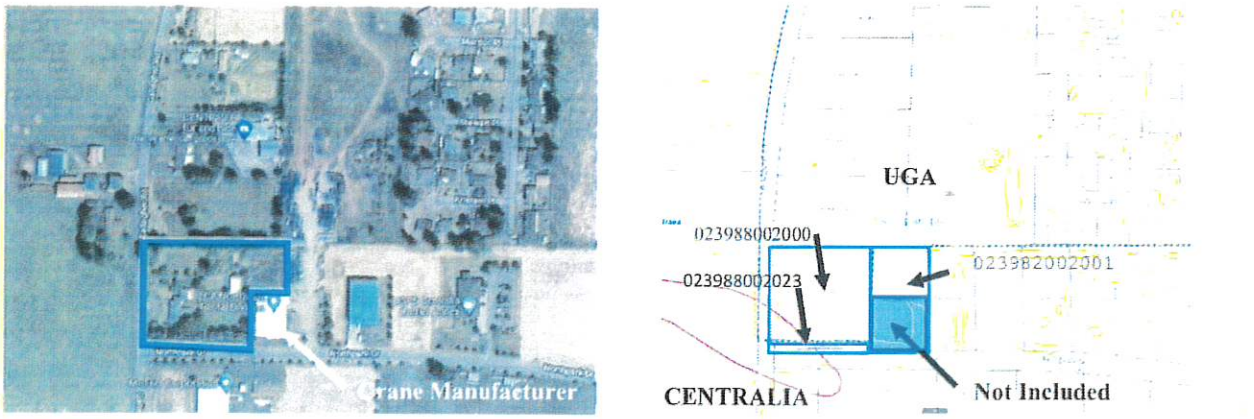


Figure 1.1 – Site Location

B. Environmental Elements [HELP]

1. Earth [help]

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

b. What is the steepest slope on the site (approximate percent slope)?: *1.5%*

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.

Quality Geo NW Geotechnical Services Report (QG22-1118) 2.1 Area Geology on Pg. 5 regarding mapped soils states:

"The soils in the vicinity are mapped as Spanaway gravelly sandy loam (212), these are formed by glacial outwash and volcanic ash deposits. The soils are described as gravelly sandy loam from 0 to 7 inches, very gravelly sandy loam from 7 to 18 inches, and extremely gravelly sand from 18 to 60+ inches. Depth to restrictive feature is 16 to 20 inches to strongly contrasting textural stratification."

Soil Logs documented in section 2.3 Soil Log pg 5 give the following detail regarding what was found on site.

" 0' to 3' – Topsoil: An overriding 1 to 3-foot layer of topsoil was present over the site. 3' to 10.0' – Poorly Graded Sand with Gravel (SP): Beneath topsoil was approximately a 7-foot layer of brown, moist soil with no organics, cobbles up to 4 inches were abundant towards the top of the layer. The soil was medium dense to lose then becoming dense at depth".

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. *None known.*

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.

2,423 CY of clearing and grubbing of remaining vegetation and organics:
2,486 CY of placement of gravel borrow
170 CY of placement of topsoil associated with stormwater features.

Gravel borrow and topsoil will be imported from approved, acceptable, legal source(s) of clean fill.

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

There is the potential for open soils to be mobilized during inclement weather. However, the slopes are very low (1.5% at most) and TESC methods are required as part of construction to minimize erosion.

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

85% of the site will be covered with compacted gravel borrow.

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

A Stormwater Pollution Prevention Plan shall be implemented beginning with initial land disturbance and until final stabilization. Sediment and Erosion Control BMPs shall be consistent with the BMPs contained in Chapter 3 and 4 of Volume II of the 2014 Washington State Department of Ecology Stormwater Management Manual for Western Washington.

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. *Potential emissions from occasional trucks or heavy equipment transiting the site to move manufactured crane parts.*

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. *None know.*

c. Proposed measures to reduce or control emissions or other impacts to air, if any: *Efforts focus on limiting the creation of dust. Elements 4 and 5 of the SWPPP contain measures to reduce and control dust on the site and Element 12 requires a CECL to oversee the effectiveness of erosion control measures including dust creation. The Project shall also comply with the Environmental Performance Standards of the City of Centralia Municipal Code ("CMC") Section 20.57.040, Emissions.*

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. *None known within 300-feet. Note: the Chehalis River is 0.5 miles to the West.*

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. *Does not apply.*

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. *Does not apply.*

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. *None.*

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. *No. N/A*

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. *None. Stormwater will be treated in the onsite biofiltration swales and infiltration basin before being infiltrated into groundwater. Exceedance flows at high storm events will be diverted into a City of Centralia catch basin.*

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 general description, purpose, and approximate quantities if known. *No.*

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. *None.*

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. *Stormwater will drain generally from the northeast toward the southwest corner of the site. This proposed pattern is consistent with the existing drainage pattern on the site. All onsite surface stormwater will be directed into two 75-lf biofiltration swales before entering the infiltration pond where the treated stormwater will enter the groundwater.*

2) Could waste materials enter ground or surface waters? If so, generally describe. *Unlikely. The usage of the site produces only incidental waste materials associated with occasional transiting trucks and heavy equipment. Stormwater is treated on site before entering the ground water.*

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. *No.*

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

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
__X__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 site is currently being used as a crane laydown yard and routinely subject to transiting heavy equipment. Sporadic clumps of ornamental lawn or grasses have survived the soil compaction and disturbance as a result. Much of the surface of the site surface is compacted native soils.*

c. List threatened and endangered species known to be on or near the site. *None known.*

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: *The stormwater facilities (infiltration basin and biofiltration pond) will be seeded with native species. The Project is on parcels zoned "PMP" by the City of Centralia and is located within the Port of Centralia Port Master Plan area, and will comply with the landscaping development standards of the Port Master Plan.*

e. List all noxious weeds and invasive species known to be on or near the site. *None known.*

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. *Cattle (Bos taurus) are known to occur on properties near the site. According to the Washington Department of Fish and Wildlife ("WDFW") Priority Habitat and Species ("PHS") online mapping tool, the proposed project is located within the winter range of*

the Roosevelt Elk and a generalized habitat area for Wolverine species. Roosevelt Elk does not have State or Federal protection status, and Wolverines are a candidate species for State and Federal Status. SEPA documents 201905770 and 201904418 for projects on parcels located across Northpark Drive from the proposed project indicate no species are known or observed to occur in the immediate area. The project site has been previously disturbed and cleared of vegetation, leaving minimal area suitable for animal habitat. Because previous environmental documentation did not observe these species in the vicinity and the previously cleared site is unlikely to contain species habitat, no impact to Roosevelt Elk or Wolverine species is expected to occur.

Examples include:

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

b. List any threatened and endangered species known to be on or near the site. *According to the WDFW PHS online mapping tool, no threatened or endangered species are known to occur on or near the site.*

c. Is the site part of a migration route? If so, explain. *Review of SEPA documents 201905770 and 201904418 for projects on parcels located across Northpark Drive from the proposed project indicated that the proposed project vicinity is part of the Pacific Flyway for migratory birds species. No impacts to this migration route are expected to occur.*

d. Proposed measures to preserve or enhance wildlife, if any: *No specific habitat measures are proposed. The proposed project will be landscaped in accordance with the amended Port Master Plan standards, which will provide some vegetative diversity for urban species..*

e. List any invasive animal species known to be on or near the site. *None known.*

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. *None needed. The proposal does not utilize energy.*

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. *No*

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: *Does not apply.*

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.

1) Describe any known or possible contamination at the site from present or past uses. *None known.*

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. *None known.*

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. *Petroleum products associated with operating heavy equipment.*

4) Describe special emergency services that might be required. *None.*

5) Proposed measures to reduce or control environmental health hazards, if any: *None.*

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other). *None known.*

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.

- *During construction: trucks, graders and compactors moving soil and gravel. Occasional voices.*
- *During operations: occasional sound of trucks or other heavy equipment transiting the site to move crane parts between the hours of 7:00 am and 7:30 pm. Sounds heard may be engines, tires moving over gravel and "tinging" or "clanging" of metal striking against metal, or voices coordinating loading activities.*

3) Proposed measures to reduce or control noise impacts, if any: *The proposed project does not include mitigation measures to reduce or control noise impacts, but shall comply with the Environmental Performance Standards of Section 20.57.030, Noise, of the City of Centralia Municipal Code where applicable..*

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 current site has been used as an unimproved laydown yard for a crane manufacturer located in a building on the SE half of the East parcel. This will continue to be the use of the parcel following site improvements. The continuation of the laydown yard use on the proposed Project site is not expected to impact surrounding uses.*

No adjacent land uses will be affected.

- *The parcel to the North is vacant and the parcel to the Northeast has been used as a laydown yard since 2016 by the crane manufacturer that will occupy the subject property. This northeast parcel was previously included in a prior lease agreement between Linden Comansa and the Port; during this period of operation, no known complaints occurred from single-family uses adjacent to this parcel as a result of previous activity. As such, the relocation of the laydown yard to the proposed Project parcels is not expected to affect existing land uses to the north or northeast of the proposed Project.*
- *The parcel to the East is occupied by Reichert's Meat Distributing. No land use impacts expected on this industrial use.*
- *The parcel across North Park Road to the south is occupied by Musket, an alternative fuel manufacturer. No land use impacts expected on this industrial use.*
- *The parcel across Gallagher Road to the west is designated as commercial agriculture and owned by the Steelhammer Family. It currently appears to be predominantly used as graze for a small number of cattle. No land use impacts expected on this agricultural use.*

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? *Prior to its use as a laydown yard the site had been single family residence for many years.*

1) Will the proposal affect or be affected by surrounding working farm or forest land normai business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: *Not expected to be an issue as there is a small change in the location of the use, but not the use itself. During the construction phase there may be a temporary increase in total daily trips on Gallagher Road adjacent to agricultural uses, impacting roads adjacent to these uses for seconds to a couple of minutes at a time. Neither access point into the subject parcel aligns with access into farm facilities or fields.*

c. Describe any structures on the site. *None. However, the laid down crane parts will visually similar, and although they move offsite, there will always be some parts on the site. Each crane part may be as high as ten feet when laid on its side. It also may be possible to see assembled crane parts during a "test rigging" and the crane used to assemble the parts during the test.*

d. Will any structures be demolished? If so, what? *No.*

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

The site consists of two parcels (See Figure 1.1) and the northern portion of a third. The parcels are located within Section 36, Township 15N, Range 3W. Zoning for all two parcels is Port Master Plan (PMP) and they are located within Park 1 of the Master Plan. Zoning for the northwest parcel is Industrial District (M2).

f. What is the current comprehensive plan designation of the site? *The portion of the site that is in the county is currently designated as Urban Growth Area. Within the City the designation is Port Master Plan ("PMP").*

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

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. *None*

i. Approximately how many people would reside or work in the completed project? *Zero residents. Workers would be occasionally accessing the site from the existing business located on the southern portion of the parcel located to the east. Linden Comansa has a total of 10 full time and up to three temporary workers. No additional workers are expected to be added as a result of the Project.*

j. Approximately how many people would the completed project displace? *None. The parcel is already utilized for this purpose.*

k. Proposed measures to avoid or reduce displacement impacts, if any: *None needed.*

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: The current land use is the existing land use. *The use proposed for 1920 Gallagher Road is a relocation of a crane laydown use area previously located at an adjacent northeast parcel (parcel number 024005001001). The project is located within the City of Centralia and its associated UGA in Lewis County. The proposed project is subject to review for consistency with the Port Master Plan zoning designation, which will ensure compatibility with surrounding land uses and plans through the enforcement of the various design guidelines, development standards, and operation standards of the Port Master Plan.*

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: *None.*

9. Housing [help]

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing: *None.*

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing: *None.*

c. Proposed measures to reduce or control housing impacts, if any: *None needed.*

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? *Ground surface modifications only.*

b. What views in the immediate vicinity would be altered or obstructed? *The proposed project includes the relocation of a crane laydown area from parcel number 024005001001 to the parcel located at 1920 Gallagher Road (parcel number 023988002000). Views from Northpark Drive, Gallagher Road, and the Port-owned properties to the north and east of the project site would be altered from their existing state to that of the proposed project. Proposed alterations to existing views from the public right-of-way and adjacent parcels include a six-foot screening fence, landscaping improvements consistent with the Port Master Plan, and obscured views of crane materials occupying the laydown yard. Other minor site improvements associated with the project may be visible as well..*

b. Proposed measures to reduce or control aesthetic impacts, if any: *None.*

11. Light and Glare [help]

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? *No glare. Potentially headlights from trucks and heavy equipment transiting the site. No on-site lighting will be implemented as part of this proposal. Potential light would be seen during hours of darkness between 7:00 am and 7:30 pm in the late fall and winter. However, the Musket Corporation building across Northpark does not have windows on that side of the facility. There is some potential for views of the light from the residence located to the northwest, but it is on a diagonal from the property removed by one parcel and has an ornamental tree in the line of sight.*

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 known.*

d. Proposed measures to reduce or control light and glare impacts, if any: *None*

12. Recreation [help]

a. What designated and informal recreational opportunities are in the immediate vicinity? *None known.*

b. Would the proposed project displace any existing recreational uses? If so, describe. *None known.*

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: *None.*

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. *A review of information made available by the Washington State Department of Archaeology and Historic Preservation ("WISAARD") indicated that none of the parcels associated with the proposed project are known to contain registered historic resources. Additionally, a review of SEPA documents 201905770 and 201904418 for projects on parcels located across Northpark Drive from the proposed project indicated that no resources are known in the site vicinity*

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. *A predictive model provided by WISAARD indicates that the parcels associated with the proposed project are at a high to a very-high risk of containing archaeological resources. A review of SEPA documents 201905770 and 201904418 for projects on parcels located across Northpark Drive from the proposed project indicated that no archaeological resources are known in the site vicinity. Any archaeological resources discovered during the development of the project will trigger the Inadvertent Discovery Plan ("IDP", Attachment 1) that will mitigate impacts to these resources. Because there are no known archaeological resources in the vicinity and because the IDP is in place in the event resources are discovered, no impacts are expected to occur..*

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.

- *Review of previous SEPA documents 201905770 and 201904418 for projects in the vicinity of the proposed project located across Northpark Drive.*
- *Review of information for proposed project parcels and vicinity found on WISAARD, Washington's statewide digital repository for architectural and archaeological resources and reports.*

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. *An Inadvertent Discovery Plan has been prepared and will be in place prior to and throughout all earth disturbing activities on the project site.*

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 *Adjacent Streets are North Park Drive and Gallagher Road. In addition to these streets, access to the Project from major highways and arterials will likely occur via Galvin Road, Reynolds Avenue, and Harrison Avenue.*

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? *Centralia is served by Twin Transit. The closest bus route is the Orange Route which runs south along Gallagher Road. There are stops at Ives & Washington to the North and Port of Centralia to the south.*

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? *None.*

d. 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). *None.*

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. *None.*

f. 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 non-passenger vehicles). What data or transportation models were used to make these estimates? *The existing use of the subject property for storage and distribution of construction crane equipment will be the same as the proposed use of the project property A traffic impact analysis prepared in April 2022 by Ferguson Schmidt project included the existing use, and identified 8 trips in the PM peak hour. It is expected that the proposed project will continue to generate 8 trips during the PM peak hour as the use has not changed. No additional trips are anticipated.*

g. 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. *None known.*

h. Proposed measures to reduce or control transportation impacts, if any: *According to the May 16, 2016 memo prepared by Transportation Engineering NorthWest, "the Port of Centralia and its tenants have fully mitigated for off-site transportation impacts from the trips likely to be*

generated by full build out of Parks 1 and 2." No additional measures are proposed to reduce or control transportation impacts, as impacts have already been fully mitigated for. Additionally, according to a traffic generation letter prepared by Fuller Designs on December 15, 2022, moving the storage to its proposed location as part of the proposed project will not increase the traffic generated by the project, nor will it substantially alter the distribution of trips as they occur on Gallagher Road, Northpark Drive, Galvin Road, Reynolds Avenue, and Harrison Avenue.

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. *None known.*

b. Proposed measures to reduce or control direct impacts on public services, if any *None.*

16. Utilities [help]

a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____ *None.*

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. *None.*

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: *Ardith "Alea" Lanstra and Andrew Levins*

Position and Agency/Organization: *Project Manager, Fuller Designs and Land Use Planner, Van Ness Feldman*

Date Submitted: *December 20, 2022*

D. Supplemental sheet for nonproject actions [HELP]

Gallagher Laydown Yard (Project #2227)
(1920 Gallagher Road, Centralia)

(**IT IS NOT NECESSARY** to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?
   Proposed measures to protect or conserve plants, animals, fish, or marine life are:

How would the proposal be likely to deplete energy or natural resources?

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

   Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

   Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?
   Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.