

Exhibit B-2: SEPA Checklist (March 2, 2016)



Planning & Development Services

1800 Continental Place • Mount Vernon, Washington 98273
Phone: (360) 336-9410 • Fax: (360) 336-9416

FILED-5097
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SKAGIT COUNTY
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SEPA ENVIRONMENTAL CHECKLIST UPDATED 2014

- ☐ SEPA FEE \$ _____ ☐ PUBLICATION FEE \$ _____
☐ **STAMPED ENVELOPES** FOR OWNERS OF RECORD WITHIN 300' OF ALL PARCEL BOUNDARIES. INCLUDE MAP AND LIST OF ADDRESSES.

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.

Forms online:

<http://www.skagitcounty.net/PlanningAndPermit/Documents/Forms/SEPA/Environmental%20Checklist.pdf> OR
<https://fortress.wa.gov/ecy/publications/summarypages/ecy05045.html>

A. BACKGROUND

1. Name of proposed project, if applicable:

Gripp Road Gravel Mine

2. Name of applicant:

Concrete Nor'West

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

Applicant: Concrete Nor'West
C/o Dan Cox
PO Box 280
Mount Vernon, WA 98273
360.757.3121

Contact: John B. Semrau, PE, PLS
Semrau Engineering and Surveying
2118 Riverside Drive, Suite 208
Mount Vernon, WA 98273
360.424.9566
360.424.6222 Fax

4. Date checklist prepared:

March 2, 2016

5. Agency requesting checklist:

Skagit County Planning and Development Services

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

Mining is anticipated to begin as soon as feasible after all permits are approved.

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

No.

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

A Critical Area Review Checklist - Skagit County Planning and Development Services
Hydrogeologic Site Assessment – Associated Earth Sciences, August 21, 2015
Fish and Wildlife Site Assessment – Graham-Bunting Associates, August August 20, 2016
Gripp Road Gravel Pit Preliminary Traffic information, February 8, 2016, DN Traffic Consultants

Samish River (Ordinary High Water mark/Wetland Edge), Graham-Bunting Associates, May 18, 2015

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.

None.

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

Surface Mine Reclamation Permit – Washington Department of Natural Resources
Sand and Gravel NPDES Permit, Washington Department of Ecology
Commercial Access – Skagit County Public Works
Forest Practices Permit and Conversion - Washington Department of Natural Resources

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.)

Proposed project is a 68 acre gravel mine north of Grip Road in the North 1/2 of the Southeast 1/4 of Section 27, Township 36 North, Range 4 East, W.M. Access will be onto Grip road. There is no site address at this time. Property is identified by three Assessor's Parcels Numbers P125644, P125645, and P50155, all with Lot Certification. The site adjoins the Samish River to the east.

An approved mining special use permit with the County is required before a reclamation and surface mining plan can be approved by the DNR. The site will be dry mined using standard mining equipment such as front end loaders and excavators. The gravel will be loaded into trucks and transported to market.

Drainage from the site will all infiltrate into the mine bottom gravel. No surface water from the mine will flow directly to the Samish River. Depth of mine is to remain 10 feet above the water table with a mine floor from 154 feet to 163 feet in elevation. Proposal is to avoid critical area impacts. The 200 foot setback from the river is proposed to be from the easterly toe of the slope, which is westerly of the associated wetland edge. Toe of slope has been determined by LIDAR data and verified by site observation and GPS. Top of slope was observed and measured by geotechnical consultant and the GPS observations have been mapped.

Site will access onto Grip Road from an existing private forest road at an existing gate approximately 0.7 miles east of the intersection of Grip Road to Prairie Road. The entrance will be upgraded to the County Commercial Entrance, Type D, 2 Lane standard.

Working the pit will require logging and conversion of approximately 51 acres of forest land.

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.

Mine is located in the North 1/2 of the Southeast 1/4 of Section 27, Township 36 North, Range 4 East, W.M. Access will be at the current location from the south onto Grip Road in the Southwest 1/4 of the Northeast 1/4 of Section 3, T. 35 N., R. 4 E., W.M. The private, existing, forest roadway to the site continues through the North 1/2 of Section 3, T. 35 N., R. 3 E., W.M., through Section 34, T. 36 N., R. 4 E., W.M., and through the South 1/2 of Section 27, T. 36 N., R. 4 E., W.M.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site

(circle one): Flat, rolling, hilly, steep slopes, mountainous,
other _____

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

70%

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.

NRCS, 1989, mapped as Skipopa silt loam. Surface soils will be stripped and stockpiled for reclamation following mining.

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

No.

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.

Mining will be within a 51 acre portion of the site. 4.28 million cubic yards of excavation.

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

Slopes are relatively flat where the mine excavation will begin. Chance of erosion is slight. Runoff will all infiltrate into the mine bottom gravel.

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

No permanent impervious surfaces are proposed.

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

Standard construction erosion control practices. All site runoff will infiltrate into the bottom of the mine.

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.

Mining activity would have temporary impacts on air quality including emissions from construction vehicles; increased suspended particulates (dust) during grading and loading activities.

- 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 that would impact the proposal.

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

Mining equipment and haul trucks would be properly maintained. There will also be a vegetated buffer around the boundary.

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.

Samish River is the easterly boundary of the site and there is an unnamed intermittent stream that is tributary to the Samish that just passes through the southeast corner of the 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.

No work is proposed within 200 feet of the river and stream.

- 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.

Construction will not require any filling or dredging of surface water areas. Mining will stay 10 feet above ground water table.

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

No, none required

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

All of the proposed mining area is located in Zone C, more than 50 feet above the flood plain of the Samish River.

- 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. All stormwater within the mining area will infiltrate into the bottom of the mine. No runoff is proposed.

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 wells or groundwater withdrawal are proposed.

- 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.

None proposed. Portable facilities will serve the temporary use of the site.

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 runoff is proposed from the mine site area. All site runoff will infiltrate into the gravel mine bottom.

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

It would be very unlikely for any waste materials to enter ground or surface waters. Mining is to remain 10 feet above ground water table.

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

No. Site is a localized plateau and receives little run-on and does not have apparent runoff channels.

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

Infiltration of mining runoff into bottom of mine.

4. Plants

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?

All the vegetation within the 51 acre mining area will be removed. Reclaimed surfaces will be revegetated.

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

None known.

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

None.

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

None known.

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.

None known.

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

Yes, insofar as that all of Western Washington is a migration route for bird species

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

No specific measures are proposed.

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

None known.

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.

Fossil fuels would be used by mining vehicles as well as haul trucks.

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

No.

- 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 are 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.

The proposal is a mining project. As a result, environmental hazards associated with the project would be those typically associated with mining, including: noise from equipment and potential spills of fuels, oils, grease and lubricants from the operation and maintenance of equipment.

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

None known. Site has been used for forestry.

- 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.

None known.

- 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.

None proposed.

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

No emergency services beyond what is currently provided by the County would be required for the proposal.

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

Maintenance of equipment will be done in a manner that would minimize the potential for an accidental spill.

b. Noise

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

None known.

- 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.

The principal source of noise in mining areas is truck traffic and mining machinery, which is the case for the proposed development. There would also be temporary noise impacts at the site during the construction phase. Noisy equipment usage can be divided into two types: relatively stationary on-site construction equipment and transportation equipment moving to and from the mining site.

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

Construction equipment would be properly muffled and would not exceed the state maximum noise standards.

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.

Forestry and rural home sites. There are no homes within 300 feet of the site.

- 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 nonfarm or nonforest use?

Site has been working forest. Lots are also certified for rural home development. 51 acres of the site will be converted from forest land.

- 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.

- c. Describe any structures on the site.

No structures on-site and none proposed.

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

No.

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

RRc-NRL – Rural Resource

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

Rural Resource

g. If applicable, what is the current shoreline master program designation of the site?

Rural

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

Samish River and the associated wetlands are critical areas.

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

One to two full time employees on site and truck drivers hauling gravel will come and go throughout the day.

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

None.

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

None proposed.

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

The Rural Resource zoning and Mineral Resource Overlay are intended to reserve this property for the proposed mining activities.

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

None proposed. Proposal is already compatible.

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:

None.

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.

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

No obstructions to the views will be created. The mine area is on a localized plateau which is below the peak of the ridge line on-site to the south and west. The height of the top of the slope above the river will also remain the same height. The mine excavation will be located between the unaltered easterly slope and the unaltered south and westerly ridge lines. Buffers will remain vegetated.

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

The proposed buffers along the four sides.

11. Light and glare

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

Light and glare from the project would be of the type typically associated with mining development. It would include lights from vehicles traveling to and from the site.

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

No.

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:

None.

12. Recreation

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

Fishing and hunting.

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

No.

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

None 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.

There are no buildings or structures on the site. There are no buildings, structures or sites identified on the WISSARD at the DAHP web site in the vicinity of this project.

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.

None.

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.

DAHP web site, WISSARD map tool, historic maps and GIS data.

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.

Should archaeological materials (e.g. bones, shell, stone tools, beads, ceramics, old bottles, hearths, etc.) or human remains be observed during project activities, all work in the immediate vicinity should stop. The State Department of Archaeology and Historic Preservation (360-586-3065), the County planning office, the affected Tribe(s) and the County Coroner (if applicable) should be contacted immediately in order to help assess the situation and determine how to preserve the resource(s). Compliance with all applicable laws pertaining to archaeological resources (RCW 27.53, 27.44 and WAC 25-48) is required. Failure to comply with this requirement could constitute a Class C Felony.

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 site will have access from Grip Road approximately 0.7 miles east of the intersections of Grip Road and Prairie Road.

- 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?

No.

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

No additional parking is proposed and none would be eliminated.

- 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?

Traffic generated by the project will be typical of mining operations and demand for gravel. See traffic report by DN Traffic Consultants report for discuss and ansysis of averages and PM peak trips per day.

- 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:

A flashing beacon is proposed at the intersection of Grip Road with Prairie Road to warn motorists on Prairie Road when trucks are approaching intersection.

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 increased need for public services is anticipated.

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

None are necessary.

16. Utilities

- a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____

None available.

- 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.

None are proposed. All facilities on-site will be temporary.

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: _____

Name of signee John B. Semrau, PE & PLS

Position and Agency/Organization _____

Date Submitted: 3/2/16