WAC 197-11-970 Determination of nonsignificance (DNS).

DETERMINATION OF NONSIGNIFICANCE

Description of proposal: This is for work at the Lake River Industrial Site (former location of Pacific Wood Treating Company) at the Port of Ridgefield. The work includes removal of soil contaminated with wood preservative products exceeding interim remediation levels in Cells 3 and 4 and installing a soil cap on these cells. Approximately150 cubic yards of soil will be excavated from four locations in Cell 3 and two in Cell 4 and off-site soil disposed based on profiling results. The extent of soil excavation will be based on confirmation sample results. Soil capping involves demolition of a building and removal of a timber bulkhead, pilings and a loading dock. Surface soil will be graded in both cells before placing a geotextile fabric (demarcation layer). A minimum two foot thick soil cap of clean soil will be installed on the geotextile fabric. The bank along Lake River will be graded and site soil and clean fill will be used to raise topographically lower portions of Cell 3 above the 100-year flood plain. The minimum soil cap thickness is two feet but in low spots the soil cap will be thicker. The soil cap will be landscaped with native plant species that assist with soil cover stabilization. Plants were selected that are root-depth appropriate for various soil cap thicknesses. The storm water collection system will be upgraded from one to two outfalls.

Proponent: Port of Ridgefield

Location of proposal, including street address, if any: 111 West Division, Ridgefield, Washington

Lead agency: Washington State Dept. of Ecology

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). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

☐ There is no comment period for this DNS.

☐ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

X This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted by June 21, 2010

Responsible official: Rebecca Lawson

Position/title: Section Manager, Toxic Cleanup Program/Southwest Regional Office Phone: (360) 407-6241

Address: PO Box 47775 Olympia, Washington

Date. 6/7/10 Signature Rebecca S. Lawson

(OPTIONAL)

☐ You may appeal this determination to (name)
at (location)
no later than (date)
by (method) .....

You should be prepared to make specific factual objections.
Contact _____ to read or ask about the procedures for SEPA appeals.

☒ There is no agency appeal.

SEPA Environmental Checklist
Cells 3 and 4—Lake River Industrial Site Interim Action Work Plan for Soils

WAC 197-11-960 Environmental checklist

A. BACKGROUND

1. Name of proposed project, if applicable:

Cells 3 and 4—Lake River Industrial Site (LRIS) Interim Action Work Plan for Soils

2. Name of applicant:

Port of Ridgefield

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

Brent Grening, Executive Director
Port of Ridgefield
PO Box 55
111 W. Division Street
Ridgefield, WA 98642
Tel: (360) 887-3873

4. Date checklist prepared:

April 21, 2010

5. Agency requesting checklist:

Washington State Department of Ecology (Ecology)

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

Approval from Ecology is required before the start of the interim action. The Port anticipates proceeding with the excavation activities in summer 2010 at the conclusion of the State Environmental Protection Act (SEPA) comment period for the soil interim action in Cells 3 and 4. The project is expected to be completed by fall 2010.

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

The interim action is part of the larger cleanup of the LRIS. This work is being conducted consistent with the requirements of Ecology Agreed Order No. 01TCPSR-3119 (the Order). The interim action addresses soil contamination "hot spots" in Cells 3 and 4 of the LRIS and the placement of a soil cap on these cells. Future activities at the project site will include soil and groundwater monitoring, and additional remedial actions for other portions of the LRIS, including upland capping and bank remediation of Cell 2 planned for 2011. Final site cleanup actions will be determined as part of the remedial investigation and feasibility study (RI/FS) process required by the Order.

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 for the LRIS regarding the soil and groundwater contamination caused by a former Port tenant, Pacific Wood Treating Company.

Applicable to this requested action, a draft Cell 3 and 4 Interim Action Work Plan for Soil, dated April 14, 2010, has been prepared. Documents that were used to prepare the Interim Action Work Plan for soils on Cells 3 and 4 were:

- Volume I—RI work plan for Port LRIS (MFA, 2004b)
- Volume II—Cell 3 RI/FS work plan for Port LRIS (MFA, 2004a) Cell 3 RI and risk assessment report (MFA, 2007)
- Draft Cell 3 FS report (MFA, 2008)
- Boundary soil sampling results (MFA, 2009a)
- Draft Cell 4 RI/FS report (MFA, 2009b)

The following reports are available to the public at the Port office:

- Cell 4 Remedial Investigation and Feasibility Study Report. Prepared for the Port of Ridgefield. Maul Foster & Alongi, Inc., Vancouver, Washington. April 27, 2009.
- Draft Cell 3 Feasibility Study Report. Prepared for the Port of Ridgefield. Maul Foster & Alongi, Inc., Vancouver, Washington. April 21, 2008.
- Cell 3 Remedial Investigation and Risk Assessment Report. Prepared for the Port of Ridgefield. Maul Foster & Alongi, Inc., Vancouver, Washington. February 23, 2008.
- Remedial Investigation Workplan for Port of Ridgefield Lake River Industrial Site. Prepared for the Port of Ridgefield. Maul Foster & Alongi, Inc., Vancouver, Washington. July 2, 2004.

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.*

There are no pending applications for proposals directly affecting this project. However, the Port is moving forward with permits for future development. This interim action is discrete from the development, however, conditions of these permits, if known prior to implementation of the interim action will be incorporated into construction.

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

The proposed action will be conducted as an interim action under the Order within the authority of the state Model Toxics Control Act (MTCA). The proposed action is exempt from the procedural requirements of state and local permits that would otherwise be required, per Revised Code of Washington (RCW) 70.105D.090. However, the proposed action is required to demonstrate substantive compliance with appropriate state and local permits. These include: SEPA review; NPDES Stormwater Permit for Construction Activities; shorelines and critical areas; and the City of Ridgefield drainage approvals and building and construction permits, including grading.

11. *Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain*

aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The proposed project lies on the LRIS, a former wood-treating facility that is now a MTCA cleanup site (see Figure 1). The Port and Ecology have entered into the Order to investigate and develop a cleanup action plan for the site. Draft RIs that delineated the nature and extent of contamination in Cells 3 and 4 and draft FSs that evaluated remedial action alternatives have been submitted to Ecology. This interim action addresses hot spots of soil contamination and capping in Cells 3 and 4 and will reduce risks to human health and the environment.

The project involves excavation of contaminated soil in six discrete locations in Cells 3 and 4 (see Figure 2) on the LRIS. This work is being conducted consistent with the requirements of the Order. Approximately 148 cubic yards of material will be excavated and disposed of at Chemical Waste Management, a Subtitle C landfill in Arlington, Oregon, or at the Aragonite incineration facility in Aragonite, Utah, depending on the results of the waste profiling. Cell 3, formerly referred to as the south pole yard, was used to store treated lumber. Cell 4, formerly referred to as the north pole yard, was used to store untreated lumber and to peel poles. Soil excavation will be conducted around sample locations where soil analysis indicated that concentrations of indicator hazardous substances exceed remediation levels. Four excavation locations have been identified on Cell 3 and two excavation areas have been located on Cell 4. Approximate volumes of excavated soil will total 140.7 cubic yards on Cell 3 and 7.4 cubic yards on Cell 4. The final extent of excavation will be based on results from confirmation samples in the excavated area.

The Port is proposing to complete some of the excavations in a portion of Cell 3 owned by the Union Pacific Railroad (UP). The excavations on the UP property will occur only if UP is in agreement with the Interim Action Work Plan and Ecology approves the plan. The excavated material will temporarily be stockpiled or placed in drop boxes for profiling. After the soil has been profiled it will be transferred to an approved off-site facility. The excavations will be backfilled following the completion of confirmation sample analysis.

Following soil excavation, site grading will be completed in preparation for soil cap installation. In Cell 3, approximately 7,400 cubic yards of soil will be removed east of the ordinary high water elevation and used to regrade the site before clean fill is placed on site. Approximately 41,000 cubic yards of fill will be imported and placed on Cell 3 and 28,000 cubic yards of clean fill will be imported and placed on Cell 4. The imported clean fill will cap over impacted surface soil. A demarcation layer (e.g., geotextile fabric) will be placed on the graded surface before covering with clean fill. The imported clean fill will come from the Washington State Department of Transportation construction at the new interchange on Interstate 5 at 269th Street (Pioneer Street). To protect the cap and facilitate development, fill material will be used to raise the site surface above the 100 year flood plain.

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 LRIS occupies approximately 41 acres and is situated along Lake River and on the west side of downtown Ridgefield. The Lake River property is located in the northwest quarter of the northeast quarter of section 24, township 4 north, range 1 west of the Willamette Meridian (see Figure 1).

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

The property is primarily flat. The only area with steep slopes is the river embankment.

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

The steepest slope on the LRIS is approximately 25 to 30 percent in grade. However, the excavation areas are generally flat.

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.

The property is located on Sauvie Series soils, according to the U.S. Department of Agriculture Soil Conservation Service soil typing for Clark County. The specific soil type is Sauvie silt loam 3 to 8 percent slopes. Most of the material that will be excavated as part of this project consists of sandy gravel fill that was historically placed on the property.

Investigations of soil and groundwater contamination have been conducted on the LRIS since 1985. Analytical testing of soil samples in Cells 3 and 4 has identified concentrations of the following indicator hazardous substances above interim remediation levels: arsenic, dioxins/furans, and carcinogenic polycyclic aromatic hydrocarbons. Soil at the sample locations that exceeds remediation levels will be removed as part of the Interim Action Work Plan.

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

According to Clark County Geographic Information Systems (GIS) mapping, there are no historical, active, or potentially unstable slopes in the proposal vicinity.

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

The project involves excavation of contaminated soil in six locations on the LRIS in Cells 3 and 4 (see Figure 2). The excavation will remove contaminated material and reduce risks to environmental and public health. The material that will be excavated consists of sandy gravel fill that was historically placed on the site. A total of approximately 148 cubic yards of material will be excavated and disposed of at Chemical Waste Management, a Subtitle C landfill in Arlington, Oregon, or at the Aragonite incineration facility in Aragonite, Utah, depending on the results of the waste profiling. Table 1 identifies the locations and volumes of excavation.

Table 1. Proposed Interim Action Details

Location	Initial Excavation Dimensions (feet)	Approx. Volumes (cubic yards)	Indicator Hazardous Substances
Cell 3			
MW-9S	20x20, 1 foot deep	14.8	Arsenic and cPAHs
SPY-01A	20x20, 2 feet deep	29.6	cPAHs
SPY-01B	20x20, 6 feet deep	88.9	Arsenic
SS-7	20x10, 1 foot deep	7.4	Arsenic and dioxins/furans
Cell 4			
SS-4B	10x10, 1 foot deep	3.7	Dioxins/furans
SS-30	10x10, 1 foot deep	3.7	Dioxins/furans

In Cell 3, approximately 7,400 cubic yards of soil will be removed east of the ordinary high water elevation and used to regrade the site before clean fill is placed on site. Approximately 41,000 cubic yards of clean fill will be imported and placed on Cell 3 and 28,000 cubic yards of clean fill will be imported and placed on Cell 4 as a soil cap.

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

Erosion is expected to be limited because of the scope of excavation activities and the topography of the site. Most of the proposed excavations are shallow and will not need sloped sides or shoring. The deeper excavation at SPY-01B (6 feet) will be completed with sloped sides. Best management practices will be implemented to address any potential erosion and sediment control issues.

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

The site will not be covered with impervious surface as a result of this project.

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

An Erosion and Sediment Control Plan is included as part of the proposed plans using best management practices for inlet protection, perimeter and site sediment control, gravel construction entrances, etc. All erosion and sediment control measures are required to be in place prior to any disturbance caused by clearing and grading activities. Temporary and permanent sediment control measures have been identified to control erosion. Precautions will be taken during the excavation to make sure that contaminated soils are contained. Once soil is removed from the excavation, it will be temporarily stockpiled for profiling. Soil stockpile areas will be placed on impermeable liners and will be covered and secured at the end of each workday. Before placing liners, the contractor will clear the existing ground surface of debris and sharp objects. Soil stockpile covers will be secured to prevent displacement by wind as well as from contact with precipitation. Berms will be constructed around stockpiles to prevent run-on and runoff.

Truck loading will take place adjacent to stockpiles or excavations, just outside designated exclusion zones. Trucks will be loaded in a manner that prevents spilling or tracking of contaminated soil. Loose material that falls onto the truck exterior during loading will be removed before the truck leaves the loading area. Any material collected on the ground surface in the loading area will be placed back into the truck.

2. Air

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

Short-term air emissions are expected to be limited to diesel and gasoline engine emissions from trucks and other heavy equipment being used for excavation, backfilling, and disposal of material. No long-term air 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 and rail traffic. These emissions will not affect the proposal. These sources are minor and are not likely to create any adverse impacts.

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

If visible dust is created during excavation, water will be sprayed over the work area to control it. Covers will be placed over soil stockpile areas to prevent displacement by wind.

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.*

   Lake River and Carty Lake are year-round water bodies in close proximity to the LRIS (see Figure 2). Lake River flows from Vancouver Lake (approximately 8 miles south) to the Columbia River (approximately 2.5 miles to the north). Lake River is tidally influenced along its entire length. Under certain conditions the direction of flow changes either south or north for weeks at a time. The change in flow direction depends on tidal elevation, discharge, the water level in the Columbia River and in Vancouver Lake, and inputs to Lake River from other streams (e.g., Salmon Creek).

   Carty Lake is recharged by rainwater and is partially connected to Gee Creek during the wet months. As Gee Creek enters the Carty Unit of the Ridgefield National Wildlife Refuge, it spreads into a system of wetlands and lakes. Eventually, near the northern end of the unit, the channel reestablishes and flows to the Columbia River, near the mouth of Lake River.

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.*

   In Cell 3, approximately 7,400 cubic yards of soil will be removed east of the ordinary high water elevation and used to regrade the site before clean fill is placed on site. Off-site soils will be imported and placed on Cells 3 and 4 above the impacted surface soil. Figure 2 designates the location of the Lake River and the location of the 100-year floodplain.

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

   The proposed project will not require surface water withdrawals.

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

The proposed hot spot excavation areas are not within the 100-year floodplain. Bank excavation on Cell 3 and the placement of a portion of imported soils on Cell 3 will be within the 100-year floodplain (Figure 2).

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

The proposal does not involve the discharge of waste materials to surface waters.

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.*

The proposal does not involve the withdrawal or discharge of water to ground waters. The soils that will be excavated are located above typical groundwater elevations.

2) *Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, 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.*

The proposal does not require the use of septic systems or discharging of waste material into the ground.

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.*

The proposed excavation and soil cap areas are unpaved, and stormwater generally infiltrates into the subsurface in these areas. However, some of the stormwater sheet flows to catch basins. Once stormwater enters the stormwater system, it flows to Outfalls 1 and 3 along Lake River. The excavation areas will create depressions that will not allow stormwater to discharge to the stormwater system. Therefore, while the excavations are completed, stormwater in the project area will not enter water bodies.

Once the excavations are backfilled, rainwater will either infiltrate or sheet flow toward the stormwater system.

The project will include the removal of an existing stormwater outfall on Cell 3 and replacing it with two outfalls into Lake River. There are no existing stormwater outfalls on Cell 4 and there are no outfalls planned as part of this project. Stormwater in Cell 4 will be routed to a new conveyance system which will transport stormwater to an existing outfall in Cell 2.

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

Waste materials are not likely to enter ground or surface waters as a result of this proposed work. Measures such as placing impermeable layers beneath soil stockpiles, covering stockpiles to prevent contact with rainwater, creating berms around stockpiles, and sweeping areas where dump trucks are loaded will prevent waste materials from entering surface or ground waters.

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

Measures will be implemented to prevent precipitation from contacting the excavated soils. Soil stockpiles will be placed on impermeable liners and will be covered and secured at the end of each workday. Before placing liners, the contractor will clear the existing ground surface of debris and sharp objects. Soil stockpile covers will be secured against displacement by wind and to prevent contact between precipitation and excavated soils. Berms will be constructed around stockpiles to prevent run-on and runoff.

Additional erosion and sediment control measures have been identified and will be included in the Stormwater Pollution Prevention Plan (SWPPP).

4. Plants

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

X deciduous tree: alder, maple, aspen, other

X evergreen tree: fir, cedar, pine, other

X shrubs

X grass

_____ pasture

_____ 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?

Grass and invasive plants, such as Himalayan blackberry and black cottonwood, that are growing on site.

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

No federally listed threatened or endangered plant species are expected to occur within the project area, based on searches of the Washington State Department of Natural Resources 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:

Once the clean soil cap has been placed on the site, it will be vegetated per the Ecology-approved planting list.

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: osprey
mammals: deer, bear, elk, beaver, other: squirrels, coyotes
fish: bass, salmon, trout, herring, shellfish, other: carp

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

Coho salmon and winter steelhead are known or presumed to be present in Lake River. Both are listed as threatened species under the federal Endangered Species Act.

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

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

Lake River is used as a migration corridor for coho salmon and winter steelhead.

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

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

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.

Construction equipment will be operated with gasoline and diesel fuels.

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:

No specific energy conservation features are included in this proposal.

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.

There is risk of exposure to contaminated soils as part of this excavation, so work will be conducted in compliance with a health and safety plan (HASP) for the LRIS. The project also involves the typical risks, such as vehicle leaks, from operation of construction equipment. To control these risks a construction SWPPP will be implemented.

1) Describe special emergency services that might be required.

No special emergency service requirements are anticipated.

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

Implementation of the HASP and construction SWPPP will minimize potential environmental health hazards. Contractors will be required to have current hazardous materials 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)?

Existing noise includes freight and passenger trains using the railroad tracks adjacent to the Lake River property. The noise will not affect the project.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

The proposed action will generate short-term noise from construction equipment and truck traffic. The project is scheduled to begin in summer

2010 at the end of the SEPA comment period for the soil interim action and be completed by fall 2010. The normal hours of operation on the site will be from 8:00 a.m. to 5:00 p.m.

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

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

The LRIS property is currently used for light industrial activities and the Port's administrative, maintenance, and operations offices. A public boat launch ramp, parking area, and restrooms are located at the south end of this property. Existing uses adjacent to the property include the Ridgefield National Wildlife Refuge to the north, Lake River to the west, railroad tracks and single-family residences to the east, and a houseboat marina to the south.

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

Historically, areas of the LRIS were used for agriculture. The earliest recorded uses include lumber mills along Lake River in the 1910s. Early aerial photographs from the 1930s, 1940s, and 1950s show that some areas of the LRIS may have been used for agriculture. Agricultural use completely ceased on the site in the 1960s when the Pacific Wood Treating Company began operation on the site.

c. Describe any structures on the site.

Structures existing on the LRIS include ten industrial buildings, primarily of wood frame construction with metal roofing and siding. One of the buildings (or structures) is a large tent used to house the steam-enhanced remediation system. A public restroom building of concrete block construction and metal roof is located at the boat launch property south of the LRIS. There is a public boat launch ramp on the boat launch property and a floating dock for canoe and kayak launch use on the LRIS at the west end of Division Street.

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

There are no existing structures on Cell 4. One existing structure on Cell 3 will be removed from the site. This is an office building currently used by a Port tenant. The Port is in the process of evaluating if any of the materials from the existing structures can be reused as a part of future Port development.

A bulkhead and pilings along Lake River in Cell 3 will be removed as part of the Interim Action.

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

According to the City of Ridgefield Zoning Map, the site is zoned for Waterfront Mixed Use Development (see Figure 3).

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

The current City of Ridgefield Comprehensive Plan designation for the site is Mixed Use.

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

The Clark County Shoreline Master Program designation for areas of the LRIS that fall within the shoreline jurisdiction is Urban. The City of Ridgefield has adopted the Clark County Shoreline Management Master Program.

h. *Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.*

The City of Ridgefield considers the following as critical areas in the municipal code: fish and wildlife habitat conservation areas, frequently flooded areas, geologic hazard areas, critical aquifer recharge areas, and wetlands. Based on Clark County GIS mapping and field observations, the project area does not contain fish and wildlife habitat conservation areas or wetlands. The project area does not meet criteria in the municipal code for landslide hazard or erosion hazard. The project area is in an area designated as moderate to high liquefaction susceptibility. The project area is within a Category 2 aquifer recharge area. Portions of the project area are located inside the 100-year floodplain.

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

The project does not directly create housing or long-term employment.

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

A current tenant of the Port uses this site as a staging area for railcar repairs. There are up to five employees on the site on a part-time basis, as needed.

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

The staff will be relocated to an alternative rail spur and the project will not result in job loss for the current tenant employees.

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

The project is fully compatible with existing and projected land uses and plans of both the City and Port of Ridgefield. No additional compatibility measures are needed.

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?

No aboveground structures are proposed as part of this project.

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

No views would be altered or obstructed by this project. Soil stockpile areas will be temporary in nature and in place to be profiled for disposal purposes.

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

Soil stockpile areas will be temporary in nature and will be removed after the soils are profiled for disposal purposes.

11. Light and glare

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

No light or glare will be produced by the proposed project.

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

Not applicable.

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

There are no existing off-site sources of light or glare that will affect the proposed project.

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

No adverse impacts from light and glare will occur from this project, so no measures are proposed to reduce or control light and glare.

12. Recreation

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

Lake River and the Columbia River provide boating, water skiing, and fishing opportunities near the property. A public boat launch ramp, parking area, and restrooms are located south of the LRIS. The Ridgefield National Wildlife Refuge provides opportunities for bird-watching, canoeing, kayaking, nature walks, and auto tours near the property.

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

No recreational uses will be displaced as a result of this proposal.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

No adverse impacts to recreation will result from this project; therefore, no measures to reduce impacts are proposed.

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.

Clark County GIS records indicate no places or objects existing on the property included in this proposal that are listed on, or proposed for, national, state, or local preservation registers. Historic-preservation places are known to exist on the Ridgefield National Wildlife Refuge adjacent to the LRIS property.

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

The proposed project will be conducted primarily in previously developed and disturbed areas. No known archaeological sites are located within the project area. The historic and cultural sites located on the Ridgefield National Wildlife Refuge, the Wapato Portage and the ancient Chinookan village known as Cathlapotle, which were visited by the Lewis & Clark Expedition in 1806, will not be impacted by this proposal.

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

As the bank excavation may encounter native soils below fill, the Department of Archaeology and Historic Preservation will be consulted. If required, the Port will contract an independent, qualified cultural resource firm to observe any excavation in native soils. In the event that any unknown archaeological resources are encountered during site work, project activities will be halted in the area of the find in accordance with RCW 27.53.060 (Archaeological Sites and Resources) and RCW 27.44.020 (Indian Graves and Records). A professional

archaeologist will be called in to assess the significance of the find and the Department of Archaeological and Historic Preservation in Olympia will be notified so that a course of action can be implemented.

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.

The LRIS is served by Division Street, which is a City of Ridgefield right-of-way.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

The site is not served by public transit, except for the C-Tran Ridgefield Express bus that runs between the Ridgefield Park & Ride located at NW 269th Street and NW 11th Avenue and the Salmon Creek Park & Ride at NE 134th Avenue and the I-5 freeway.

c. How many parking spaces would the completed project have? How many would the project eliminate?

The proposed project would not require any new parking spaces or eliminate existing parking spaces.

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).

The proposed project would not require any new roads. The project will however provide a replacement emergency access between Mill and Division Street for Port use.

e. Will the project 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. Excavation will take place in the right-of-way of a railroad, pending permission from the UP. The site is adjacent to Lake River, which is used by recreational boaters.

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

It is estimated that approximately six vehicle trips per day would be generated from the hauling of excavated material. The project is tentatively scheduled to begin in summer 2010 and be completed by fall 2010.

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

The project would not create any permanent transportation impacts. Access to all facilities in the project environs would be unimpeded during construction.

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.

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.

Since there are no anticipated impacts, there are no proposed reduction or control measures.

16. Utilities

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

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

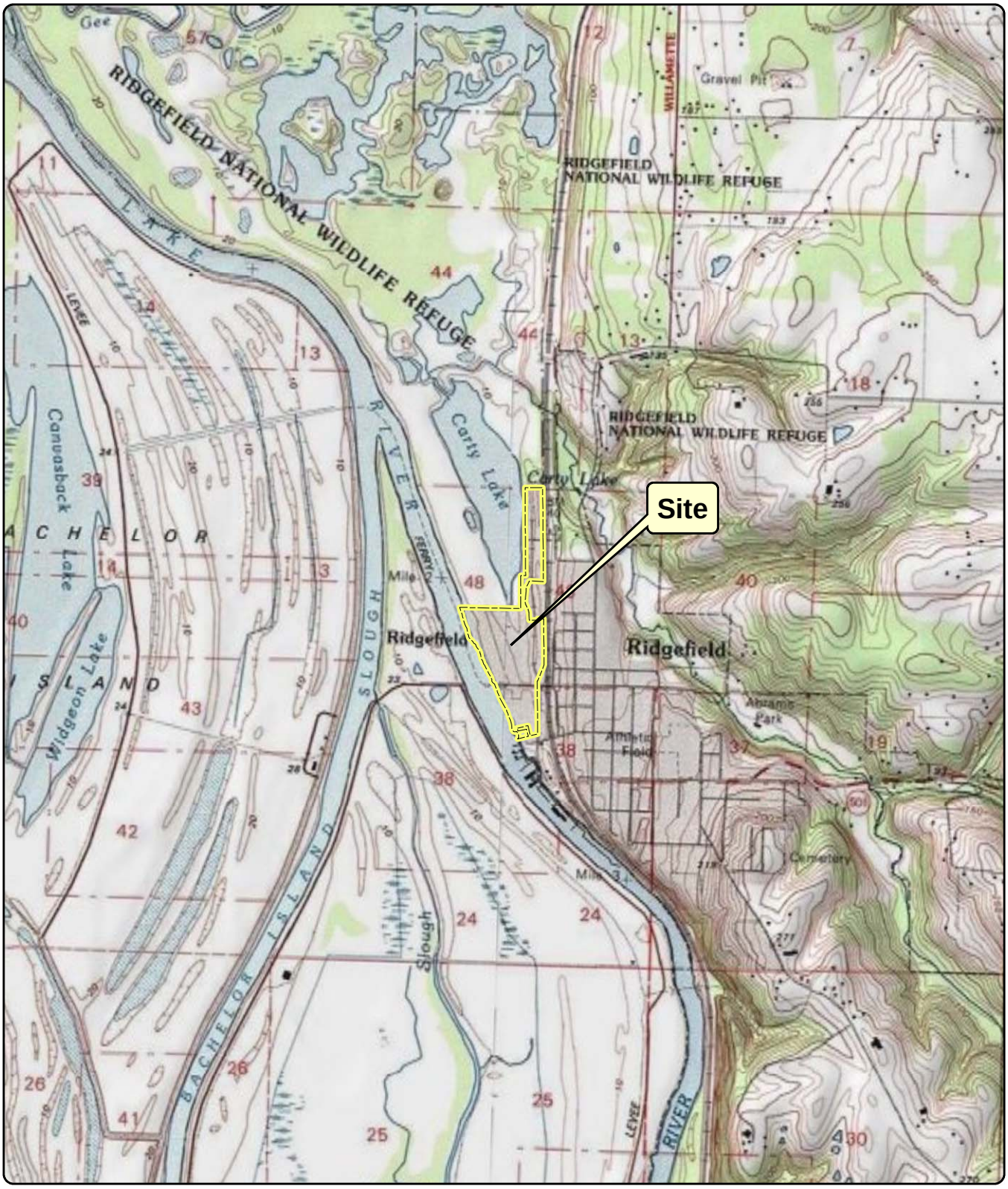
No utilities will be needed for the proposed project.

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: .....

Date Submitted: May 21, 2010.....



Address: Lake River Industrial Site
111 W. Division Street, Ridgefield, WA 98642
Section: 24 Township: 4N Range: 1W Of Willamette Meridian

Source: Topographic Quadrangle obtained from ESRI, Inc.
NGS/USGS Topo.

Legend

Site Boundary

Figure 1
Site Vicinity

Port of Ridgefield
Ridgefield, Washington

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0 1,100 2,200
Feet

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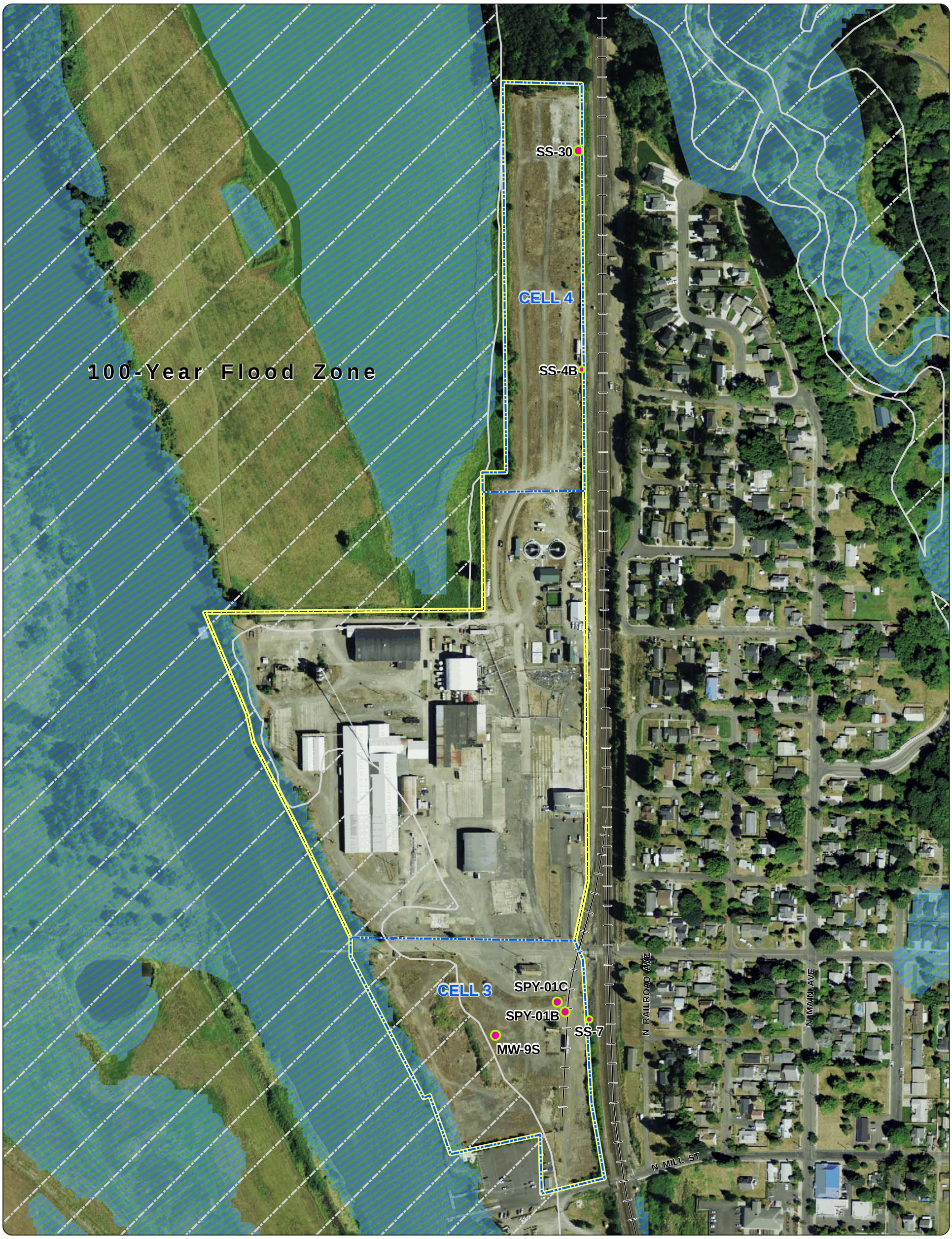
File: X:\9003.01 Port of Ridgefield\20\Interim Action Workplan\Project\Fig2_ Plan View.mxd



Source: Aerial photograph (2007) and railroad, flood, wetland and tax lot data (2008) obtained from Clark County

Legend

- Railroad
- Excavation Site
- Wetland
- 100-Year Flood Zone
- Site Boundary
- Cell Boundary

Figure 2
Plan View

Port of Ridgefield
Ridgefield, Washington

0 150 300
Feet

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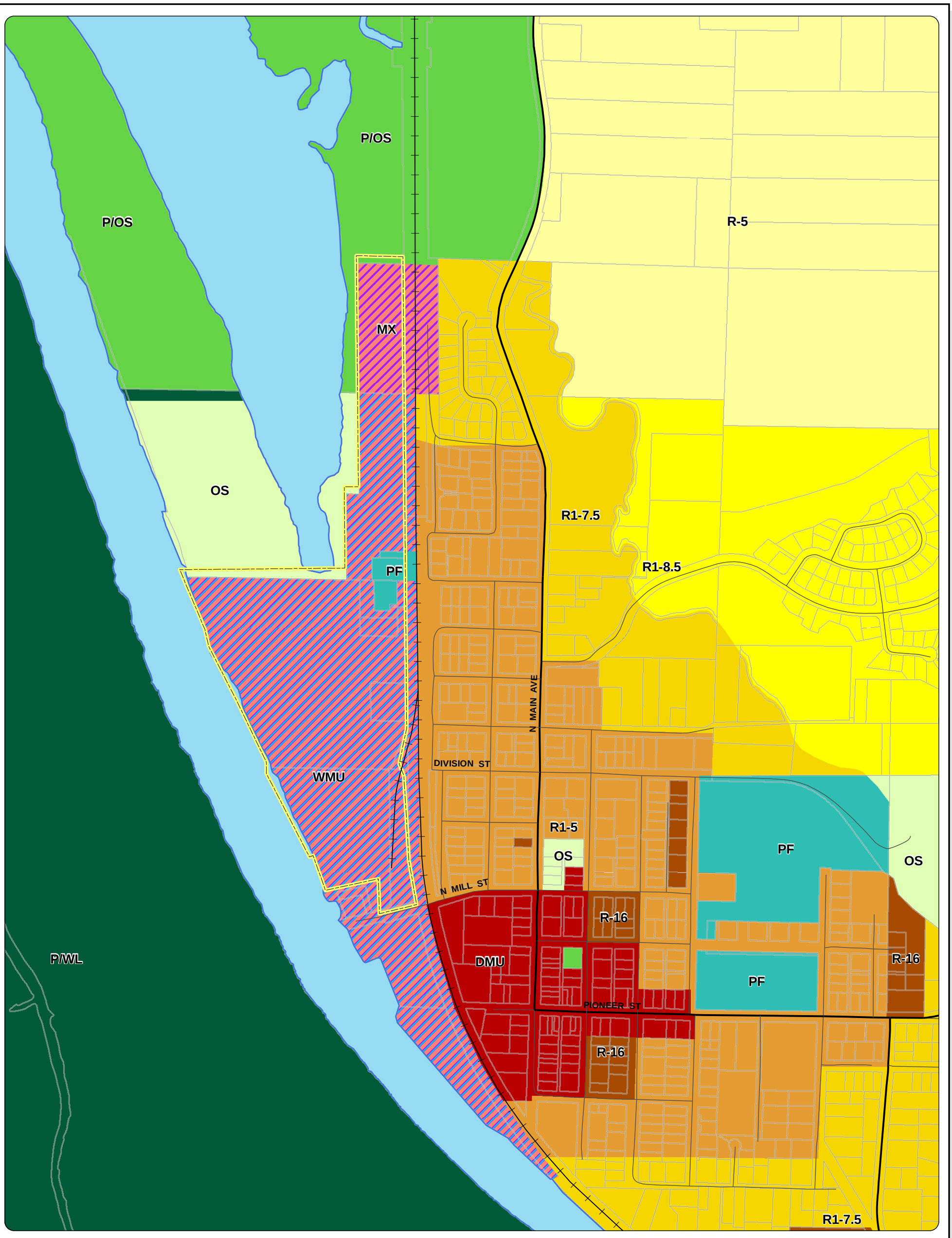

Source: Tax lot and zoning data (2008) obtained from Clark County

Legend

Railroad
Site Boundary
Tax Lot Boundary

Zone Description

- Rural-5
- R1-8.5
- R1-7.5
- R1-5
- R-16
- Schools/Public Facilities
- Mixed-Use
- Waterfront Mixed-Use
- Downtown Mixed-Use
- Open Space
- Parks/Open Space
- Parks/Wildlife Refuge

Figure 3
Land Use

Port of Ridgefield
Ridgefield, Washington

0 250 500
Feet

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