

### 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 a	and filled out an e	environmental	checklist.	
	Yes	$\boxtimes$	No		
	If you answered "yes", list the State, City or Cochecklist.	ounty Departmer	nt and date b	elow and attach a cop	oy of the
	State, City or County Departme	ent		Date	
2.	An environmental checklist or assessment has	previously been t	filled out for a	nother agency.	
	Yes	$\boxtimes$	No		
	If "yes", give agency and date, and attach a cop	by of the checklis	t.		
	Agency Name			Date	
	your answer to both of the above questions was hecklist.	"No", you must	t fill out the a	attached SEPA Enviro	onmental
	Prep	pared by:			
		Ho	eley Del	ong	·
	Hele		Signati	ıre	
	naie –	ey DeLong	Drint No		
	Proi	ect Manager, TR	Print Na C	ine	
	110j		Title		

**ESTIMATION CODE** Process Knowledge ......0

Source Test.....1 Material Balance.....2

Southwest Clean Air Agency
11815 NE 99th Street, Suite 1294, Vancouver, WA 98682-2322 Voice: (360) 574-3058 Fax (360) 576-0925

## PERMIT APPLICATION / NEW SOURCE REVIEW

## **EMISSION ESTIMATE SUMMARY WORKSHEET**

FACILITY NAME: Pra	EPA Factor							
EMISSION POINT NUM	MBER <sup>©</sup> : New	EMISSION POINT NAME: See Application Text					Other	
POLLUTANT: (circle)  Particulate Matter (PM)	UNCONTROLLED EMISSIONS Ibs/yr or tons/yr See Attached	CONTROLLED EMISSIONS lbs/yr or tons/yr Application	MAX HOURLY CONCENTRATION μg/m³ or grains and Emission	HOURLY/MONTHLY EMISSIONS lbs or tons Tables	YEARLY EMISSIONS lbs/yr or tons/yr	ESTIMATION CODE	ΤΟΧΙC <sup>®</sup> Υ / N	
PM <sub>10</sub> :						,,		
Sulfur Dioxide (SO2):								
Nitrogen Oxides (NO <sub>x</sub> ):								
Volatile Organic Compounds (VOC):								
Carbon Monoxide (CO):								
Other:								
				. If this application represent should be explained below.	ts a new emission point,	write "new."		
EXPLANATION / NOTI	ES:							



## 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 <u>all parts of your proposal</u>, 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.



# **SEPA Environmental Checklist**

## A. BACKGROUND

1.	Name of proposed project, if applicable:  New Pratt Retail Specialties Facility (Vancouver, WA)
2.	Name of applicant: Pratt Retail Specialties, LLC
3.	Address and phone number of applicant and contact person: 3201 SE Columbia Way (Building 42), Suite 100, Vancouver, WA 98661, Jay Rogers, 360-903-8217
4.	Date checklist prepared: May 11, 2022
5.	Agency requesting checklist: Southwest Clean Air Agency
6.	Proposed timing or schedule (including phasing, if applicable):  Paper bag manufacturing equipment will be installed at an existing building which Pratt Retail Specialties is leasing. The equipment which will emit air contaminants will be installed starting June 27, 2022 (estimated).
7.	Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.  No.

<ol> <li>List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.</li> <li>None.</li> </ol>
<ol> <li>Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.</li> <li>No.</li> </ol>
10. List any government approvals or permits that will be needed for your proposal, if known. Southwest Clean Air Agency Air Discharge Permit, City of Vancouver wastewater discharge approval (potential)
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.) Pratt Retail Specialties will be occupying an existing industrial building and will be manufacturing paper bags within this building. The equipment in the building will include six SunHope SBH330B machines which will have gluing and printing capabilities, a Holweg Weber Model 833A, which will have gluing and printing capabilities, and a Reel-to-Reel 1 Color Flexo Printer which will have printing capabilities. All equipment is electrically powered. Additional details are provided in the Air Discharge Permit Application included in this submittal.
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. 3201 SE Columbia Way (Building 42), Suite 100, Vancouver, WA 98661 Please see Air Discharge Permit Application for site map.

## **B. ENVIRONMENTAL ELEMENTS**

## 1. Earth

a. General description of the site
☐ Flat ☐ Rolling ☐ Hilly ☐ Steep slopes ☐ Mountainous ☒ Other (specify below) Existing building in industrial zoning area. The entire site is flat with an existing building and parking lot.
b. What is the steepest slope on the site (approximate percent slope)? The site is flat with no slopes.
<ul> <li>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.</li> <li>Not Applicable. The site has an existing building and pavement.</li> </ul>
Not Applicable. The site has all existing building and pavement.
<ul> <li>d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.</li> <li>Not Applicable.</li> </ul>
<ul> <li>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.</li> <li>Not applicable. There will be no filling, excavation or grading as part of this project. No changes will be made to the existing building.</li> </ul>
f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.  Not applicable. There will be no clearing or construction. The proposed operations will occupy the existing building which is located on flat ground with pavement surrounding the building.
About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
No construction will be occurring. New equipment will be installed inside the existing building. There will be no changes to the interior or exterior building.
Proposed measures to reduce or control erosion, or other impacts to the earth, if any: Not applicable as no construction will be occurring.

#### 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.

There will be no construction emissions. Once the paper bag manufacturing equipment is installed inside the building, there will be volatile organic compound (VOC) and hazardous air pollutant (HAP) emissions from the adhesives and inks used to assemble the paper bags and print graphics on the paper bags.

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

No, there will be no off-site sources of emissions or odor associated with this project.

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

The adhesives and inks that will be used on site are water-based and have low VOC contents. VOC contents will include 0.3 lb/gal for the inks and 0.07 lb/gal for the adhesives (both contents are less water and exempt compounds) which are considered to meet the best available control technology requirements.

## 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.

No. The facility is approximately 1500 feet north of the Columbia River; however, there are no streams or other water ways connecting the facility to the 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, 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. There will be no construction occurring on site and there will be no fill or dredge material that would be placed in or removed from surface water or wetlands.

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

No, the project will not require any surface water withdrawals or diversions.

- (5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. No, according to the Department of Ecology Coastal Atlas Flood Hazardous Maps, the facility is not in a flood hazard area.
  - (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, there will be no discharges 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.

No there will be no groundwater withdrawn from a well for drinking or other purposes. The water used at the facility will come from the City of Vancouver.

(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.

There will be no waste material discharged into the ground from septic tanks or other sources.

#### 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.
No industrial activities will occur outside. However, storm water runoff would be discharged into the storm sewer drains around the site.

(2) Could waste materials enter ground or surface waters? If so, generally describe. No, all manufacturing will occur indoors and there will be no waste materials stored outside the building other than general trash in covered dumpsters.

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

No, not applicable.

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

No mitigation measures are needed as no industrial activities will occur outdoors. Any accumulated storm water would be discharged via storm drains.

## 4. Plants

a.	Check the types of vegetation found on the site:				
	<ul> <li>□ Deciduous trees: alder, maple, aspen, other</li> <li>□ Evergreen trees: fir, cedar, pine, other</li> <li>□ Shrubs</li> <li>□ Grass</li> <li>□ Pasture</li> <li>□ Crop or grain</li> </ul>		Wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other Water plants: water lily, eelgrass, milfoil, other Orchards, vineyards or other permanent crops. Other types of vegetation (list below)		
The	What kind and amount of vegetation will be ere is some landscaping around the facility which be removed or altered as part of this project.		ved or altered? es planted trees north of the facility. No vegetation		
C. Non	List threatened and endangered species kr ne	own t	o be on or near the site.		
	Proposed landscaping, use of native plants tation on the site, if any: changes to the existing landscaping are propose		ther measures to preserve or enhance vege-		
e. Nor	List all noxious weeds and invasive species	s know	n to be on or near the site.		

## 5. Animals

a. List any birds and other animals which have been observed on or be on or near the site. Examples include:	near the site or are known to
birds: ☐ hawk ☐ heron ☐ eagle ☐ songbirds ☐ other:	None
mammals: □ deer □ bear □ elk □ beaver □ other:	None
fish: ☐ bass ☐ salmon ☐ trout ☐ herring ☐ shellfish, other	None
b. List any threatened and endangered species known to be on or n None.	ear the site.
c. Is the site part of a migration route? If so, explain.  No.	
d. Proposed measures to preserve or enhance wildlife, if any:  Not applicable, the facility is located in an existing industrial zoned area.	
e. List any invasive animal species known to be on or near the site.  None.	
6. Energy and Natural Resources	
a. What kinds of energy (electric, natural gas, oil, wood stove, so completed project's energy needs? Describe whether it will be use etc.  Electricity will be used for the manufacturing processes.	
b. Would your project affect the potential use of solar energy by adja ally describe.  No.	cent properties? If so, gener-
c. What kinds of energy conservation features are included in the pla proposed measures to reduce or control energy impacts, if any: The manufacturing equipment will be powered by electricity using six high pe paper bag manufacturing machines and a Holweg Weber 833A and a Reel-to The material used to produce the paper bags will be 100% recycled material.	• •

#### 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.

The facility will use water-based adhesives and inks. The SDS indicate minimal hazardous components (<0.2%) which will not ignite under normal situations. Spills from these products would not be common. Any spill area would be isolated, adsorbed, and would not enter sewers, watersheds, or water streams.

- (1) Describe any known or possible contamination at the site from present or past uses. None.
  - (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.

Not applicable.

(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.

Water-based adhesives and inks will be used and stored at the facility. These products are considered to be non-hazardous under the OSHA Hazard Communication Standard (29 CFR1910.1200).

- (4) Describe special emergency services that might be required. None.
- (5) Proposed measures to reduce or control environmental health hazards, if any: Not applicable.

#### b. Noise

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

The existing facility is located in an existing industrial zoned area, so there could be noise from the manufacturing operations located at the surrounding properties. There are also train tracks located north of the building.

(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.

All of the manufacturing operations will be occurring indoors. No audible noise levels from outside the facility are expected.

	(3) Proposed measures to reduce or control noise impacts, if any: Not applicable.
В.	Land and Shoreline Use
	<ul> <li>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.</li> <li>The existing building has been used as an industrial warehouse/distribution center. The adjacent properties are all zoned for industrial use.</li> </ul>
	<ul> <li>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?</li> <li>No.</li> </ul>
	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 an existing 79,912 square foot building where the manufacturing operations will occur.
	d. Will any structures be demolished? If so, what?  No structures will be demolished.
	e. What is the current zoning classification of the site? Industrial.
	f. What is the current comprehensive plan designation of the site?  Per the Vancouver Comprehensive Plan 2011 - 2030, the designation of the site will remain in an industrial area.

	g. If applicable, what is the current shoreline master program designation of the site?  Not applicable.
	h. Has any part of the site been classified as a critical area by the city or county? If so, specify. No.
	Approximately how many people would reside or work in the completed project?  Approximately 100 people will work at the Pratt facility.
	j. Approximately how many people would the completed project displace?  None.
	k. Proposed measures to avoid or reduce displacement impacts, if any: Not applicable.
	<ol> <li>Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:</li> <li>Not applicable, as the facility is an existing industrial building in an existing industrial zone.</li> </ol>
	<ul> <li>m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:</li> <li>Not applicable.</li> </ul>
9.	Housing
	Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.  None.
	<ul> <li>b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.</li> <li>None.</li> </ul>

<ul> <li>c. Proposed measures to reduce or control housing impacts, if any:</li> <li>Not applicable.</li> </ul>
10. Aesthetics
<ul> <li>a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?</li> <li>Not applicable, there are no proposed structures as part of this project.</li> </ul>
b. What views in the immediate vicinity would be altered or obstructed?  None.
c. Proposed measures to reduce or control aesthetic impacts, if any: None.
11. Light and Glare
a. What type of light or glare will the proposal produce? What time of day would it mainly occur? None, there will be no new light sources as part of this project.
b. Could light or glare from the finished project be a safety hazard or interfere with views? Not applicable.
c. What existing off-site sources of light or glare may affect your proposal?  None.
d. Proposed measures to reduce or control light and glare impacts, if any:  Not applicable.

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a. Nor	What designated and informal recreational opportunities are in the immediate vicinity?  ie.
b. No.	Would the proposed project displace any existing recreational uses? If so, describe.
	Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: applicable.
13. Hi	storic and Cultural Preservation
a. No.	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.
b. No.	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.
	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. applicable.
	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. applicable.

14. Tr	ansportation
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	ere will be no new roads or road modifications associated with this project.
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?
nan	The closest transit stop is north of the facility (across the train tracks and Highway 14). The transit stop is ned the Columbia House Blvd Park & Ride and approximately 830 feet away (measured in Google Earthing a straight line over the highway and train tracks).
	How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?
The	ere will be no changes in the current number of parking spaces.
d.	Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).
No.	
e.	Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
No.	
f.	How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?
No	more than 25 round truck trips per day, approximately 1 truck per hour.
g.	Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.
No.	
h.	Proposed measures to reduce or control transportation impacts, if any:

None.

15. Public Services					
	<ul> <li>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.</li> <li>o.</li> </ul>				
b. Proposed meas None.	sures to reduce or control dire	ect impacts on public ser	vices, if any.		
16. Utilities					
<ul> <li>a. Utilities current</li> </ul>	ly available at the site:				
☑ electricity ☑ natural gas	⊠ water ⊠ refuse service	☑ telephone ☑ sanitary sewer	☐ septic system ☐ other (list below)		
general constru	ilities that are proposed for the action activities on the site or ges to the existing utility services	in the immediate vicinity			
. Signature					
he above answers are a relying on them to ma	true and complete to the best ke its decision.	of my knowledge. I unde	rstand that the lead agency		
Signature:	1860				
Name of signee:	Michael Holmes				
Position and Agency Organization:	VP Environmental & Regulatory Affairs, Pratt Industries, Inc.				
Date Signed:	05/19/22				