

## Property located in a Flood Zone

### Step 1. DETERMINE IF THE PROPOSED ACTION IS IN A FLOODPLAIN.

Determine whether the proposed action is located within the floodplain)and whether the action has the potential to affect or be affected by a floodplain. *(Check the appropriate box)*

If the action will not occur within the floodplain and no impact to the floodplain is anticipated, then no further action is necessary.

If the action occurs in the floodplain or if floodplain impact is anticipated *(go to step 2.)*

### Step 2. PRELIMINARY PUBLIC NOTICE and PRIVATE PARTY NOTIFICATION.

Notify the public at the earliest possible time of the Agency's intent to carry out an action in the floodplain and involve the affected and interested public in the decision-making process. The Preliminary Public Notice requirements for particular actions and Private Party Notice requirements are outlined in § 1970.261 and Exhibit B.

*Public Notice posted as a legal ad in News Times on Friday, May 7, 2021 and on the Port's website, Friday, May 7, 2021.*

### Step 3. SEARCH FOR PRACTICABLE ALTERNATIVES.

Identify and evaluate practicable alternatives to locating the proposed action in the floodplain including off-site and on-site alternatives, alternative configurations, other avoidance actions and the "no action" alternative, as appropriate. All proposals with impact to floodplains should at least document the "no action" alternative. If a practicable alternative exists outside the floodplain, the Agency must consider that alternative.

*The purpose of this proposed building is to provide additional workspace for the Port to house equipment used for fabrication services at the Port's shipyard and to provide access to the equipment for vocational training. To be practical the building has to be accessible by vehicle, adjacent to existing electrical service, and not impede traffic or work flow at the Shipyard. Due to the property being long and narrow, bordered by the Yaquina River to the East and a hillside to the West, the length of the Shipyard is either used as workspace or for accessibility. The proposed location meets the project criteria, being adjacent to the current shop, easily connected to electrical service, and can be placed to not restrict driveway access.*

*The south half of the boatyard is in flood zone AE, any other location would remain in the flood zone. The North half of the shipyard is above the designated floodplain. There is one space available for future development midway along the east edge of this side of the yard, but it does not have electrical access, is too small to accommodate a 40' x80' building and is too far away from either building to be effectively used as a fabrication shop.*

*Off-site alternatives are not practicable for shipyard operations.*

*This proposed building site is currently in use as a vessel workpad. The No Action Alternative would retain this use and leave the shipyard with inadequate shop space for fabrication services, which restricts capability of the shipyard and limits services offered to support the region's significant commercial fleet.*

### Step 4. IDENTIFY ADVERSE IMPACTS AND BENEFICIAL VALUES/FUNCTIONS.

Identify the potential direct, indirect, and cumulative impacts associated with the proposed action. Identify the floodplain's beneficial functions and values such as water quality improvement, water filtration, floodwater storage, fish and wildlife habitat, aesthetics, and biological productivity.

*Then analyze the impacts to the following factors:*

- 1) Natural environment (topography, water sources, habitat areas, etc.)
- 2) Social concerns (aesthetics, historic and cultural values, land use patterns, etc.)
- 3) Economic and engineering aspects (costs of construction, transportation, access, ingress, egress, etc.)
- 4) Legal considerations (permits, leases, deed restrictions, setbacks, etc.)

*The site of the proposed project is currently is use as a vessel work pad in the Port's shipyard. The 40' x 80' pre-engineered metal building will be built at an elevation filled to 1' above base flood level. This will remove approx. 3,200 sq ft of work space that is currently in industrial use from the floodplain.*

*There is no beneficial use of floodwater in the industrial shipyard. The building site will decrease the potential for contaminants to enter floodwater. The building site will not impeded floodwater flow.*

1. *The adjacent natural environment, topography, water sources and habitat areas will not be affected by this project.*
2. *The site is industrial land. The building aesthetics will match the existing, adjacent building. There are no effects to historic and cultural values or land use patterns.*
3. *The proposed site was selected based on transportation access ingress/egress at the shipyard.*
4. *The City of Toledo Floodplain Development Permit has been obtained and the Port has recorded a Restrictive Covenant Agreement to address lotline setbacks.*