



SWCAA

Southwest Clean Air Agency

11815 NE 99th Street, Suite 1294, Vancouver, WA 98682-2322

Ph: (360) 574-3058 Fax: (360) 576-0925

SEPA ENVIRONMENTAL CHECKLIST

WAIT – You may not need to fill out the attached checklist.
Please read and check the following:

The State Environmental Policy Act (SEPA) requires that the SEPA process be completed for every project which requires an Air Discharge Permit unless the project is specifically exempted under WAC 197-11-800 Categorical Exemptions. The SEPA process needs to be completed only once per project. The SEPA process/determination is to be completed by the Lead Agency for the project. If a SEPA determination has been made by an Agency other than the Southwest Clean Air Agency (SWCAA) for this project, respond to the following questions.

If you can answer "yes" to either of the following questions with respect to the action being proposed, the attached checklist need not be completed.

1. I have obtained a State, City or County Permit and filled out an environmental checklist.

Yes

No

If you answered "yes", list the State, City or County Department and date below and attach a copy of the checklist.

State, City or County Department

Date

2. An environmental checklist or assessment has previously been filled out for another agency.

Yes

No

If "yes", give agency and date, and attach a copy of the checklist.

Agency Name

Date

If your answer to both of the above questions was "No", you must fill out the attached SEPA Environmental Checklist.

Prepared by:

Signature

Scott Gullickson/Anderson Environmental Contracting, LLC

Print Name

Project Manager

Title



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SEPA environmental checklist updated March 2015

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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SEPA Environmental Checklist

A. BACKGROUND

1. Name of proposed project, if applicable: Boondox Market
2. Name of applicant: Anderson Environmental Contracting, LLC
3. Address and phone number of applicant and contact person: 705 Colorado Street, Kelso, WA 98626 Scott Gullickson, 360-931-3302
4. Date checklist prepared: 11-5-2024
5. Agency requesting checklist: SW Clean Air Agency
6. Proposed timing or schedule (including phasing, if applicable): Winter 2024/2025
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. No

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

PSR-2022-00034/Notice of Type II Application Non-SEPA (6-7-2022) and Type II Staff Report and Decision Notice to Parties of Record. (8-8-2022).

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.

Clark County ENG-2022-00536
Clark County FLR-2022-002222
Clark County FHA-2024-00155

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

Clark County Building Permit
Clark County Fire Marshal Permit
SW Clean Air Agency Air Discharge Permit

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.)

Construct new retail fueling system including four dispensers, two underground fuel storage tanks, four fuel products. Retail fuel dispensers will be covered with a 38' x 52' canopy.

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.

8619 NE Ward Road, Vancouver, WA 98682 (Clark County Parcel # 104130-000). Parcel is located on the south side of Ward Road adjacent to 162nd Avenue.

Legal Description: SE 1/4 SO1, T2N, R2E, Elaine Park # 2 LOT 1 1.50A

B. ENVIRONMENTAL ELEMENTS

1. Earth

<p>a. General description of the site</p> <p><input checked="" type="checkbox"/> Flat <input type="checkbox"/> Rolling <input type="checkbox"/> Hilly <input type="checkbox"/> Steep slopes <input type="checkbox"/> Mountainous <input type="checkbox"/> Other (specify below)</p>
<p>b. What is the steepest slope on the site (approximate percent slope)?</p> <p>1-2%</p>
<p>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.</p> <p>Non-Hydric / LeB</p>
<p>d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.</p> <p>No</p>
<p>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.</p> <p>Fuel storage tank nest will be excavated for underground fuel storage tanks. Approximately 1,600 cubic yards of material will be hauled off site and disposed of. Import of pea gravel for the bedding of tanks. No import of fill.</p>
<p>f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.</p> <p>No, the site will have erosion control fence around the perimeter of the parcel prior to the start of construction activity. +</p> <p>About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?</p> <p>63%</p> <p>Proposed measures to reduce or control erosion, or other impacts to the earth, if any:</p> <p>Construction entrance, erosion control measures.</p>

2. Air

- 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.

Dust (during construction phases), trucks and excavation machinery will emit diesel exhaust and dust typical of a construction site. Standard construction control practices will be implemented to minimize dust.

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

No.

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

Any nuisance dust issues will be addressed with water spray, as necessary. Best management practices C105, stabilization construction entry/exit shall be used to prevent track out on roadway(s). Dry soils will be watered down to control dust. Workers will be instructed to turn off equipment when not in use.

3. Water

- a. Surface Water:

- (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.

Lower Fifth Plain Creek is located approximately .5 miles east of the parcel.

- (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.

No fill or dredge material is proposed.

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

No surface water withdrawals or diversions will be required for this project.

(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.

No.

b. Ground Water:

(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.

Groundwater will not be withdrawn from a well as part of excavation activities.

(2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

No waste material of any kind will be discharged into the ground from the new petroleum equipment installation.

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.

Any stockpiled soils will be covered with visqueen at the end of each work day to prevent erosion and run off. Stormwater BMP's will be implemented to prevent stormwater runoff from leaving the site.

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

No.

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

The proposed site plan will only affect on site drainage.

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

Erosion control fence, hay bales, waddles (as needed).

4. Plants

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

- | | |
|--|---|
| <input type="checkbox"/> Deciduous trees: alder, maple, aspen, other | <input type="checkbox"/> Wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other |
| <input checked="" type="checkbox"/> Evergreen trees: fir, cedar, pine, other | <input type="checkbox"/> Water plants: water lily, eelgrass, milfoil, other |
| <input type="checkbox"/> Shrubs | <input type="checkbox"/> Orchards, vineyards or other permanent crops. |
| <input type="checkbox"/> Grass | <input checked="" type="checkbox"/> Other types of vegetation (list below) |
| <input type="checkbox"/> Pasture | |
| <input type="checkbox"/> Crop or grain | |

b. What kind and amount of vegetation will be removed or altered?

Field grass, small shrubs and blackberry bushes.

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

no threatened or endangered species are known to be on or near the site.

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

15% of the parcel per county requirement.

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

None known.

5. Animals

<p>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. Examples include:</p> <p>birds: <input checked="" type="checkbox"/> hawk <input type="checkbox"/> heron <input type="checkbox"/> eagle <input type="checkbox"/> songbirds <input type="checkbox"/> other:</p> <p>mammals: <input type="checkbox"/> deer <input type="checkbox"/> bear <input type="checkbox"/> elk <input type="checkbox"/> beaver <input type="checkbox"/> other:</p> <p>fish: <input type="checkbox"/> bass <input type="checkbox"/> salmon <input type="checkbox"/> trout <input type="checkbox"/> herring <input type="checkbox"/> shellfish, other</p>	<table border="1"><tr><td> </td></tr><tr><td> </td></tr><tr><td> </td></tr></table>			
<p>b. List any threatened and endangered species known to be on or near the site.</p>				
<p>c. Is the site part of a migration route? If so, explain.</p>				
<p>d. Proposed measures to preserve or enhance wildlife, if any: None.</p>				
<p>e. List any invasive animal species known to be on or near the site. No invasive animal species are known to be on the site.</p>				

6. Energy and Natural Resources

<p>a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. electricity and natural gas. electrical for power, natural gas for heat.</p>
<p>b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. No.</p>
<p>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: LED light fixtures, natural lighting.</p>

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 will be no toxic chemicals as part of the new improvements.

- (1) Describe any known or possible contamination at the site from present or past uses.

None known. Existing site is a grass field.

- (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.

Gasoline and diesel will be stored in double wall underground fuel storage tanks and monitored continuously with an electronic tank monitor.

- (4) Describe special emergency services that might be required.

No anticipated emergency services as part of this installation.

- (5) Proposed measures to reduce or control environmental health hazards, if any:

Double wall fuel storage tanks, double wall wall fuel piping, containment sumps at fuel turbines, containment sumps under dispensers.

b. Noise

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

Only noise is generated by general traffic noise, the site is accessed by two lane road and next to retail strip mall.

- (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.

Equipment noise from construction equipment and normal excavation activities. This would include excavator, backhoe and rock shooter. Noise from dump trucks entering and exiting the parcel. Typical work hours would be 7AM - 5 PM Monday through Friday.

(3) Proposed measures to reduce or control noise impacts, if any:

All machines have mufflers and noise reducing hardware and the the previously noted restriction of work hours.

8. Land and Shoreline Use

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.

Site is a grass field. Adjacent properties consist of one retail strip mall and residential housing.

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 non-farm or non-forest use?

Current use is a grass field. No recent activity noted on the site.

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

No.

c. Describe any structures on the site.

No structures.

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

No structures.

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

Community Commercial.

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

C.

<p>g. If applicable, what is the current shoreline master program designation of the site?</p> <p>None.</p>
<p>h. Has any part of the site been classified as a critical area by the city or county? If so, specify.</p> <p>Category 2 Recharge Areas.</p>
<p>i. Approximately how many people would reside or work in the completed project?</p> <p>10</p>
<p>j. Approximately how many people would the completed project displace?</p> <p>None.</p>
<p>k. Proposed measures to avoid or reduce displacement impacts, if any:</p> <p>N/A.</p>
<p>l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:</p> <p>A pre application conference with Clark County.</p>
<p>m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:</p> <p>A pre application conference with Clark County.</p>

9. Housing

<p>a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.</p> <p>No housing proposed.</p>
<p>b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.</p> <p>None will be eliminated</p>

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

No housing impacts.

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?

20'

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

The project will not alter any views.

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

Meet or exceed Clark County design standards/requirements.

11. Light and Glare

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

Lighting from lot lights and fuel canopy which will all be directional. Lighting plan previously submitted to Clark County as part of permit submittal package.

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

No, already reviewed by Clark County.

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:

Directional and down lighting. No light spillage off site.

12. Recreation

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

Project has no affect on existing recreational activities in the area.

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:

Project has no affect on existing recreational activities in the area.

13. Historic and Cultural Preservation

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 located on or near the site? If so, specifically describe.

Unknown.

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.

None known.

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.

N/A

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.

N/A

14. Transportation

- 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.

NE Ward Road is the only public road serving the site.

- 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 served by C-Tran public bus transportation.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

The completed site will have 33 parking spaces.

- 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).

No.

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

No.

- 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 nonpassenger vehicles). What data or transportation models were used to make these estimates?

Peak usage will occur during rush hours in the AM (between 6-8) and PM. 4-6).

- 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.

No.

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

None. Project Plan was shared with Clark County who approved the plan.

15. Public Services

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. No.
b. Proposed measures to reduce or control direct impacts on public services, if any. None.


16. Utilities

a. Utilities currently available at the site: <input checked="" type="checkbox"/> electricity <input checked="" type="checkbox"/> water <input checked="" type="checkbox"/> telephone <input type="checkbox"/> septic system <input checked="" type="checkbox"/> natural gas <input checked="" type="checkbox"/> refuse service <input checked="" type="checkbox"/> sanitary sewer <input type="checkbox"/> other (list below)
b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. Electricity - Clark PUD. Natural Gas - NW Natural Gas, Water & Sewer - City of Vancouver.

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:


Name of signee: Scott Gullickson
Position and Agency Organization: Project Manager, Anderson Environmental Contracting, LLC
Date Signed: 11-5-2024

D. Supplemental Sheet for Nonproject Actions

(IT IS NOT NECESSARY to use the Supplemental 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:

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.

