

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.

The help links in this checklist are intended to assist users in accessing guidance on the checklist questions. Links are provided to the specific sections of the guidance applicable to the questions. However, the links may not work correctly on all devices. If the links do not work on your device, open the guidance at www.ecy.wa.gov/programs/sea/sepa/apguide/EnvChecklistGuidance.html and navigate to the appropriate section.

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

1. Name of proposed project, if applicable:

Reebs Parr property mine closure

2. Name of applicant:

Pacific Realty Associates, L.P. (Current Mine Permit Holder: Pacific Rock Products, LLC)

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

*15350 SW Sequoia Parkway Suite 300
Portland, OR 97224*

*Contact: Matt Oyen
(503) 624-6300*

4. Date checklist prepared:

May 17, 2016

5. Agency requesting checklist:

Washington State Department of Natural Resources (DNR)

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

As soon as approval is granted, summer of 2016

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

Not at this time. This SEPA Environmental Checklist addresses grading and mine closure at the site.

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

None are known for this proposal. Former use of the property as a sand and gravel mine underwent SEPA review and was approved for mining. Also, the City of Vancouver issued DNS determinations during SEPA review for grading proposals on adjacent parcels as part of the CTC development.

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 are known.

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

- *DNR approval of this SEPA checklist*
- *DNR approval and issuance of a revised surface mine reclamation permit*

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.)

The proposal consists of regrading the 52-acre Reeb's Parr property for mine closure. The required grading will primarily consist of removing perimeter berms, reducing boundary slopes, and backfilling the former mine floor. A net fill of approximately 539,000 cubic yards of clean, inert soil will raise site grades to align with adjacent grades of the surrounding Columbia Tech Center (CTC) mixed-use development in East Vancouver. Incorporating the property in the CTC is already approved by the City of Vancouver. Grading proposals on parcels adjacent to the mine that will be incorporated into the proposed regrading are already approved by the appropriate municipality (City of Vancouver).

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 site is located on the south side of SE 1st Street between SE 177th Avenue and SE 192nd Avenue at approximately 18001 and 18013 SE 1st Street. The site is located in the NE ¼ of the NW ¼ and the NW ¼ of the NE ¼ of Section 31, Township 2 North, Range 3 East, Willamette Meridian, on tax parcels 176594000, 176598000, 176605000, 986035756, 986038587, and 986095757.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site:

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

Incised mine: flat floor with moderate to steep perimeter slopes. Surrounding grades are flat.

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

Mined slopes around the site perimeter currently range up to 100% or steeper. Proposed slopes will not exceed 50% (2 horizontal to 1 vertical) in native material.

- 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.

Previous mining has exposed sand and gravel in the mined floor and walls. Some wet processing fines are located in smaller impoundments.

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

The steep mined slopes around the property perimeter are unstable. This proposal will address the unstable slopes by grading them to a lesser slope not to exceed 2 horizontal to 1 vertical.

- 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.

Approximately 946,000 cubic yards of fill will be required to bring the site up to adjacent grades. Approximately 407,000 cubic yards of onsite gravel, sand, and silt is stored in the perimeter berms and remaining perimeter slopes and will be used as part of the required fill. The remaining 539,000 cubic yards of clean, inert fill soil will be imported as it becomes available in the local area.

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

Yes, potential erosion could occur from the disturbed slopes at the site. Slopes will be revegetated. An erosion control and grading plan will be approved and implemented prior to any grading to protect adjacent properties from potential erosion.

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

None. This proposal is for grading only.

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

Slopes will be revegetated. An erosion control and grading plan will be approved and implemented prior to any grading.

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.

Emissions into the air from dust and construction equipment will occur in the short term during grading.

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

None are known.

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

Standard dust control practices may be required during grading, if necessary.

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.

There are no surface waters in the immediate vicinity.

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.

Not applicable.

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.

Not applicable.

4) Will the proposal require surface water withdrawals or diversions? Give 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:

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 groundwater will be withdrawn as part of the proposal. This proposal is for grading only.

- 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.

No waste materials will be discharged into the ground as part of the proposal. This proposal is for grading only.

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.

The site is currently a closed depression, and stormwater runoff is interior and infiltrates into the mine floor. The proposed grading will create a site enclosed on three sides (west, north, and east) with a floor that gently slopes to the south. The lowest site elevation at 235 feet above mean sea level (MSL) is located in the southern portion of the property, but the southern boundary of the site is higher than this elevation and will prevent stormwater runoff from leaving the site. Stormwater at about 235 feet MSL flows to the southeast into an infiltration ditch. See Figure 5.

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

No waste materials are anticipated. Fill imported onto the site will only be accepted using a clean fill soil policy, where suppliers of fill must attest to the fill being clean, and fill imported onto the site is visually inspected for signs of contamination prior to placement. The fill will be placed and compacted with observation by a geotechnical engineering firm for quality assurance of fill preparation for potential future development of the property.

- 3) 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:

An erosion control and grading plan will be approved and implemented prior to any grading.

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

No mature vegetation exists. The site has been mined.

- b. What kind and amount of vegetation will be removed or altered?

Any sparse vegetation will be removed in preparation for future development.

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

None are known.

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

None at this time.

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

None are 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: *crows*
mammals: deer, bear, elk, beaver, other: *rabbits, rodents*
fish: bass, salmon, trout, herring, shellfish, other _____

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

None are known.

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

The project site is not identified by the Washington Department of Fish and Wildlife as a designated wildlife migration route. The project area (along with the entirety of Washington) is identified as part of the Pacific Flyway for migratory birds.

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

None at this time.

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

None are 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.

Electricity and petroleum-based fuels (diesel, gasoline) will be used by construction equipment and support/worker vehicles during construction. This proposal is for grading only. No energy is needed for the completed project.

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:

Not applicable.

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.

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

None. Does not apply.

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. Does not apply.

- 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.

Petroleum-based fuels (diesel, gasoline) for operating construction equipment may be temporarily stored on site during construction.

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

None. Does not apply.

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

Best Management Practices (BMPs) will be employed on site to reduce the potential for accidental fuel or oil spills from occurring during equipment refueling. BMPs will also be used to quickly and completely clean up any spills 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 noise exists on surrounding streets but is not anticipated to affect the limited scope of this request.

- 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 noise normally associated with the operation of construction equipment will occur. Typical working hours from 7 a.m. to 7 p.m. will be observed.

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

Equipment operating on site will have requisite mufflers and exhaust control.

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.

The site is an exhausted sand and gravel pit slated for mine closure and subsequent incorporation into the Columbia Tech Center (CTC) development in East Vancouver. The CTC includes mixed office, flex/industrial, medical, and retail use. Adjacent properties to the west, south, and east are currently a part of the CTC. Backfilling and closing the mine will make it available for development in agreement with surrounding use.

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?

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.

There are no structures on the site.

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

Not applicable.

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

IL – Light Industrial

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

Industrial

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.

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

None. This proposal is for grading only.

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:

Backfilling and closing the mine will make it available for development compatible with surrounding use as part of the CTC.

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

Not applicable.

9. Housing

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

Not applicable. This proposal is for grading only.

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

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

None. This proposal is for grading only.

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

Removal of the perimeter berms as part of site grading will alter views from adjacent areas.

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

None.

11. Light and Glare

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

Not applicable.

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

Not applicable.

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

No existing off-site lighting is anticipated to affect this proposal.

- d. Proposed measures to reduce or control light and glare impacts, if any:

Not applicable.

12. Recreation

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

None.

- 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:

Not applicable.

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.

None. The site was an active sand and gravel pit.

- 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. The site was an active sand and gravel pit.

- 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.

None.

- 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.

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 has direct access onto SE 1st Street, located along the northern site boundary.

- 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?

Yes, C-Tran currently provides service along SE Mill Plain Boulevard and SE 192nd Avenue in the site vicinity.

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

None. This proposal is for grading only.

- 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. This proposal is for grading only.

- 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?

Not applicable. This proposal is for grading only.

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:

None.

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. This proposal is for grading only.

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

None. This proposal is for grading only.

16. Utilities

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

Not applicable. This proposal is for grading only.

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.

Not applicable. This proposal is for grading only.

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: Chuck Rose
Name of signee CHUCK ROSE
Position and Agency/Organization GENERAL MANAGER / PACIFIC ROCK PRODUCTS
Date Submitted: 5/16/16

COLUMBIA TECH CENTER, LLC
BY: PACIFIC REALTY ASSOCIATES, LP
BY: PACETRUST REALTY, INC
Signature: BY: RICHARD J. KRIPPAGHNE
Name of signee RICHARD J. KRIPPAGHNE
Position and Agency/Organization VICE PRESIDENT
Date Submitted: 6/16/16

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Geology and Earth Rscs