



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:

Angela Brown

Signature

Angela Brown

Print Name

Vice President

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: Portable Vapor Combustion Unit
2.	Name of applicant: Tesoro Logistics Operations LLC (Tesoro) Contact: Benjamin Hoene
3.	Address and phone number of applicant and contact person: 8600 Cane Run Road, Louisville, KY 40258 Phone (812) 704-4518
4.	Date checklist prepared: April 9, 2021
5.	Agency requesting checklist: Southwest Clean Air Agency (SWCAA)
6.	Proposed timing or schedule (including phasing, if applicable): The PVCU is scheduled to be brought onsite in August 2021 for an API inspection which typically lasts 3-4 months. However, if repairs are required, the PVCU may remain onsite up to 8 months. The facility is also requesting permission to be able to bring a PVCU onsite as needed in the future, beyond the required inspection that is planned for August of this year.
7.	Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. The Tesoro Vancouver Terminal (Facility) does not have any plans for further activities, expansions or additions related to this Project.

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

SWCAA permit modification application for Air Discharge Permit, associated documentation and emissions calculations.

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 other applications for proposals within the Project site that are pending government approval.

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

SWCAA approval of permit modification application for Air Discharge Permit (ADP 12-3023).

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 Facility proposes to use a portable trailer-mounted vapor combustion unit as a backup control source to reduce emissions during truck loading operations. Typically, the Facility utilizes a vapor recovery unit (VRU) for collecting and controlling gasoline vapors from the bulk terminal loading rack operations. The portable vapor combustion unit (PVCU) will be used to control emissions while the VRU is off-line for required inspection and maintenance.

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 Facility is located at 2211 Saint Francis Lane, Vancouver, WA 98660 and is situated in the South ½ of the Southwest ¼ of Section 21, Township 1, Range 1 East, W.M.; Clark County Assessor number 59115030. The overall Facility property is approximately 7.3 acres. However, the actual Project site will be limited to a small existing developed area in the northeast corner of the Facility where the trailer-mounted PVCU will be parked.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site

Flat Rolling Hilly Steep slopes Mountainous Other (specify below)

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

The steepest slope within the Project site is approximately 2 percent.

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.

The U.S. Department of Agriculture Natural Resources Conservation Service Web Soil Survey indicates that soils within the Project site consist of Hillsboro loam (soil unit H|A), 0 to 3 percent slopes, which is typically a deep, well-drained soil found on terraces. It should be noted that the NRCS soil survey classification was likely assigned before Facility construction was completed. The overall Project area has previously been graded and developed for the existing storage terminal, which would have included import of non-native soil materials and impervious surfaces.

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

There are no known surface indications or history of unstable soils in the vicinity of the Project site.

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.

Not applicable. No filling, excavation or grading activities are proposed.

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

Not applicable. No clearing, land disturbance, or construction activities are proposed.

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

The PVCU will be parked on existing impervious surfaces and will not require new or redeveloped impervious surface areas. Therefore, total existing impervious surface coverage at the site will not change.

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

Not applicable. No ground disturbance activities are proposed.

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.

Refer to the emissions calculations attached to the enclosed application for permit modification.

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

There are no off-site sources of emissions or odor that would affect the Project.

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

The PVCU is a control device. The PVCU will be used to collect and control gasoline vapors from the bulk terminal loading rack operations while the VRU is off-line for inspection and/or maintenance.

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.

Not applicable. There are no surface water bodies on or in the immediate vicinity of the Project site.

- (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.

Not applicable.

- (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.

Not applicable.

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

Not applicable. The Project does not require surface water withdrawals or diversions.

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

The FEMA Flood Insurance Rate Map for the subject area indicates the overall Facility is located within Zone AE (base flood elevations determined).

(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.

Not applicable. The Project does not include discharge of waste materials to surface waters.

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.

Not applicable. The Project does not include withdrawal of ground water.

(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.

Not applicable. The Project does not include discharges 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.

Use of the PVCU will not generate any additional stormwater runoff or alter existing stormwater conveyances. The PVCU will be parked in an existing developed area of the Facility and existing surface water runoff will continue to follow existing site drainage pathways.

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

It is not anticipated that waste materials would enter ground or surface waters as a result of PVCU use.

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

The Project will not alter or affect existing runoff drainage patterns in the vicinity of the site.

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

The Project does not include any site modifications (e.g., ground disturbance, new or redeveloped impervious surfaces, structures). Therefore, existing surface water runoff quantity, flow paths, and discharge points will remain unchanged.

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 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 type="checkbox"/> Other types of vegetation (list below) |
| <input type="checkbox"/> Pasture | |
| <input type="checkbox"/> Crop or grain | |

There is no vegetation within the Project site.

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

Not applicable. No vegetation will be removed or altered in association with the Project.

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

No threatened or endangered plant species are known to be located within or near the Project site.

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

Not applicable.

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

No noxious weeds or invasive plant species are known to be located on or near the Project site.

5. Animals

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:

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.

No threatened or endangered animal species are known to be present in the vicinity of the Project.

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

The Facility is located within the greater Pacific Migratory Flyway, which is a flight corridor for waterfowl and other avian fauna migration. The flyway extends from Alaska to Mexico and South America. This migration route would not be altered or impacted by the Project.

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

No wildlife or associated habitats are known to occur within the Project site. Therefore, no measures are proposed.

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

No invasive animal species are known to be on or near the Project site.

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.

The Project does not require new or additional energy sources. The portable unit will only be used on site when the Facility's existing VRU is off-line for inspection and maintenance.

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

The Project site is located within the existing developed perimeter of the Facility and would not affect potential solar energy use on nearby 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:

None proposed.

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.

It is not anticipated that the Project would increase existing risk potential or hazards at the Facility.

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

There is no known contamination within the Project site.

(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.

There are no known hazardous conditions within the Project site that would affect PVCU operation.

(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.

The Project will not store, use or produce toxic or hazardous chemicals.

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

Existing emergency services will continue to serve the overall Facility. No additional services are required.

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

The Project site is in a location that avoids critical infrastructure and operational areas.

b. Noise

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

None.

- (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.

PVCU use will be of short duration and is not expected to increase existing noise levels associated with ongoing operations at the terminal.

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

The Facility will continue to comply with applicable noise regulations.

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.

The Project site is within the existing developed perimeter of the Tesoro Vancouver Terminal. Nearby property uses include industrial warehouses and storage, public utilities, bulk storage terminals, and other industrial uses. PVCU use would not affect current land use within the Facility or on adjacent properties.

- 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?

The Project will not convert any agricultural or forest lands of long-term commercial significance, nor will it convert any resource lands to non-farm or non-forest use.

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. The Facility is located in an existing industrial zone in the City of Vancouver. This industrial area does not include working farms or forest lands.

- c. Describe any structures on the site.

Structures within the overall Facility include office and operations buildings, storage tanks, a truck rack, rail rack, and other associated infrastructure. However, there are no structures in the Project site.

<p>d. Will any structures be demolished? If so, what?</p> <p>No. The Project does not include demolition of any structures.</p>
<p>e. What is the current zoning classification of the site?</p> <p>Heavy Industrial (IH)</p>
<p>f. What is the current comprehensive plan designation of the site?</p> <p>Industrial</p>
<p>g. If applicable, what is the current shoreline master program designation of the site?</p> <p>Not applicable. The Facility is not located in City of Vancouver shoreline master program jurisdiction.</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>The Clark County MapsOnline database indicates that the overall Facility is located within the Columbia River floodway fringe.</p>
<p>i. Approximately how many people would reside or work in the completed project?</p> <p>None.</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>Not applicable.</p>
<p>l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:</p> <p>The purpose of the Project is to provide vapor recovery for existing truck loading operations at the Facility while the onsite VRU is taken off-line to be inspected and maintained. Equipment inspections and implementation of temporary measures to maintain operational reliability during maintenance activities are consistent with the overall purposes and intent of the industrial zoning and comprehensive land use plan designations for the area.</p>

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

Not applicable.

9. Housing

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

None.

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

None.

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

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?

Not applicable. The Project does not include construction or installation of any structures.

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

No views would be altered or obstructed by the Project.

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

Not applicable.

11. Light and Glare

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

None. The Project will not generate light or glare.

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?

None.

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

Not applicable. The Project will not generate light or glare.

12. Recreation

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

An existing paved walking and bicycle trail is located east of the Facility, along SR 501. Several neighborhood parks are also located to the north and east. There are no designated recreational opportunities in the immediate vicinity of the Project site.

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

The Project would 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:

The Project will not impact or displace existing recreational resources. Therefore, no measures are proposed.

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.

No buildings or structures within the Facility are known to be eligible for listing on historic preservation registers.

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 historic or cultural landmarks, features or other resources are known to have been identified within the Project site.

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

The Washington State Department of Archaeology and Historic Preservation (DAHP) online public access Washington Information System for Architectural and Archaeological Records Data (WISAARD) was reviewed for recorded resources on the subject property. None were identified.

- 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.

The trailer-mounted PVCU will be driven into the Facility and parked in an existing developed area. The Project does not include any fill or site disturbance activities. Therefore, no measures are proposed.

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.

The Facility entrance is accessed via Saint Francis Lane. Additional roads providing access to Saint Francis Lane include W. 26th Avenue to the west, Erwin O. Rieger Memorial Highway (SR 501) to the north, and W. 4th Plain Boulevard to the northeast.

- 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 Facility is not directly served by public transit. The nearest C-Tran stop is located within one-half mile northwest of the Facility.

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

The Project will not create any new parking spaces or eliminate any existing 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).

The Project does not include any new transportation facilities or improvements to existing transportation infrastructure.

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

An existing rail spur and rail transfer facility are located along the western perimeter of the Facility property. However, the Project will not use or occur in the immediate vicinity of the rail facility.

- 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?

The Project requires truck and trailer delivery of a single PVCU and subsequent offsite transport upon Project completion. However, the Project will not generate any new daily vehicle trips to or from the Facility.

- 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.

Not applicable. There are no agricultural or forestry land uses in the Facility area.

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

No measures are proposed. The Project will not alter existing traffic volumes or existing transportation infrastructure.

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, the Project does not require an increase in public services.

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

No measures are proposed. The Project does not increase demand for public services.

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.

Not applicable. No new or additional utility services are required for the 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:

X *Angela Brown*

Name of signee:

Angela Brown

Position and Agency
Organization:

Vice President

Date Signed:

4/29/2021