



**STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY**

**Southwest Region Office**

PO Box 47775 • Olympia, Washington 98504-7775 • 360-407-6300

***STATE ENVIRONMENTAL POLICY ACT***  
**DETERMINATION OF NONSIGNIFICANCE**

**Date of Issuance:** December 9, 2024

**Lead agency:** Department of Ecology, Toxics Cleanup Program, Southwest Region

**Agency Contact:** Cam Penner-Ash, Cleanup Project Manager, [cpen461@ecy.wa.gov](mailto:cpen461@ecy.wa.gov),  
360-999-9590

**Permit Number:** Work is to be performed under the authority of a Model Toxics Control Act  
Consent Decree No. DE 12769

**Description of proposal:**

The proposed action includes soil cleanup and restoration in residential properties and adjacent rights-of-way (ROWs). The properties and ROWs are located just east of the Port of Ridgefield's waterfront property within the city of Ridgefield, Washington. The proposed cleanup action has been deemed necessary to reduce the treats to human health and the environment. Removal of soil exceeding the Model Toxics Control Act (MTCA) cleanup levels for chlorinated dibenzo-p-dioxins and dibenzofurans (dioxins) will typically be removed from one to three feet below ground surface and will be replaced with clean imported soil or crushed rock in ROWs. Residential yards where dioxin containing soil was removed and landscape was disturbed will be restored to a state agreed upon by the property owner.

Affected Clark County Tax Assessor tax parcels where the above proposed action is likely to take place: 69228000, 69234000, 69236000, 69284000, 69281000, 69280000, 69276000, 69286000, 69290000, 70390000, 68025000, 67996000, 67999000, 68211000, and 68017000. In addition to the aforementioned tax parcels, various miscellaneous rights of way will also be affected by the proposed cleanup action.

Dioxins are found throughout the world, and they do not break down easily in the environment. Dioxins are made naturally by forest fires and volcanos. They are also the by-product of burning from fireplaces, wood, stoves, and exhaust from diesel engines. Dioxins do not pose an immediate health risk, but long-term exposure to elevated levels increases the risk of health

problems. Young children are more at risk than adults. The risk comes from accidentally swallowing or breathing in the dust from contaminated soil over a long period of time.

**Location of proposal:** The work will be employed at 15 residential properties, their associated ROWs, and miscellaneous ROWs located in Ridgefield, WA. Please see a full list of affected tax parcels above.

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**Applicant/Proponent:** The Port of Ridgefield

Project Representative: Randy Mueller, CEO

Email: [rmueller@portridgefield.org](mailto:rmueller@portridgefield.org)

Phone: 360-887-3873

Address: P.O. Box 55, Ridgefield, Washington 98642

Ecology has determined that this proposal will 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). We have reviewed the attached Environmental Checklist, as well as the public review draft Cleanup Action Plan.

These documents are available at:

- Ridgefield Public Library, 210 North Main Avenue, WA 98642
- Ecology Lacey Office (by appointment), 300 Desmond Drive SE, Lacey, WA 98503

This determination is based on the following findings and conclusions:

- The projects will reduce or eliminate concentrations of dioxins in soil from to a maximum of two feet below ground surface.
- Engineering design documents will be prepared and approved by Ecology to ensure all on-site work will be performed in accordance with applicable standards and use of best management construction and erosion control practices.
- Contaminated soils will be managed in accordance with a approved (by Ecology) soils testing and disposal plan.
- The Ecology cleanup project manager will provide oversight during project construction.

The comment period for this DNS corresponds with the comment period for the Remedial Investigation/Feasibility Study, Public Review Draft Cleanup Action Plan and associated Agreed Order (No. 12769). The comment period will begin in early 2025.

Responsible official:

Marian L. Abbett, PE  
Section Manager  
Toxics Cleanup Program  
Southwest Region Office  
Department of Ecology  
P.O. Box 47775  
Olympia, WA 98504-7775  
360-489-4569

Signature 

Date 12/9/2024

# SEPA<sup>1</sup> Environmental Checklist

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## 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.

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<sup>1</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance>

# A. Background

[Find help answering background questions<sup>2</sup>](#)

**1. Name of proposed project, if applicable:**

Former Pacific Wood Treating Co. (PWT) Site Off-Property Portion Sampling and Cleanup

**2. Name of applicant:**

Port of Ridgefield (Port)

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

Randy Mueller, CEO  
Port of Ridgefield  
PO Box 55  
101 Mill Street, Suite 100  
Ridgefield, WA 98642  
Tel: (360) 887-3873

**4. Date checklist prepared:**

October 26, 2023

**5. Agency requesting checklist:**

Washington State Department of Ecology (Ecology)

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

The Port anticipates proceeding with construction in summer of 2024. Additional construction may be conducted in 2025, if necessary.

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

The proposed project for the off-property portion (site) is a cleanup action that involves cleanup at up to fifteen residential properties and associated rights-of-ways with known chlorinated dibenzo-p-dioxin and dibenzofuran (dioxins) impacts in soil. A draft remedial investigation/feasibility study and draft cleanup action plan identified the residential properties and rights-of-ways requiring cleanup as part of this proposal.

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

Substantial environmental documentation has been prepared by the Port regarding contamination associated with the Pacific Wood Treating Co. (PWT) site.

Applicable to this requested action, the Off-Property Portion Remedial Investigation and Feasibility Study Report (MFA, 2021) summarizes environmental conditions in the proposal area.

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<sup>2</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background>

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.

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

**National Pollutant Discharge Elimination System (NPDES) Construction Stormwater General Permit—Ecology.** The Port will prepare the application for the construction stormwater general permit to submit to Ecology. This application will include a site-specific stormwater pollution prevention plan (SWPPP).

**Demonstration of compliance Washington State Department of Archaeology and Historic Preservation (DAHP) and affected tribes.** State-funded capital construction projects must comply with the Governor's Executive Order 21-02. Executive Order 21-02 requires a cultural resources review process. Ecology completed an Executive Order 21-02 consultation with affected area Tribes and DAHP relative to this proposal. A professional archaeologist will conduct shovel probe sampling to produce a cultural resource survey and provide technical assistance (in the event of an inadvertent discovery).

Consistent with MTCA requirements for remedial actions conducted under an Agreed Order (WAC 173-340-710(9)(b)), the project is exempt from the procedural requirements of certain local and state laws, permits, and approvals. Relevant local permits include City of Ridgefield right-of-way and grading permits. The project will demonstrate compliance with the substantive requirements of these permits pursuant to RCW 70.105D.090 and WAC 173-340-710.

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 proposed cleanup action is soil cleanup and restoration in residential properties and adjacent rights-of-way (ROWS) (see attached Figure for specific properties to be remedied [Phase 1 and 2 Cleanup Properties and ROWs]). The proposed cleanup action is technically necessary to reduce threats to human health and the environment and includes: removal of soil exceeding the Model Toxics Control Act (MTCA) cleanup levels for dioxins (typically 1 to approximately 2 feet depth); clean soil will be imported and placed in yards and crushed surfacing will be placed in ROWs; and yard landscaping will be restored. Cleanup at up to 15 yards and nearby ROWs will be implemented. The final areas of cleanup for this action will be informed by additional sampling results and estimated costs. Cleanup at any remaining areas would be addressed as part of a future cleanup action.

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 site includes multiple residential properties and associated ROWs at and near 111 West Division Street in Ridgefield, Washington. The site is located in section 24, township 4 north, range 1 west, Willamette Meridian. Please refer to the attached Figure that indicates specific properties and ROWs requiring cleanup (Phase 1 and 2 Cleanup Properties and ROWs).

## **B. Environmental Elements**

### **1. Earth**

[Find help answering earth questions](#)<sup>3</sup>

#### **a. General description of the site:**

The off-property portion (OPP) for the PWT site associated with this proposal is located adjacent to the former Lake River Industrial Site (LRIS) and is defined by the extent of contamination caused by the release of hazardous substances from the former PWT operations. The OPP for this proposal consists of the Phase I and Phase 2 OPP areas (see Figure). The OPP for this proposal is zoned low-density residential.

The OPP is relatively flat with the exception of a downward slope from east to west from North 1st Avenue to the terrace where the LRIS is located. The elevation ranges from approximately 90 feet National Geodetic Vertical Datum of 1927/1947 (NGVD) in the east to approximately 50 feet NGVD at the western extent.

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

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

Approximately 20 percent, in some yard sections.

#### **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.**

Typically silt with sand and fill materials (e.g., crushed gravel); the USDA Web Soil Survey indicates Hillsboro silt loam.

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

Generally, not. There is some potential for erosion in yards with steeper slopes.

#### **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.**

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<sup>3</sup> <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth>

Soil to depths of approximately one to two foot in depth will be excavated from residential yards and ROWs. Backfill to current grade (approximately) will consist of clean topsoil in yards and crushed surfacing in ROWs. The source of backfill topsoil is currently unknown and will be analyzed for metals and organic compounds to confirm that the fill material does not contain contaminants.

**f. Could erosion occur because of clearing, construction, or use? If so, generally describe.**

Best management practices will be employed during all clearing and construction activities to ensure that erosion does not occur. The grading and erosion control plans will demonstrate compliance with all applicable City of Ridgefield standards.

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

None.

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

Erosion control will be provided as needed, following the applicable Washington State standards and requirements of a Construction Stormwater General NPDES Permit.

## 2. Air

[Find help answering air questions<sup>4</sup>](#)

**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.**

Construction and clearing activities on the site may produce some minor and temporary dust and machinery exhaust emissions. No long-term emissions from this proposed action will occur.

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

No. Sources of air emissions in the project area include vehicle traffic. These emissions will not affect the proposal.

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

Soils will be managed using best management practices to minimize dust during soil excavation and transport.

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<sup>4</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air>



### 3. Water

[Find help answering water questions](#)<sup>5</sup>

#### a. Surface:

[Find help answering surface water questions](#)<sup>6</sup>

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.**

No.

2. **Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

No.

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.**

None.

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

No.

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

No.

6. **Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

The proposed project does not involve discharge of waste material to surface water.

#### b. Ground:

[Find help answering ground water questions](#)<sup>7</sup>

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.**

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<sup>5</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water>

<sup>6</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water>

<sup>7</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater>

No.

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.

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.

No water will be generated during construction. Stormwater will be directed through erosion and sediment control best management practices to meet the water quality standards. Stormwater will not flow into other waters.

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

The purpose of the project is to ensure that contaminated soils are removed. Waste materials will not enter ground or surface waters.

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

Temporary disturbance of soil to remove contaminated soil and backfill to previous grade will be part of the proposal and may temporarily alter drainage patterns in the work areas of the site.

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

An SWPPP will be developed in accordance with the requirements of the Construction Stormwater General NPDES permit.

## 4. Plants

[Find help answering plants questions](#)

**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?**

Existing vegetation approximately 5 feet in height or smaller will be removed or transplanted. Trees and larger shrubs certified viable by an arborist will typically be preserved or replaced with in-kind nursery stock. Native and adaptive plantings are proposed as part of the yard restoration work; specific planting plans will be developed in coordination with the homeowners and Ecology.

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

No federally listed threatened or endangered plant species are expected to occur within the proposal area, based on searches of the Washington State Department of Natural Heritage Data System and Clark County GIS database.

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

Grasses (including native grasses) as well as native and adaptive plantings are proposed as part of the yard restoration work; specific planting plans will be developed in coordination with the homeowners and Ecology.

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

The site primarily consists of developed, residential properties. Some noxious weeds, such as Himalayan blackberry, are present in yards or adjacent areas.

## 5. Animals

[Find help answering animal questions](#)<sup>8</sup>

**a. List any birds and other animals that have been observed on or near the site or are known to be on or near the site.**

Birds: hawk, osprey, heron, eagle, songbirds

Mammals: deer, squirrels, rabbits, raccoons, skunks, moles

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

None are present at the site. The threatened Columbian white-tailed deer are present on the Ridgefield National Wildlife Refuge (approximately a quarter mile from the site). Steelhead (rainbow trout), chinook salmon, coho salmon, chum salmon, sockeye salmon, and Pacific smelt (Eulachon) are known to be found in the nearby Lake River.

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

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<sup>8</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals>

The site is in the generally defined Pacific Flyway for migrating birds, a broad migratory corridor that extends from Alaska to Baja California. The site is also in close proximity to the Ridgefield National Wildlife Refuge.

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

No such measures are necessary or proposed as part of this project.

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

The site primarily consists of developed, residential properties. No invasive animal species are known to be on or near the site.

## 6. Energy and natural resources

[Find help answering energy and natural resource questions](#)<sup>9</sup>

**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.**

Not applicable to the current project.

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

This project will not affect the potential use of solar energy by adjacent properties.

**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.**

Not applicable to the current project.

## 7. Environmental health

[Health Find help with answering environmental health questions](#)<sup>10</sup>

**a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.**

The current project is required in order to reduce exposure to environmental health hazards. Work will be conducted in compliance with a health and safety plan (HASP) and construction fencing will be installed around residential properties during cleanup. The project also involves typical risks, such as vehicle leaks, from operation of construction equipment. To control these risks, a construction SWPPP will be implemented.

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

Previous investigations conducted at the OPP identified dioxins as a chemical of concern in soil. The dioxins in the soil on the OPP are generally limited to 1 foot

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<sup>9</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou>

<sup>10</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health>

below the ground surface (bgs) or less, and do not exceed beyond approximately 2 feet bgs.

The suspected historical sources of dioxin soil impacts include wood-treating chemicals and other substances that were used as part of wood-treating operations during PWT activities from 1964 to 1993. The specific operational activities leading to dioxin formation have not been determined; however, the primary suspected transport mechanism that impacted the off-property residential yards and public rights-of-way include vehicle tracking, wind transport and deposition, and secondary dispersion (e.g., stormwater) to soils during PWT operations.

- 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.

- 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.**

None.

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

No special emergency services are anticipated.

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

Implementation of the HASP and SWPPP and construction fencing will minimize potential environmental health hazards. Contractors will have appropriate health and safety training and personal protective equipment.

#### **b. Noise**

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

There are no existing noises in the area that are anticipated to affect the current 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)?**

The proposed action will generate short-term noise from construction equipment and truck traffic. The normal hours of operation on the site will be from 8:00am to 5:00pm.

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

Construction activities will be carried out in a manner consistent with the City of Ridgefield Municipal Code.

## 8. Land and shoreline use

[Find help answering land and shoreline use questions](#)<sup>11</sup>

- 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 area is currently zoned low-density residential (the area is zoned primarily for 5,000-square-foot or larger lots). Primary land use is expected to remain residential. The areas to the north and east of the site are also zoned residential, and a City park is present. Nonresidential zoning designations (waterfront-mixed use) apply to the Burlington Northern Santa Fe railroad tracks, the Port-owned Railroad Avenue properties, and the Port's waterfront property to the west. The Port's waterfront property is currently vacant except for the Port's offices.

- 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 because 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 site has not been used for working farmlands or working forest lands.

- 1. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversized equipment access, the application of pesticides, tilling, and harvesting? If so, how?**

No.

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

Generally single-family and duplex homes.

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

No.

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

The site is zoned Residential Low Density.

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

The current comprehensive plan designation is Urban Low Density Residential.

- 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 a critical area by the city or county? If so, specify.**

No.

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<sup>11</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use>

- i. **Approximately how many people would reside or work in the completed project?**  
No additional home occupancy would result from the project.
- j. **Approximately how many people would the completed project displace?**  
None.
- k. **Proposed measures to avoid or reduce displacement impacts, if any.**  
None.
- l. **Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.**  
The proposed action will not preclude development of the site.
- m. **Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:**  
None.

## 9. Housing

[Find help answering housing questions](#)<sup>12</sup>

- 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.

## 10. Aesthetics

[Find help answering aesthetics questions](#)<sup>13</sup>

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

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<sup>12</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing>

<sup>13</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics>

None.

## 11. Light and glare

[Find help answering light and glare questions](#)<sup>14</sup>

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

None.

- 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

[Find help answering recreation questions](#)

- a. **What designated and informal recreational opportunities are in the immediate vicinity?**

Informal recreational opportunities in the immediate vicinity of the site include boating on Lake River and nature observation in the Ridgefield National Wildlife Refuge. A City park is located to the east of the site.

- 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:**

None.

## 13. Historic and cultural preservation

[Find help answering historic and cultural preservation questions](#)<sup>15</sup>

- 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.**

There are no archaeological resources presently recorded on the site. According to the DAHP consultation, a historical structure (i.e., 45-CL-981) is located approximately 650

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<sup>14</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare>

<sup>15</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p>



feet south of the site at the intersection of Pioneer Street and South Main Avenue. Given the distance from the site, this historical structure is not a concern for this project.

- 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.**

No landmarks, features, or other evidence of Indian or historic use or occupation have been confirmed within the proposal area. A cultural resource consultant will conduct a survey prior to completing construction on the site.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.**

Ecology completed an Executive Order 21-02 consultation with affected area Tribes and DAHP relative to this proposal. A professional archaeologist will provide technical assistance and conduct shovel probe sampling in order to produce a cultural resource survey report for the excavation phase of this project. This report will be reviewed by DAHP prior to the excavation phase of the project.

- 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.**

Systematic archaeological surveys will be conducted on properties where cleanup is conducted. Where resources are identified, measures will be defined to address project impacts in coordination with the DAHP and appropriate Tribes, consistent with a cultural resources monitoring and/or inadvertent discovery plan to address archaeological discoveries during the proposed action.

## 14. Transportation

[Find help with answering transportation questions](#)<sup>16</sup>

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.**

The site is served by Elm Street, Maple Street, Division Street, Simons Street, North Railroad Avenue, North 1st Avenue, Main Avenue, North 3rd Avenue, and North 4th Avenue, all of which are City of Ridgefield ROWs. No access modifications to the existing street system are proposed.

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<sup>16</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation>

- 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?**

The site is not served by public transit. The nearest transit stop is located at Pioneer Street and South 47th Avenue, and is served by the C-Tran Ridgefield Express. The distance from the site to the transit stop is approximately 2.5 miles.

- 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).**

No.

- d. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**

The project will not use water, rail, or air transportation, but will occur in the vicinity of the Burlington Northern Santa Fe railroad tracks.

- e. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?**

The completed project will generate no new vehicular trips per day. It is anticipated that one trip per day to the site will be required by contractors for up to 4-8 weeks during implementation of the proposal.

- 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.**

No.

- g. Proposed measures to reduce or control transportation impacts, if any:**

None.

## 15. Public services

[Find help answering public service questions<sup>17</sup>](#)

- 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 not create an increased need for public services.

- b. Proposed measures to reduce or control direct impacts on public services, if any.**

None with this action.

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<sup>17</sup> <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services>

## 16. Utilities

[Find help answering utilities questions<sup>18</sup>](#)

- 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 which might be needed.

No utilities are needed or proposed for the project.

## C. Signature

[Find help about who should sign<sup>19</sup>](#)

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.



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**Type name of signee:** Phil Wiescher, PhD

**Position and agency/organization:** Principal Environmental Scientist, Maul Foster & Alongi, Inc.

**Date submitted:** 10/26/2023

## D. Supplemental sheet for nonproject actions

[Find help for the nonproject actions worksheet<sup>20</sup>](#)

**Do not** use this section 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.

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<sup>18</sup> <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities>

<sup>19</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature>

<sup>20</sup> <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions>

- 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:**
  
- 3. How would the proposal be likely to deplete energy or natural resources?**
  - **Proposed measures to protect or conserve energy and natural resources are:**
  
- 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.**



### Legend

- 2016 and 2017 Cleanup Properties and ROW Cleanup Area
- Phase 1 Cleanup Properties and ROW Cleanup Area
- Phase 2 Cleanup Properties and ROW Cleanup Area
- Implement Institutional Controls
- No Cleanup Needed

Burlington-Northern and Santa Fe Railroad

Hall St

Elm St

Railroad Ave

N 1st Ave

Maple St

Division St

Ash St

N Main Ave

N 3rd Ave

Mill St

N 4th Ave

N 5th Ave

Simons St