

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

---

## Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

## Instructions for applicants

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use “not applicable” or “does not apply” only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to **all parts of your proposal**, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

## Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

## Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for Nonproject Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in “Part B: Environmental Elements” that do not contribute meaningfully to the analysis of the proposal.

---

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

## Background

[Find help answering background questions<sup>2</sup>](https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background)

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

Cascade Business Park

**2. Name of applicant:**

Port of Skamania County

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

Port of Skamania County

P.O. Box 1099

Stevenson, WA 98648

Pat Albaugh, Executive Director

e-mail: [pat@portofskamania.org](mailto:pat@portofskamania.org)

(509) 427-5484

**4. Date checklist prepared:**

June 2025

**5. Agency requesting checklist:**

City of North Bonneville, Washington

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

The project is expected to commence as soon as all applications and necessary permits are issued.

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

Yes, this proposal will be to construct a business park in multiple phases. The current plan is for 8 light industrial buildings and a hotel. The light industrial buildings will vary in size. It is anticipated that the gross floor area will be approximately 200,000 sf. The hotel is anticipated at 3 stories tall and 60,000 sf floor area but the number of rooms is undetermined.

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

A Geotechnical report, updated Archaeological Inadvertent Discovery and Monitoring Plan, Grading and Erosion Control Plans, and this SEPA checklist. Cleanup Action Plan, Supplemental Investigation Report, Ecology Agreement, No further action likely letter by the department of Ecology, Contaminated Media Management Plan

---

<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.**

A contamination cleanup has occurred onsite under Department of Ecology's guidance. A no further action letter is likely to be administered.

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

City approvals and permits for the site engineering. Completion of contamination cleanup.

**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 applicant is proposing site grading and utility infrastructure to occur in preparation for the construction of future light industrial building(s) and a hotel on the site.

**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 subject site is located south of Evergreen Highway (SR 14) and north of Fort Cascades Drive in the City of North Bonneville, Washington. Coyote Ridge Road bisects the property.

More specifically, the site is located within the SE ¼ of Section 20 and SW ¼ of Section 21, Township 2 North, Range 7 East of the Willamette Meridian at 1490 Coyote Ridge Road, North Bonneville, WA. Total parcel area is approximately 42 acres and is comprised of 1 parcel, identified as follows; 02072000020500.

## 1. Earth

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

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

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

---

<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>

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

According to available survey information, approximately 8% across most of the site with some areas of 50% slope where fill had been placed in the past.

**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.**

This is a fill site consisting of spoils from the Bonneville Dam North Powerhouse construction project. Consequently, the soil types are varied and random. Soil types consist of Arents (0 to 5 percent slopes), Bonneville (stony sandy loam), and Pilchuck (very fine sandy loam).

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

There are no indicators of unstable soils on-site or in the immediate vicinity.

**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.**

Approximately 62,000 c.y. of cut and 25,000 c.y. of fill will be required to grade the proposed site improvements. The excess materials excavated with this project will be relocated on site or hauled off to an approved storage area.

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

Some soil erosion could occur during clearing and construction of the site, but the erosion will be controlled by implementation of an approved erosion control plan using BMP to minimize the risk of sediment leaving the site.

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

The proposed project will convert approximately 17 acres to impervious on a parcel that is approximately 42 acres total, resulting in approximately 40% of additional impervious surfaces after project construction.

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

Implementation of an engineered erosion control plan, to be approved by North Bonneville, will serve to minimize erosion during construction. Post construction re-vegetation will also be implemented.

## 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.**

In the short-term, dust and exhaust would occur during construction activities. In the long-term, there may be some increased emissions occurring from increased vehicular traffic once the lot has been developed.

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

The site is located between SR 14, Columbia Trail, and Fort Cascades Drive in Skamania County. Vehicle emissions may affect the site from the neighboring roadways.

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

During dry conditions, water will be applied to construction areas during dust generating activities to limit dust emissions. No long-term reduction or control measures are proposed with this application for vehicle emissions.

## 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.**

---

<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>

<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>

The Columbia River is located approximately 1,000 feet to the southeast.

- 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. There are no surface waters or wetlands on the site.

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

This proposal will not required surface water withdrawal or diversions.

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

No. According to available FIRM mapping, the subject site is not located in a 100-year floodplain

- 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 discharge of waste is anticipated to surface waters.

**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.**

No groundwater will be withdrawn for this project.

- 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.**

The site will be served by public sewer (run by the City of North Bonneville). No waste material will be discharged into the ground with this proposal.

**c. Water Runoff (including stormwater):**

---

<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>

- 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.**

Approximately 12 acres of new pollution generating impervious surface is proposed and 5 acres of non-pollution generating impervious surface, including roof area, is proposed. Most of the stormwater runoff from the roadway and parking areas will be collected via catch basins to be treated and detained in stormwater treatment ponds. Once the stormwater runoff has been treated, it will be discharged to an existing ditch to the north or south of the site using a flow control structure to meet peak flow requirements. Multiple ponds and biofiltration swales will be needed to handle the runoff from the site. The stormwater treatment ponds or biofilter swales will discharge to an existing ditch to the north or south of the site using a flow control structure.

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

It is not anticipated that waste materials could enter ground or surface waters. The site has no infiltration and stormwater treatment will take place prior to discharge to the surrounding ditches.

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

The site will be discharged to the same ditches that is currently does. Drainage patterns will not be affected.

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

An engineered stormwater plan and erosion control plan will be reviewed per the City of North Bonneville's code and built to accepted Engineering Standards to reduce and control the runoff.

## 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?**

On-site vegetation will be removed as necessary for construction and grading of the subject site. Re-vegetation will occur for erosion control purposes and to meet code landscaping requirements.

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

None known.

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

Proposed landscape improvements will be addressed as part of the individual lot developments.

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

Himalayan blackberry

## 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.**

Examples include:

- Birds: hawk, heron, eagle, songbirds, other:
- Mammals: deer, bear, elk, beaver, other:
- Fish: bass, salmon, trout, herring, shellfish, other:

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

The Washington Department of Fish and Wildlife (WDFW) Priority Habitats and Species on the Web mapping show two endangered species (state status); Northwestern Pond Turtle, Northern Spotted Owl that could potentially be on the site.

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

The site is located within the Pacific Flyway for migratory birds. However, the subject site is not considered a critical stopover for migrating birds.

<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>

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

Landscaping plants will provide habitat and shade.

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

None known.

## 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.**

The development will likely use electricity and potentially natural gas for lighting and heating.

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

It's not anticipated. The north and south sides of the property are flanked by roads. The east side of the property has a cell tower. The west side of the property abuts a residential area however due to the setbacks from the property line, this development should not affect the residential areas potential use of solar energy.

**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.**

All future construction will comply with the adopted codes and policies of the City of North Bonneville Building Division, including the State Energy Code.

## 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.**

None are anticipated. Any subsequent light industrial developer or business shall follow city code in the use and disposal of any hazardous materials.

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

---

<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>

This is a fill site consisting of spoils from the Bonneville Dam Second Powerhouse construction project. This parcel is listed as a contaminated site on the Department of Ecology website and is currently being cleaned.

- 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.**

According to the Department of Ecology Toxics Cleanup mapping, there is a cleanup on the site that has already begun.

- 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.**

Any chemicals or toxic substances stored or used on the site after development would be regulated by city, county, and state regulations.

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

Fire, police, and emergency medical services will be required once the site is developed.

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

None proposed.

#### **b. Noise**

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

Traffic noise from SR 14 to the north, light traffic noise from the south and west.

- 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)?**

Noise from construction operations will occur during the development of the project. Construction noise would occur within code regulated hours. An increase in traffic noise may permanently occur in the long-term due to the increased vehicles entering and leaving the project upon development and day to day operation of the business during business hours.

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

In order to reduce noise impacts in the short term, construction activities will only be performed during approved construction hours. In the long term, regular business hours and the City of North Bonneville noise ordinance will dictate the timing of any noise production.

## 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 site is zoned I/BP (Industrial/Business Park) and is currently vacant.

Adjacent uses to the north, across SR-14 and a portion of the west edge, is zoned O (Open Space Preserve), to the Southeast is the Columbia River/government property, to the east there are zones of MH (Manufactured Home Subdivision) and SFR (Single Family Residential).

- 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?**

Not to the applicant's knowledge.

1. **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.**

There is a cell tower on the east side of the site.

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

No.

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

The site is zoned for Industrial/Business Park (I/BP).

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

The site's comprehensive plan designation is Industrial/Business Park (I/BP).

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

The site is not located within Shoreline jurisdiction.

---

<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>

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.**

No. According to existing geotechnical and archaeological documentation for this site, it has not been classified as an environmentally sensitive area.

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

No one will reside on-site. Without knowing the final use of the anticipated structures its unknow how many individuals will work on-site.

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

This project will not displace any people.

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

No measures are proposed.

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

The applicant will comply with all applicable development codes contained within the City of North Bonneville's Development Code

- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:**

This project does not impact agricultural or forest lands.

## 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.**

- b. The site is not zoned for residential use. No units will be provided

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

No units will be eliminated.

- d. Proposed measures to reduce or control housing impacts, if any:**

None, there will be no impact to housing.

---

<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>

## 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?**

Maximum building height is not to exceed 40-feet based on municipal code.

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

Views are not expected to be altered or obstructed by this development

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

The project will adhere to the site design regulations set out in the North Bonneville Municipal Code.

## 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?**

Lighting will be used during the evening hours for security purposes. Glare should be minimal if any.

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

Not likely. All lighting provided along the periphery of the development will be directed to minimize glare on nearby residential areas. Additionally, the subject site is not located within a known view corridor.

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

No off-site light or glare is expected to affect this development.

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

Site lighting will be provided in compliance with site lighting standards contained within the City of North Bonneville's Municipal Code. An engineered lighting plan will be developed for each of the structures as they are developed.

---

<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>

<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>

## 12. Recreation

[Find help answering recreation questions](#)

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

The site is adjacent to the North Bonneville Heritage Trail and the Fort Cascade interpretive area.

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

This development will not displace any existing recreational uses.

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

This development will not impact any current recreation or provide any new recreation activities.

## 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.**

The closet known site is 45SA9 and is approximately 60 feet from the property and there are approximately thirteen known sites within a half-mile.

- 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 features on the project site are known to the applicant. Past studies have shown the closest known site is 45SA9 and is approximately 60 feet from the property and there are approximately thirteen known sites within a half-mile.

- 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.**

There have been previous studies performed for prior projects on the site.

- 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.**

---

<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>

An Inadvertent Discovery and Monitoring Plan was prepared in 2010 for a prior project on the site. This plan will be updated based on the new construction plans for the site improvements. If any cultural or historic resources are discovered during construction, all activity in the area will cease until a qualified archaeologist accesses the site and can assess the findings.

## 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 directly south of SR 14, east of Cascade Drive and North of Fort Cascades Drive. Access will be taken from Bonneville Dr that will connect Cascade Drive with Coyote Ridge Road. Or Access can be taken off of SR 14 from Dam Access Road to Fort Cascades Drive to Coyote Ridge Road.

- 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 Skamania Public Transit. The closest stop is at Bonneville Way in the downtown area of North Bonneville.

- 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 improvements to the existing transportation infrastructures is proposed with this development.

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

It's not anticipated that any transportation outside of automotive will be used.

- 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 average number of vehicular trips per day generated by the project will be 1,134.

Peak PM peak hour volume will occur from 4:30 to 5:30 PM, with 90 vehicular trips in the PM peak hour generated by the project. Approximately 3% of the peak hour volume would be trucks.

---

<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>

ITE Trip Generation data for land use codes 110 (General Light Industrial) and 310 (Hotel) were used to determine trips generated by the project. Truck percentages were determined by a combination of ITE Trip Generation data for land use code 310 and an assumed 2% on volume for land use code 110. Local turning movement counts at key nearby intersections on June 24th, 2025 served as a basis for determination of the peak hour for volumes.

- 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.**

This proposal should not interfere with any movement of agricultural or forest products.

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

None proposed.

## 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 project will require standard public services, including police, fire, emergency health care responder and public utilities.

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

None proposed. The project would not result in a significant increase in the need for public services, including police and fire protection.

## 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.**

<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>

<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>

Water/Sewer; City of North Bonneville, Electrical; Skamania County PUD, Garbage; Waste Connections, Telephone; CenturyLink, Natural Gas; NW Natural, Internet and TV; variety of providers.

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.**

X 

---

**Type name of signee:** Pat Albaugh

**Position and agency/organization:** Executive Director, Port of Skamania County

**Date submitted:** 8/4/2025

**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.

- 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:**

---

<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>

- 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.**