

ENVIRONMENTAL CHECKLIST

Purpose of Checklist:

The State Environmental Policy Act (SEPA), Chapter 43.21 RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal if it can be done) and to help the agency decide whether an EIS is required.

Use of checklist for non-project proposals:

Complete this checklist for non-project proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (Part D).

For non-project actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND

1. Name of the proposed project, if applicable: **JT Marine Inc. Columbia River Outer Harbor Line Relocation**
2. Name of applicants: **JT Marine Inc.**
3. Address and phone number of applicant and contact person: **PO Box 61648 Vancouver, WA 98666 360.750.1300**
4. Date checklist prepared:
7/1/2020
Agency requesting checklist: **Washington State Department of Natural Resources**
5. Proposed timing or schedule (including phasing, if applicable):
ASAP
6. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
No, not at this time.
7. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
DNR data prepared in conjunction with Columbia Business Center.
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.
No other applications are pending for this property.
10. List any government approvals or permits that will be needed for your proposal, if known.
Approval by the State Harbor Line Commission
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 agency may modify this form to include additional specific information on project

description.)

Please see Exhibit "B"

12. Location of 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 topographical 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 applications related to this checklist.

Please see Exhibit "C"

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site (circle one):

N/A

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

N/A

- c. What general types of soils (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

2. Air

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

N/A

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

N/A

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

N/A

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.

Columbia 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.

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 the fill material.

N/A

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

N/A

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.

N/A

b. Ground:

1) Will groundwater be withdrawn, or will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

N/A

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 such systems, the number of houses to be served (if applicable), or the number animals or humans the system(s) are expected to serve.

N/A

c. Water Runoff (including storm water):

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.

JT Marine has a current NPDES and City of Vancouver Wasterwater permit in place for the collection of stormwater.

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

N/A

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

N/A

4. Plants

N/A

- a. Check or circle 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
___ wet soil plants: cattail, buttercup, bulrush, 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?
N/A
- c. List threatened or endangered species known to be on or near the site.
N/A
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
N/A

5. Animals

- a. Circle any birds and animals that have been observed on or near the site or are known to be on or near the site:
Fish in the Columbia River
- b. List any threatened or endangered species known to be on or near the site.
Lower Columbia River Chinook salmon (*Oncorhynchus tshawytscha*); Lower Columbia coho salmon (*Oncorhynchus kisutch*); Columbia River chum salmon (*Oncorhynchus keta*) and Lower Columbia River steelhead (*Oncorhynchus mykiss*).

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

No

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

None, no impact

6. Energy and Natural Resources

- a. What kinds of energy (electrical, 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.

N/A

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

N/A

- 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:

N/A

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.

1) Describe any emergency services that might be required.

JT Marine operates under a current Washington State NPDES and City of Vancouver Permit that addresses mitigation and spill response with regard to the current operations. No additional risk will be present from this proposed relocation.

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

b. Noise

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

N/A

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

N/A

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

N/A

8. Land and Shoreline Use

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

The current use of the site is a commercial shipyard and industrial use.

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

No

c. Describe any structures on the site.

N/A

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

No

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

Industrial

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

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

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

No

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

15

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

N/A - None

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

N/A

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

N/A

9. Housing N/A

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

N/A

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

N/A

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

10. Aesthetics N/A

What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? N/A

a.

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

C. N/A

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

2. Light and Glare N/A

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

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

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

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

3. Recreation

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

Pleasure vessels utilize the Columbia River for recreation.

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

The proposed project would slightly reduce the unrestricted waterway designated for non-commercial use.

- c. Proposed measures to reduce or control impacts on recreation, including recreational opportunities to be

provided by the project or applicant, if any:

N/A

4. 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.

No

- b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site? If so, generally describe.

N/A

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

N/A

5. 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.

N/A

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

No

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

N/A

- 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).

No

- e. Will the project 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? If known, indicate when peak volumes would occur.

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

6. 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.

No

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

N/A

7. Utilities

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

None

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

N/A

D. 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: _____

Review by: **Timo Toristoja**

Title: **President**

Date: 7/1 /2020 _____

E. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(Do not use this sheet for project action)

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?

The proposal would likely not increase these environmental factors.

Proposed measures to avoid or reduce such increases are:

N/A

2. How would the proposal be likely to affect plants, animals, fish or marine life?

The proposal would likely have no affect on the current plant, animal, fish or marine life.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

N/A

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

The proposal would not deplete energy or natural resources.

Proposed measures to protect or conserve energy and natural resources are:

N/A

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designed (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?

The proposal would likely have no impact.

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?

The proposal would not deviate from the current shoreline and land use.

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

N/A

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

The proposal would not increase demand on public services, utilities or transportation.

Proposed measures to reduce or respond to such demand(s) are:

N/A

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

The proposal has no conflicts with the protection of the environment.



7/1/2020

JT Marine Inc – Application for Relocation of Harbor Line Exhibit “A” – Section II Questions

1. JT Marine is interested in this relocation as we operate a commercial shipyard and tug & barge company that is greatly restricted by the current location of the Outer Harbor Line.
2. Pursuant to WAC 332-30-115(1), the long-term needs of Water Dependent Commerce in relation to the channel will not be affected. The long-term needs of Water Dependent Commerce in relation to JT Marine and our WDC customers will be negatively impacted without the adequate space to service our customers operating in Interstate Commerce.
3. the navigation beyond the Outer Harbor Line will not be affected.
4. The proposed relocation will have no effect on the public as there is currently no public access to the waterfront.
5. This item is N/A
6. There is a potential for relocation for extending farther along the in both directions as possible growth is achieved by JT Marine.
7. The proposed relocation makes a relatively smooth tie into the existing Harbor Lines.
8. Should additional, similar relocations be approved in the future, there may possibly be minimal effect of a reduced non-channel use by recreational vessels.
9. Yes, the relocation is supported by all landowners.
10. The effect of the proposed relocation will have a positive impact on the local, regional, and state economies as JT Marine will have the ability to grow our business, thereby creating more jobs and increased tax revenues.
11. As a current lessee of Columbia Business Center, an industrial park, the proposed relocation and subsequent changes are consistent with Columbia Business Centers guidelines and future goals.
12. The possible benefits of the proposed relocation to the general public is the potential for increased jobs and possible increase in local taxes collected to be used for the upkeep and possible creation of public parks and/or services.
13. As a lessee the feasibility of alternatives to relocation are none.



7/1/2020

JT Marine Inc – Application for Relocation of Harbor Line Exhibit “B”–
Environmental Checklist Question 11

JT Marine Inc is requesting the current Outer Harbor line located at Long -122.645807- Lat 45.61205

Be extended South into the Columbia River by approximately 50' for the purpose of accommodating our commercial shipyard and the many vessels that we service every year. The current Outer Harbor Line restricts our ability.



7/1/2020

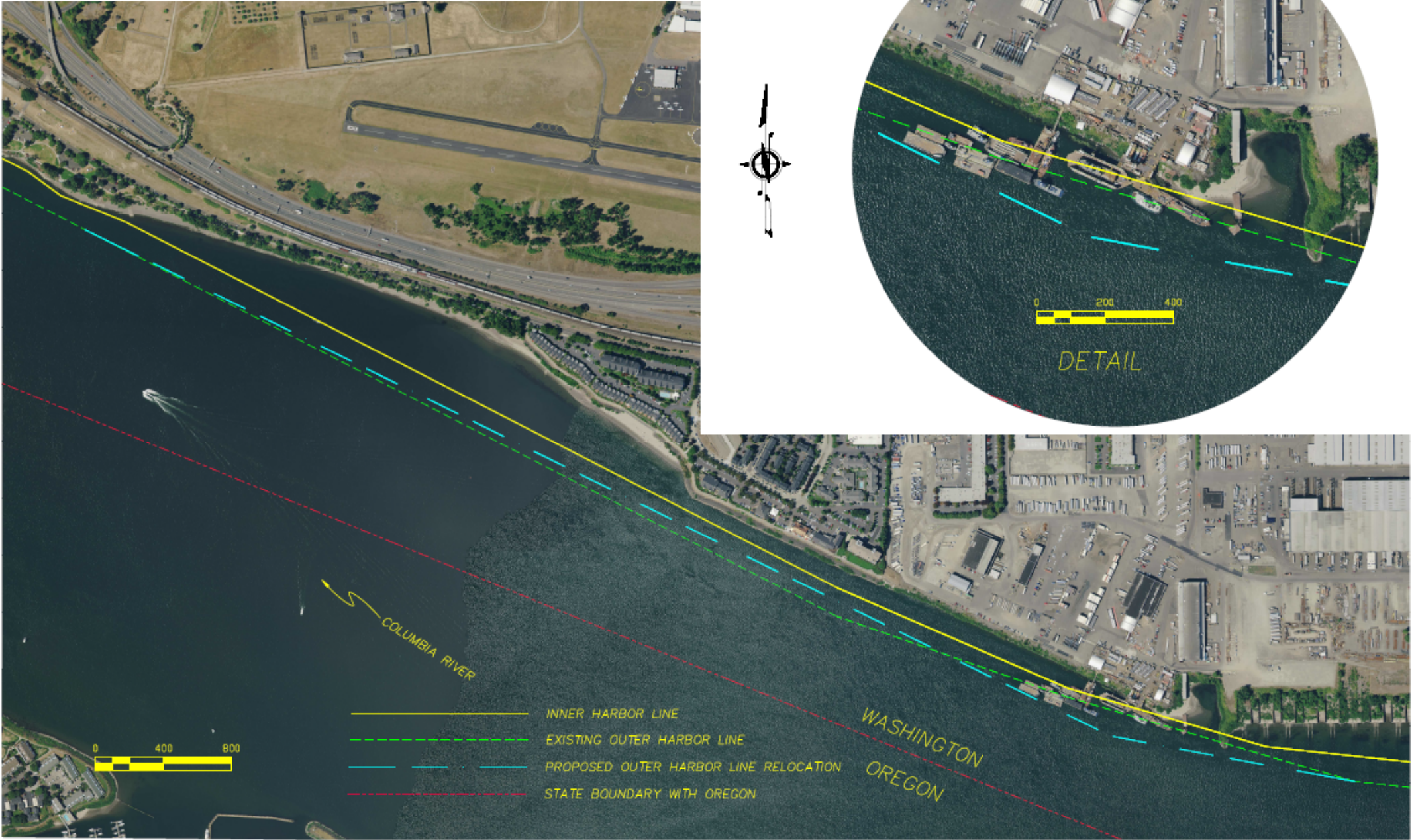
JT Marine Inc – Application for Relocation of Harbor Line Exhibit “C” –
Environmental Checklist Question 12

JT Marine Inc is requesting the current Outer Harbor line located at Long -122.645807- Lat 45.61205 respectively be extended South into the Columbia River by approximately 50’.

Pursuant to the Federal Registrar this places the proposed Outer Harbor Line well within the prohibited distance from the current channel in the Columbia River at these coordinates.

2023 PROPOSED
OUTER HARBOR LINE RELOCATION
VANCOUVER, WASHINGTON

EXHIBIT D
VANCOUVER HARBOR AREA



STATE OF WASHINGTON
DEPARTMENT OF NATURAL RESOURCES
AQUATIC RESOURCES DIVISION

KILLIAN PACIFIC

Exhibit "E"

June 15, 2020

Mr. Hugo Flores
Department of Natural Resources
Hugo.flores@dnr.wa.gov

Regarding : Request for Outer Harbor Line Adjustment
South of JT Marine location – Columbia River
South of Columbia Business Center

Dear Mr. Flores:

CBC 4, LLC has authority over the western portion of the Columbia Business Center in Vancouver, Washington. The Columbia Business Center is located directly upland from Whirley Dock area where JT Marine is currently located in the Columbia River.

We are supportive of a change in the location of the outer harbor line to relocate it approximately 50 feet south of Ryan's Point.

If you have any questions, please contact the Columbia Business Center Management office at 360-693-3644.

CBC 4, LLC, a Delaware limited liability company

DocuSigned by:

By: _____
Nathan Scott, CFO

NS/jw