

SEPA 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.

A. Background [Find help answering background questions](#)

1. Name of proposed project, if applicable:

Port of Longview Warehouse 22 and Kilns Demolition Project

2. Name of applicant:

Port of Longview (Port)

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

Applicant

Amy Boyd

Port of Longview

10 International Way

Longview, Washington 98632

(360) 703-0207

Contact

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Port of Longview

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(360) 703-0247

4. Date checklist prepared:

May 4, 2026

5. Agency requesting checklist:

Port of Longview

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

Following receipt of all required permits and approvals, demolition is anticipated to begin in summer 2026. Demolition is expected to take no more than 3 months.

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

There are no further plans associated with this proposal.

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

Environmental information that has been prepared in support of this proposal includes the following:

Warehouse 22 Subsurface Investigation (2013) and;

Hazardous Materials Assessment for the Demolition of the Kilns Building (2020) and;

Hazardous Materials Assessment for the Demolition of WH 22 (2020).

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 proposals pending government approvals on Port property would directly affect the Project Area covered by this proposal.

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

- Cowlitz County: Building demolition permit
- SWCAA Notice of Intent to Remove Abestos, Notice of Demolition

11. Give a 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 Port proposes a demolition project entailing removal of the Warehouse 22 (WH 22) and the Dry Kilns building (Kilns) from the Port's Northwest Warehouse Complex. Both buildings have become dilapidated structures with rotting framing and leaking roofs. They are no longer suitable for use or materials storage. WH 22 is 55,000 square feet. The Kilns are 8,000 square feet inclusive of a small adjacent shed. There will be no in, or over, water work conducted. The Project Area includes approximately 1.5 acres of developed Port property.

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 Project Area is located in the northwest area of the Port of Longview footprint (Figure C1). The Project Area is in Section 4 of Township 7N, Range 2W, Willamette Meridian, and occurs within Cowlitz County. The Project Area in Cowlitz County tax parcel 616140102 and 6161401.

Project Area encompasses portions of upland in the warehouse complex, 46.1142885, -122.9473882.

B. Environmental Elements

1. Earth [Find help answering earth questions](#)

a. General description of the site:

The Project Area is flat with paved and gravel surfaces, warehouses, and associated utilities.

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

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

There are no slopes in the Project Area; the entire site is less than 5% slope.

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 Project Area is within an alluvial plain and is characterized by relatively flat terrain where a history of excavation and fill formed on an industrial landscape. The National Resource Conservation Service soils survey maps the presence of Caples silty clay loam, 0% to 3% slopes, within the Project Area (USDA 2025). These soils are somewhat poorly drained. Figure 2 illustrates the site soils relative to the project area. The Project Area footprint is primarily buildings or roadways and as such areas of exposed soils are minimal. There are no agricultural lands of long-term commercial significance within or adjacent to the Project Area.

The project will involve removal of a warehouse and kiln building and associated infrastructure including concrete flooring. Underlying soils will be regraded and stabilized. See sheet C1 for additional details.

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

No, area is stable alluvial floodplain without any slopes of any concern.

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.

Grading after warehouse removal will be minimal. Gravel is anticipated to be placed after removal of concrete floors. Total area of potential soil disturbance is 1.5 acres.

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

Erosion is unlikely to occur in the project area because the work surface is level and exposed surfaces will be graveled or seeded. Stormwater flows will be rerouted temporarily around construction zones using pumps and piping as appropriate. A project TESC plan has been developed to ensure that sediment or sediment-laden water does not leave the site.

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

Approximately 97% of the Project Area will be covered with impervious surfaces post-construction; any disturbed areas that are not to be graveled will be mulched and maintained until seeded areas are 85% germinated. No increase or change in impervious surfaces will occur.

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

The project site will be delineated and staked with silt fencing. Please see the TESC detail on Sheet C1 for additional information.

2. Air [Find help answering air questions](#)

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.

Diesel exhaust emissions will occur during demolition from the use of heavy equipment such as dump trucks, excavators, backhoes, and/or other appropriate equipment. Emission reductions strategies are in place as the Port utilizes renewable diesel for all diesel-powered vehicles and machines on Port. After the project is complete, emissions will return to pre-demolition levels.

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 may affect the proposal.

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

The following BMPs will be used to control potential impacts from air emission during project construction:

- The Port will control fugitive dust during demolition appropriate measures.
- The Port will ensure all vehicles and construction equipment used during construction activities are in good working condition.
- The Port will implement measures to reduce idling of diesel equipment in the demolition area, including auto-shutoff idle timers or other measures to reduce effects of diesel exhaust on air quality to the greatest extent practicable.

3. Water [Find help answering water questions](#)

a. Surface Water: [Find help answering surface water questions](#)

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.

The Columbia River is approximately 2,500 feet from the nearest project area. No other natural water bodies are near the project area.

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.

Work will occur more than 200 feet from the shoreline. No in-water work, over-water work, or work below the ordinary high-water mark is proposed.

3. **Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

No fill or dredge material will be placed in or removed from surface waters or wetlands for this Project.

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

The proposal will not withdraw or divert any surface water.

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

The entire Project Area is within Federal Emergency Management Agency (FEMA) Flood Hazard Zone X – which is identified as “Area with Reduced Flood Risk due to Levee.” The project site is landward of the CDID #1 Levee. The project site is elevated above the 100-year flood plain.

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 waste materials will be discharged to surface waters.

b. Ground Water: [Find help answering ground water questions](#)

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 drinking water or any other purposes 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.**

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

c. Water Runoff (including stormwater):

- a) 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.**

Stormwater in the Project Area will be treated on-site, infiltrating to groundwater and not discharged through the Port's stormwater systems.

During demolition, catch basin inlets with attached filters and biofilter bags will be utilized to capture runoff from disturbed areas. All catch basins and conveyance lines will be cleaned prior to project completion; the cleaning operation shall not flush sediment-laden water into the river or adjacent ditches.

Upon completion of construction, stormwater generated from the project site will return to previous configurations.

The Project Area is covered under the Port's Industrial Stormwater General Permit WAR001242, which is administered by Ecology. The work will occur during the summer season and falls well under the exemption categorization.

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

Waste materials, fuels, and other fluids used in construction equipment have the potential to enter surface waters if they are not properly contained during construction. However, BMPs will be utilized to prevent any accidental spills or discharges into Port's stormwater systems.

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

The proposal will not affect the drainage patterns in the vicinity of the site.

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

Care will be taken to ensure that that no waste materials are allowed to enter surface waters; the Port shall perform all work in a manner which prevents sediment, pollutants, and other construction-related debris from entering adjacent stormwater systems.

The Port will prepare and implement TESC measures to control stormwater on-site utilizing existing stormwater features during demolition, excavation, grading.

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?

Vegetation in the Project Area is limited due to the existing development. If any vegetation requires removal during demolition, it would be small, already disturbed areas of weedy pioneer species common at disturbed sites.

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

According to information obtained from the U.S. Fish and Wildlife Service (USFWS), Golden paintbrush (*Castilleja levisecta*; threatened, proposed for delisting) has the potential to occur on or near the Project Area. However, it is highly unlikely that this species is in the Project Area due to the lack of undisturbed vegetated habitat.

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

The site is almost entirely buildings, graveled or paved surfaces; no impacts to vegetation will occur and replanting landscaping is unsuitable.

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

Invasive aquatic species such as Eurasian watermilfoil (*Myriophyllum spicatum*), Brazilian elodea (*Egeria densa*), and curlyleaf pondweed (*Potamogeton crispus*) are known to occur in the Columbia River (NWCB 2023). Some noxious/invasive terrestrial species may be present along the banks of the Columbia River in the vicinity of the Project Area, including Russian olive (*Elaeagnus angustifolia*), common tansy (*Tanacetum vulgare*), Himalayan blackberry (*Rubus armeniacus*), herb robert (*Geranium robertianum*), and bull or Canada thistle (*Cirsium vulgare* or *C. arvense*).

5. Animals [Find help answering animal questions](#)

- 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:

The Project site itself does not provide habitat for terrestrial, avian, or aquatic wildlife due to the extent of existing development. The Project vicinity is used by wide-ranging bird species that forage near rivers, such as bald eagles, osprey, herons, and songbirds. Mammals such as muskrat, river otter, and sea lions also use the river near the Project site as a movement corridor.

The Columbia River is used by numerous fish species, including several that are federally listed. BMPs and TESC measures will be implemented to prevent sediment and pollution from entering waterways and avoid impacts to listed fish species and other listed birds and mammals that use the Columbia River as habitat.

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

According to information obtained from the USFWS and National Marine Fisheries Service (NMFS), the following Endangered Species Act (ESA)-listed species have the potential to occur on or near the Project Area:

- Columbian white-tailed deer (*Odocoileus virginianus leucurus*; threatened)
- North American wolverine (*Gulo gulo luscus*; proposed threatened)
- Marbled murrelet (*Brachyramphus marmoratus*; threatened)
- Streaked horned lark (*Eremophila alpestris strigata*; threatened)
- Yellow-billed cuckoo (*Coccyzus americanus*; threatened)
- Bull trout (*Salvelinus confluentus*; threatened)
- Sockeye salmon, Snake River evolutionarily significant unit (ESU; *Oncorhynchus nerka*; endangered)
- Chinook salmon, Snake River fall-run ESU, Upper Columbia River spring-run ESU, Upper Willamette River ESU (*O. tshawytscha*; threatened)
- Steelhead trout, Lower Columbia River DPS, Middle Columbia River distinct population segment (DPS), Upper Columbia River DPS, Upper Willamette River DPS, Snake River Basin DPS (*O. mykiss*; threatened)
- Coho salmon, Lower Columbia River ESU (*O. kisutch*; threatened)
- Eulachon, Southern DPS (*Thaleichthys pacificus*; threatened)
- Chum salmon, Columbia River ESU (*O. keta*; threatened)

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

The site is near the Columbia River, which is a migratory route for the multiple species of fish and wide-ranging bird species mentioned previously. The proposed Project Area is located within the Pacific Flyway, a broad migratory corridor extending from Alaska to Central America that is used by waterfowl, eagles, hawks, falcons, songbirds, sandhill cranes (*Antigone canadensis*), and shorebirds (WDFW 2018); however, no habitat for birds exists within the Project Area due to the extent of development. The Project Area is not part of a migration route for mammals.

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

The BMPs listed in 3.c.d. of this document to prevent the pollution of surface waters will also be used to protect wildlife in the aquatic environment.

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

There are no invasive animal species known to occur on the project site; however, the Columbia River may contain invasive warmwater fish species.

6. Energy and Natural Resources [Find help answering energy and natural resource questions](#)

1. 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.

Diesel or renewable diesel fuel will be used to power the heavy machinery during demolition. The project, once completed, will not require additional energy use.

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

This Project would not affect the potential use of solar energy by adjacent properties.

3. 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.

The Port will maintain all equipment in good working condition and will reduce the idling of engines with auto-shutoff idle timers or other measures to reduce energy consumption.

7. Environmental Health [Find help with answering environmental health questions](#)

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.

An unintentional release of fuel, lubricants, or hydraulic fluid from construction equipment could occur; however, BMPs will be implemented during demolition to avoid or minimize such releases, including the use of the Port's SPCC Plan.

Stormwater flows will be temporarily rerouted around existing drainage and infrastructure, using pumps and piping as appropriate. The Port will follow construction plans and the SPCC plan to prevent and/or contain the accidental release of stormwater and wastewater.

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

Potential contamination occurs in the area of WH22 building. The WH22 building was utilized for coal tar pitch storage and a coal tar melter was utilized at the site. In 2007 soil and groundwater sampling indicated PAH presence (Golder Assoc. 2013). In 2011 samples, in the same area, resulted in slightly different results. In both cases, soils tested below MTCA Level A clean up levels. Groundwater in both cases exceeded MTCA Level A and B clean up levels. This proposal is to remove the building and its foundation and will replace the foundation with an impermeable temporary barrier immediately post demolition. There will be no excavation of soils, nor will the demolition encounter groundwater.

The buildings themselves have tested positive for asbestos materials. PCB dielectric fluid, mercury containing electrical equipment and other hazardous materials or wastes were detected. Demolition permit application materials will describe mitigation and disposal plans during demolition. No known underground storage tanks remain at the Port of Longview.

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.

A gas line exists within the Project Area. Demolition will avoid impact. The buildings themselves are known to contain asbestos building materials. Demolition permit application materials will describe mitigation and disposal plans during demolition.

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.

No toxic or hazardous chemicals will be stored or used during the project's demolition. The buildings themselves are known to contain asbestos building materials and other potentially hazardous wastes. The Port will utilize existing reports to apply for demolition permits describing demolition mitigation and disposal plans.

4. Describe special emergency services that might be required.

No special emergency services will be required. The existing police, fire, and medical services will be adequate to address any emergencies that might occur during demolition activities.

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

BMPs described above will be implemented to avoid or control environmental health hazards during construction, including the maintenance of construction equipment and the implementation of the SPCC Plan.

b. Noise

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

The project is located in an industrial area with noise from traffic, land-based equipment, and vessels on the river. Noise from these land uses will not affect the project.

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)?

Short-term construction noise will be created by construction equipment and truck traffic to haul away demolition waste. For people working in industrial areas along the river, this noise is not likely to be noticeable because of ongoing truck traffic and adjacent industrial activities.

Noise is regulated under Cowlitz County Code Chapter 10.25. Cowlitz County Code references Washington state noise limits in Chapter 173-60 Washington Administrative Code (WAC). Per WAC 173-60-050(3)(a), construction noise is exempt from noise limits except for noise affecting Class A (residential and park areas) between 10:00 p.m. and 7:00 a.m. Workers exposed to high levels of construction noise will be equipped with hearing protection as required by state and federal regulations.

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

Demolition will occur during daylight hours.

8. Land and Shoreline Use [Find help answering land and shoreline use questions](#)

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.

This proposal does not have the potential to affect current land uses on nearby or adjacent properties.

The Port's eight marine terminals handle a variety of cargo, including dry bulk cargos consisting of

minerals (e.g., soda ash, clay, and iron oxide fines), chemicals (e.g., calcined petroleum coke), and bulk agricultural commodities (e.g., corn, soybeans, and wheat); break-bulk commodities, including steel, scrap, lumber, logs, and pulp and paper products; and direct-transfer cargos, including wind energy components and oversized industrial equipment. Berths 1, 2, 5, and 9 are currently operated by tenants; Berths 4, 6, 7, and 8 are operated by the Port; Berth 3 no longer exists and has been incorporated into Berth 2.

Existing facilities within and adjacent to the Project Area are characteristic of active industrial sites, including structures, rail lines, roads, stormwater infrastructure, and mowed grass areas. The Project Area includes upland areas associated with a warehouse complex that handles cargos and/or supports overall Port activities. WH 22 has not been utilized since 2012 and is currently in a state of disrepair. The Kilns building was abandoned decades ago and is dilapidated. Both buildings have been planned for demolition for several years.

- 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?**

The project site is completely developed for Port industrial uses and is not available for farmland or forestland.

- 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, the proposal will not affect or be affected by any working farms or forestlands.

- c. Describe any structures on the site.**

The two buildings are in the northwest warehouse complex, which is a total of eight industrial use buildings which are all industrial use buildings. The buildings are used for cargo storage or to support Port of Longview trades.

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

Two buildings will be demolished, WH 22 is 55,000 square feet. The Kilns are 8,000 square feet inclusive of a small adjacent shed. The area was utilized for material storage and as a dry kiln for drying lumber.

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

Cowlitz County: Heavy Manufacturing

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

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 critical areas exist within the Project Area for Cowlitz County, which has jurisdiction over the project parcel.

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

No one currently resides or will reside in the Project Area. Staffing for Port operations within the Project Area will not change as a result of this project.

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

The completed project will not displace anyone.

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

No measures are proposed to avoid or reduce displacement impacts because there will be no displacements.

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

There are no proposed measures to ensure the proposal is compatible with existing and future land uses as the project is compatible with existing and future uses.

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

There are no proposed measures to reduce or control impacts to agricultural or forest lands as this proposal will have no effect on any agricultural or forest lands.

9. Housing [Find help answering housing questions](#)

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

No new housing units will be provided.

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

No housing units will be eliminated.

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

No measures are proposed to reduce or control housing impacts because housing is an incompatible use at this site.

10. Aesthetics [Find help answering aesthetics questions](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**

The proposed project is demolition of a building. No new building is proposed for this site.

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

The project site post demolition will be at-grade. As such, no views in the immediate vicinity would be obstructed. Several other warehouses exist in the area and the view will only be minimally altered by the project.

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

No measures are proposed to reduce or control aesthetic impacts because no aesthetic impacts are expected to result from the project.

11. Light and Glare [Find help answering light and glare questions](#)

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

Work is proposed during daylight hours, but portable lighting may be used towards the beginning and end of the construction work days for visibility.

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

The finished project will not produce any light or glare that could be a safety hazard or interfere with views.

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

No existing off-site sources of light or glare could affect the proposal.

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

No measures are proposed to reduce or control light and glare impacts.

12. Recreation [Find help answering recreation questions](#)

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

The Columbia River is used by recreational boaters. The shoreline in the vicinity of the Project Area is restricted from public use. Recreational users of the river are required to adhere to Department of Homeland Security setbacks applicable to all public port activities and therefore must remain a minimum of 50 feet from the pierhead line.

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

No, the project would not displace any existing recreational uses because it is outside of the Columbia River within a heavily industrialized area.

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

No measures are proposed to reduce or control impacts on recreation or recreational opportunities because the project will not affect recreation or recreational opportunities.

13 Historic and Cultural Preservation [Find help answering historic and cultural preservation questions](#)

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 Port's warehouse complex was evaluated for eligibility for national, state, or local preservation. The report was provided to the WA Department of Archeological and Historic Preservation, who concurred with the report's conclusion that neither WH 22 nor the Kilns provide any historic relevance under existing regulations.

- 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 cultural resources are known to be present in or near the Project Area. Ground disturbance is proposed to be limited to the surface. An inadvertent discovery plan is in place for Port activities.

- 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.**

Evaluation methods are described in a previous cultural resources evaluation for the Port's berths (Anchor QEA 2022).

- 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.**

No impacts to cultural resources are expected and no mitigation is proposed.

14. Transportation [Find help with answering transportation questions](#)

- 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.**

Major roads serving the project site include SR 433 (Oregon Way), SR 432 (Industrial Way), International Way, and Terminal Way. Construction traffic will access the Project Area using these existing roadways.

- 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 project site is closed to public access and not served by public transit. The nearest transit is River Cities Transit Routes 30 and 31, with stops approximately 0.5 mile north of the project site.

- 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).**

The proposal will not require new improvements to existing roads or other transportation facilities.

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

The project area is served by BNSF Railway and Union Pacific. Crossover tracks and industrial service tracks are located north and west of the demolition project area. The Port plans to schedule demolition around Port operations. Consideration will be given to the staging of demolition in order to reduce impacts to rail operations.

- 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 project is anticipated to take one construction season, co-occurring during Port operations. An estimated two truckloads may be entering or leaving the site per day to remove materials from site. Vehicular trips per day may be highly variable. Upon completion, the project will no longer require vehicular trips and vehicular traffic in the area will resume to preconstruction levels.

- 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.**

The proposal will not affect or interfere with the movement of agricultural and forest products on roads or streets in the area.

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

No long-term transportation impacts are expected as a result of the proposed project; therefore no reduction or control measures are proposed.

15. Public Services [Find help answering public service questions](#)

- 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 not increase the need for public services.

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

Impacts on public services are not anticipated; therefore, no measures to reduce or control impacts on public services are proposed.

16. Utilities [Find help answering utilities questions](#)

- 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.

No utilities are proposed.

C. Signature [Find help about who should sign](#)

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.

A handwritten signature in black ink, appearing to read "Amy Boyd", is written over a horizontal line.

Type name of signee: Amy Boyd

Position and agency/organization: Environmental Manager

Date submitted: 5/4/2026

References

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- Golder Associates, 2013. Warehouse 22 Subsurface Investigation. Port of Longview. May 2013.
- NetCompliance Environmental Services, LLC, 2020. Hazardous Materials Assessment for the Demolition of the Kilns Building. Port of Longview. October 13, 2020.
- NetCompliance Environmental Services, LLC, 2020. Hazardous Materials Assessment for the Demolition of Warehouse #22. Port of Longview. October 13, 2020.
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