APPENDIX C

SEPA ENVIRONMENTAL CHECKLIST
MARCH 7, 2024

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Washington Geological Survey

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.

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A. Background Find help answering background questions

1. Name of proposed project, if applicable:

Chehalis Hill

2. Name of applicant:

CB National, LLC

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

Marc Conrad, PO Box 293, Centralia, WA 98531, marc.c@cciev.com, 360-269-6000

4. Date checklist prepared:

March 7, 2024

5. Agency requesting checklist:

DNR

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

Starting 2024

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.

Previous SEPA review and Determination of Non-Significance for the currently permitted mine.

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

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

DNR Surface Mine Reclamation Permit
Department of Ecology Sand and Gravel General Permit

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 proposal consists of expanding the Chehalis Hill mine (formerly called Conwell Hill) from 11.4 acres to approximately 49 acres. Past mining at the site extracted sedimentary bedrock for use as borrow material for construction fill. The proposed mine expansion will continue to provide commercial fill for local construction projects. Commercial access is located off of National Avenue in accordance with past mining. Stockpiling and loading will be located in the mined floor/work area.

Mining will advance generally from the top of the ridge downward, creating final slopes as mining progresses. The expanded mine will be excavated to a final elevation of 280 feet above mean sea level (MSL) leaving 2H:1V final slopes around the floor perimeter. The anticipated post-mining use of the site is commercial development.

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 address for the main project parcel is 1300 N National Avenue, Chehalis, WA 98532.

The project is located in the SW ¼ of the NW ¼ and the NW ¼ of the SW ¼ of Section 29, T14N, R2W, Willamette Meridian, and includes Tax Parcels #005551002000, 005619002000, 005619003000, 005625005000, 005625006000.

Refer to Figures 1 through 6 for site location, vicinity map, topography, and mine and reclamation plans.

B. Environmental Elements

1. Earth Find help answering earth questions

a. General description of the site:

The site is located on a bedrock ridge northeast of the City of Chehalis between National Avenue and Coal Creek Road. Elevations range from approximately 460 feet MSL at the top of the onsite ridge to 210 feet MSL where the site abuts National Avenue. Past mining resulted in removal of vegetation, resource extraction, and placement of storage piles of excavated soil and bedrock material. The mine site has been idle for several years, resulting in significant revegetation of formerly disturbed areas by trees and brush.

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

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

The steepest existing slope on the project site at this time is approximately 85%. After the project is complete the steepest slope will be 50% (2H:1V).

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 USDA NRCS Web Soil Survey (https://websoilsurvey.nrcs.usda.gov/app/) maps most of the site as Buckpeak silt loam (30 to 65 percent slopes) with lesser amounts of Melbourne loam (0 to 8 percent slopes, along the ridge top) and Scamman silty clay loam (5 to 15 percent slopes, in the northeastern-most site). An additional soil unit labeled "Pits" is mapped due east of National Avenue, which is apparently from prior mining of the site. None of these soils are identified as agricultural land of long-term commercial significance.

The proposed mine project will remove soils within the limits of extraction and accessory mining disturbance. Some of these soils have already been removed from past, approved mining. Removed topsoil and subsoil will be stored onsite and replaced over final slopes to stabilize them from erosion and reclaim the site for post-mining use.

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

Yes. A small slump previously slid down onto National Avenue. The slope was stabilized, and no more erosion has occurred in that area. Landslide mapping from the DNR website (https://geologyportal.dnr.wa.gov/) does not map any landslides on the property.

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.

The purpose is to provide commercial borrow material for construction fill. The proposal consists of expanding mining from 11.4 acres to approximately 49 acres. Mining will result in extraction of approximately 1.9 million cubic yards of material in Segment 1 and 2.5 million cubic yards of material in Segment 2 during the course of this project.

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

Yes, if erosion control measures are not carried out as required, erosion could occur from the mining operation.

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

There will be no impervious surfaces after this project has been completed.

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

Mine operations will implement erosion control practices as required by DNR and the Dept. of Ecology's Sand and Gravel General Permit. Mining activity will take place such that any potential erosion from disturbance of native materials will be directed back into the active (incised) mining area and designated stormwater infiltration areas. Stockpiles of topsoil and overburden reserved for reclamation will be located around the perimeter of the active mine. These stockpiles and slopes will be seeded with an erosion control seed mix to stabilize the piles and prevent erosion.

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.

Dust and engine emissions will occur from construction equipment during mining activities.

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

No

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

Implement dust control measures for construction during dry periods. Mobile equipment will utilize requisite emission control devices.

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.**

A non-fish bearing stream (Type N) is located southeast of the site outside of the project. Several vegetated drainages run east from the site. Water ultimately flows into Coal Creek more than 600 feet northeast of the site.

No wetlands or natural ponds are located on the subject property, based on the National Wetlands Inventory (https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/). There are several man-made basins located in the current mine area that capture and infiltrate stormwater runoff.

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.**

Yes – Mining will occur within 200 feet of the mapped Type N stream located southeast of the site. A drainage divide will be maintained between mining activity and the stream, with runoff from disturbed areas directed to the mine interior and away from the 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.**

None

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

No

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

No

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

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 withdrawals are proposed. Stormwater will be directed to infiltration areas in the site interior and infiltrated to ground in general accordance with best management practices (BMPs) currently used at the site.

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.**

None

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.**

Runoff will be limited to seasonal stormwater from precipitation. The runoff will be directed to stormwater infiltration areas using sediment traps, ditches with rock check dams, and other BMPs. Excess runoff, should it occur, will be released from the infiltration areas into natural drainages outside of the mining disturbance boundary, similar to previous stormwater-management practices.

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

No - There will be no waste materials on the proposed project site. Any potential sediment from runoff will be contained onsite.

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

No

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

Soil piles and bare slopes will be stabilized using typical erosion control BMPs (seeding and mulching). Segmental mining/reclamation and BMPs such as stormwater infiltration areas, ditching, check dams, and topsoil replacement for revegetation will be incorporated to control surface runoff. Runoff from undisturbed areas will be redirected around active mining areas where practical.

4. Plants Find help answering plants questions

B. 4. DNR special concerns report does not list any T&E plant species within the Section. The Section is listed as containing Douglas fir and western hemlock vegetation zones (comment by Nicole Damer, DNR 11/14/2024).

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 and trees will be removed from the areas of mining operation. Existing vegetation and trees will remain undisturbed until mining operations move into additional areas.

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

None known or observed.

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

Final mined slopes will be revegetated with erosion control or appropriate seed mixtures and mulch.

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

Himalayan blackberry

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: rodents**
- **Fish: bass, salmon, trout, herring, shellfish, other:**

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

None known or observed.

B. 5. DNR special concerns report does not list any T&E animal species within the Section. Coho salmon are listed within the Section and bullfrog and rubber boa are listed within 1,000 feet of the Section (comment by ND, DNR 11/14/2024).

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

Yes – Pacific Flyway, along with all of the State of Washington.

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

None

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

None known or observed.

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.

Petroleum products (diesel, gasoline) will power excavation and hauling equipment. No other new energy resources are needed for the proposed expansion project.

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

No

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.

None

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.

Petroleum products will be used for mobile equipment. Accidental fuel or oil spills are possible, but a Spill Control Plan (SCP) will be followed and revised as necessary throughout the life of the project according to the site's Sand and Gravel General Permit requirements.

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

None known.

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

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

4. **Describe special emergency services that might be required.**

None

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

The SCP will remain in effect through project duration. Best Management Practices (BMPs) will be employed on site to reduce the potential for accidental fuel or oil spills from occurring during equipment refueling. Any petroleum products stored onsite will be stored using tanks and containment measures in accordance with the SCP per Ecology's Sand and Gravel General Permit requirements. BMPs will also be used to quickly and completely clean up any spills consistent with the SCP and to remove any spill-contaminated materials to an approved disposal site.

b. Noise

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

Vehicular traffic occurs nearby on National Avenue and Coal Creek Road as well as on Interstate 5 located about 1,500 feet to the west. Railroad traffic is also located west of the site and National Ave. No adverse impacts to the project are anticipated from these noise sources.

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)?**

Normal construction noise generated by mining equipment and haul trucks during operating hours, 24 hours with City approval.

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

Onsite activities will be in conformance with maximum environmental noise levels established by Chapter 173-60 WAC and will be substantially similar to the vehicular traffic and railroad use located in the site vicinity. Requisite muffling devices will be maintained on trucks and excavating equipment. The extraction area is located in the interior of the site, away from adjacent properties, and will become incised into the surrounding hillside as mining progresses to limit noise transmission.

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.**

Most of the site is undeveloped or disturbed by prior mining activity. Adjacent land use includes a sawmill, surveyor's office, and commercial and industrial businesses to the west; undeveloped land and residential use to the south; undeveloped land and rural residential use to the east; and a vegetated hillside descending to commercial space and retirement apartments to the north. The area north of the site is a former mine that was reclaimed to the current use. Several communications towers are located southeast of the site. Impacts from expanded mining will be similar to those resulting from prior mining of the site and will not affect adjacent uses.

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?**

No

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.**

None

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

No

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

General Commercial

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

Commercial

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.

Yes – Steep slopes and the aforementioned streams are mapped by the City as onsite critical areas. There is also an "aquifer-sensitive" area mapped on the west portion of the site, corresponding to the "Pits" soil mentioned in section B.1.c. and associated with prior site mining.

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

3 to 5 people as needed during extraction and loading.

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

None

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

Not applicable

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

Mining is already a compatible use with existing and projected land use. The completed mine will create areas for development of commercial structures.

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

Not applicable

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.

Not applicable

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

Not applicable

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

Not applicable

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?

There will be no permanent structures. A temporary trailer office may be used on site at intervals, which will be about 12 feet tall. The trailer office will be removed prior to mine completion.

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

The upper part of the ridge will be lowered by mining until the extraction area nears the perimeter limits. Thereafter, the mine will be flanked by forested hillsides to the north, east, and south as extraction creates an incised excavation. The mine will generally not be visible as it becomes incised other than from the west.

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

Vegetation outside of the proposed limits of extraction will remain to preserve forested slopes that continue offsite. Interior slopes will be revegetated with grasses for erosion control and aesthetic appearance.

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?

The project will create little to no glare from the mining operation due to perimeter vegetation, berms, and the incised nature of the mine excavation.

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.

Perimeter berms and vegetation will reduce or control light to the surrounding area. The incised nature of the mine excavation will prevent light or glare from affecting most of the site perimeter other than to the west, which already has highway, railroad, and industrial uses.

B. 13. DNR special concerns report lists DAHP historic properties within the City of Chehalis, as well as GLO trails within 2,640 feet of the Section and archaeology sites, cemetery sites, and historic register sites within 5,280 feet of the Section (comment by ND, DNR 11/14/2024).

12. Recreation Find help answering recreation questions

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

Various recreational opportunities are located throughout the City of Chehalis, but these are not located in the immediate vicinity of the site.

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

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.

None known or identified.

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 known or identified. The site was formerly forested and has since been used for mining.

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.

Aerial photos and hillshade GIS mapping from analysis of LiDAR data indicate the site has been extensively modified by previous forestry and mining use.

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.

None - no resources are anticipated due to previous site disturbance and use.

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.

Site access is served by National Avenue.

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?

Chehalis and Centralia have a bus system (Twin Transit) that uses National Avenue, but there is not a transit stop at the site. The nearest transit stops are located about 2,300 feet south of the site access on NE Washington Avenue and about 1,200 feet north of the site access along National Avenue.

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).

No – The site will continue to use the existing access similar to past mining.

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

No

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 non-passenger vehicles). What data or transportation models were used to make these estimates?

Truck traffic will be similar to that previously approved for mining.

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.

No

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

None

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.

No

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

Not applicable

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.

None

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.

X DocuSigned by: Marc Conrad 667E8146E452485...

Type name of signee: Marc Conrad

Position and agency/organization: President, CB National LLC

Date submitted: 3/7/2024 | 9:46 PM PST