

PORT OF CENTRALIA
NOTICE OF SEPA THRESHOLD DETERMINATION

MITIGATED DETERMINATION OF NONSIGNIFICANCE

Description of proposal: Musket Corporation (Musket) proposes to lease Lots 15 and 16 of Park 2 (Port of Centralia) to operate a DEF (diesel emission fluid) manufacturing and packaging facility. The facility will also provide storage for biodiesel to be transferred from rail to trucks for regional distribution. Operations would be within the existing 20,000 square foot warehouse formerly occupied by Stimson Door Facility. DEF production involves mixing Urea and water. Fluid will be packaged in retail containers (2-3 gallon) and also shipped out bulk. No significant remodeling of the warehouse building is anticipated. New construction will include new security fencing, entry gate, transfer station for bulk loading, and above ground storage tanks with fuel transfer pumps. Total biodiesel storage is 180,000 gallons (no storage proposed within the warehouse). New rail spur extensions are proposed from the existing Centralia rail line. Some grading (about 500 cyds) for drainage, rail beds, footings and paved areas (about 14,000sf of new surfaces) is proposed. Existing utility connections to the facility will remain the same with the exception of the water service which will be upsized to a 3" line.

Applicant: Musket Corporation

Location of proposal, including street address, if any: 3702 and 3712 Northpark Drive, Centralia, Washington 98531. The subject property is tax parcel numbers **023982002016** and **023982002015**. The site is in Section 36, Township 15N, Range 3W. The site is zoned "Port Master Plan."

Lead agency: Port of Centralia

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2)(c) and WAC 197-11. This decision was made after review of a SEPA environmental checklist and other information on file with the lead agency, and after considering mitigation measures required by existing laws and regulations that will be implemented as part of the subsequent Port of Centralia site plan reviews, City of Centralia review process and other agency approvals. The responsible official finds this information reasonably sufficient to evaluate the environmental impact of this proposal. This information is available to the public on request to the Port of Centralia at 3808 Galvin Road, Centralia, Washington 98531.

The lead agency for this proposal has also determined that the following mitigation measures are necessary to issue a Determination of Non-Significance for the proposal.

MITIGATION MEASURES

1. A copy of the Spill Prevention Control and Countermeasures Plan SPCC for the Centralia facility shall be provided to the Port for review with the Detailed Site Plan Review application. The approved SPCC shall be kept at the facility at all times.
2. All other required local, state and federal permits and approvals shall be obtained.

3. Any expansion of planned facilities (beyond what is described in the SEPA Checklist dated) shall be subject to supplemental environmental review.
4. All development shall conform to the applicable requirements of the Port of Centralia Master Plan and of the City of Centralia zoning code, engineering standards and adopted building and energy codes.
5. If any archaeological artifacts are found during construction activities, the developer shall immediately halt work in the area and contact the Washington State Department of Archeology and Historic Preservation, the Chehalis Tribe and the Cowlitz Tribe.

Notes:

- A. This finding is based on review the following documents submitted by the Applicant: SEPA Environmental Checklist dated July 5, 2019; Phase I Environmental Site Assessment Report prepared by Atlas Environmental dated May 22, 2019; Cultural Resources Report was prepared by Drayton Archaeology on July 10, 2019; Preliminary Site Plan and Preliminary Landscape Plan, prepared by Hatton Godat Pantier dated June, 2019; Railroad Track Concept Plan, undated; and additional documents on file.
- B. Issuance of this threshold determination does not constitute approval of the proposal for construction. This proposal will require review and approval by the Port of Centralia and the City of Centralia and will be reviewed for compliance with all applicable plans and codes which regulate development activities. This proposal will also require approvals by other agencies as listed in the SEPA environmental checklist. These approvals and requirements are not inclusive, as some approvals and code requirements can only be confirmed and/or reviewed upon submittal of construction permits.
 - There is a 14 day comment period for this MDNS.
 - There is no comment period for this MDNS.

Responsible official: Kyle W. Heaton
Position/title: Executive Director of Port of Centralia
Phone: (360) 736-3527
Fax: (360) 330-5666
Address: 3508 Galvin Road, Centralia, WA 98531

Date: August 2, 2019

Signature



- You may appeal this determination to the Port of Centralia Responsible Official at 3808 Galvin Road, Centralia, Washington 98531 no later than August 16, 2018 by mail received by that date or by personal delivery. You should be prepared to make specific factual objections. Contact Erin Maloney at the Port of Centralia at emaloney@portofcentralia.com for a copy of Resolution 06-05 addressing the procedures for SEPA appeals.