

# **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.

## A. Background [Find help answering background questions](#)

1. **Name of proposed project, if applicable:** Discovery Bay Gravel Pit

2. **Name of applicant:** Discovery Materials LLC

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

Logan Davidson  
PO Box 68697  
Seattle, WA 98168-0697  
253-872-7173

4. **Date checklist prepared:** 12/14/22

5. **Agency requesting checklist:** Washington State Department of Natural Resources

6. **Proposed timing or schedule (including phasing, if applicable):** Mining and backfilling will occur in 3 phases. Once permits have been approved mining will begin and will be based on market needs.

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.**

Stormwater Management Plan  
Reclamation Plan  
Geotechnical Report  
Critical Aquifer Recharge Area Report  
Forester's Letter on Streams and Heron Habitat  
Department of Natural Resources Letter on Streams

- 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. All applications for permits are directly related to this project only.**
- 10. List any government approvals or permits that will be needed for your proposal, if known.**  
Reclamation Permit  
Sand & Gravel General Permit  
Conditional Use Permit  
Stormwater Management Plan  
Air Quality Permit (at time of crusher installation)
- 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 property will be mined to a maximum depth of 165 feet. The material being mined is sand and gravel. Excavators, dozers or loaders will be used to extract the material from the ground. The material will then be conveyed via truck, conveyor or loader to the processing area for processing or loading onto trucks. After mining, the property will be backfilled using the clean soil policy, compaction and slope recommendations. The property has mining setbacks of 50' on the southern property line and 30' on the north, east and west. An existing 15-20' tall, vegetated berm lies within the 50' setback. It will be maintained to decrease visibility and noise impacts to others. A stormwater pond has been sized by an engineer and will be installed to ensure stormwater infiltrates into the ground and no stormwater runs off site. Slopes and ditches will be graded to direct stormwater to the pond. A site management plan has been prepared to meet the Department of Ecology requirements for stormwater management.

Mining will occur sequentially with no more than 10 acres disturbed at a time. The southernmost 10 acres will be mined first. Topsoil will be stockpiled along the inside edge of the mining setback and in previously mined areas. Vegetation will be stripped and grinded up for use in the topsoil. Once this first area is mined out it will be backfilled up to around 100' msl. Besides, the stormwater pond, roads and temporary processing areas, the area will be hydroseeded to meet the County's requirement of having no more than 10 acres disturbed at a time. The northern half of the property will be mined next following a similar pattern. Once the top 10 acres have been mined the site will be backfilled creating two pads where a single family home will be placed. Current zoning of the site allows for a single residence per 20 acres. The entire site will be revegetated and an on-site infiltration pond will remain to manage stormwater.

**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.**

Parcel No. 902-133-005

Section 13, Township 29N, Range 2W

281240 Highway 101, Port Townsend

1.6 miles north of Highway 101 and Highway 20 junction at Fairmont, WA on west side of road.

## B. Environmental Elements

### 1. Earth [Find help answering earth questions](#)

#### a. General description of the site:

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

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

50-100%

#### 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.

Hoypus gravelly loamy sand - lower elevations

Clallam gravelly sandy loam - upper elevations

#### 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.

Upon completion of mining the site will be backfilled according to the backfill plan. Approximately 1.8 MCY of fill will be used and 2.1 MCY of cut will be excavated from the site. Fill will be sourced from local jobs and will adhere to Clean Soil Policy.

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

Erosion is always a possibility, the site will follow the Site Management Plan and use BMP's to help prevent erosion and direct stormwater to the on-site settling pond.

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

<1% - Possible future residence to be built on one of the pads once all reclamation has been completed.

#### h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any. The site will its Site Management Plan to ensure that all stormwater is managed. All site runoff will be collected and treated in a settling pond prior to use in the process or discharge via infiltration. Reclamation will include revegetation of the site which will help reduce and control 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.**

The only sources of air emissions are dust and engine exhaust (including bulldozers, trucks, and a generator.)

**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.**

Site will be sprayed with water for dust control. Misterters will be installed on top of crusher to control dust if necessary.

## 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.**

Discovery Bay is approximately 600 ft away from the site. No bodies of water or streams are on 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

**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. Stormwater will be infiltrated into the ground. Infiltration volumes are:

6 month storm: 5,080 cf; 2 year storm: 17,224 cf; 10 year storm: 44,510 cf;

100 year storm: 95,760 cf

**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.**

NO. A septic system would be installed if a home is built on the property after reclamation is complete.

**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.**

All site stormwater runoff will be collected, treated and infiltrated.

Infiltration volumes are:

6 month storm: 5,080 cf; 2 year storm: 17,224 cf; 10 year storm: 44,510 cf;

100 year storm: 95,760 cf

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

Dust from mining and processing could be carried to groundwater by stormwater. A treatment pond will be used to prevent this from happening.

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

No, all stormwater will be directed to the on-site infiltration pond.

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

There are no existing surface waters on-site. There will be little effect on ground water as stormwater will be treated and infiltrated. There will be no runoff from the mine site.

#### 4. Plants [Find help answering plants questions](#)

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 vegetation will be removed segmentally before mining.

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

None

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

A buffer strip of natural vegetation along the highway (50-ft wide) and along the other property lines (30-ft wide) will be used.

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

None

4. DNR Special Concerns Report does not list any T&E plant species within the Section. The Section is listed as containing western hemlock vegetation zone. (Comment by Nicole Damer, DNR 01/02/2024).

#### 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:
- Fish: bass, salmon, trout, herring, shellfish, other:

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

Bald Eagles are near the site.

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

Pacific Flyway

5. DNR Special Concerns Report lists T&E species marbled murrelet as occurring within 5,280 feet of the Section. The report also lists harbor seals within 1,000 feet and great blue heron. (Comment by ND, DNR 01/02/2024).



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

Maintain reclamation setback (buffer zone) around property perimeter and reclaim/replant following mining. Some logs and wood debris will be left on the surface to serve as animal habitat.

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

None known to be on or near the site.

**6. Energy and Natural Resources** [Find help answering energy and natural resource questions](#)

**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 for lighting, crushing, washing and screening equipment will be generated on site.

**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

**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.**

Dust is the only expected hazard which will be controlled with water when needed.

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

None

**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 site will be sprayed with water to control dust as necessary. Misters will be installed on the crusher if necessary.

**b. Noise**

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

None

- 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)?**

Noise from crushing and screening operations and truck traffic – Noise will be mainly heard within the pit, not at the highway. Hours of operation will be 7 am to 7 pm M-F.

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

The native growth buffer zone (50') between the site and the highway and a 20' high berm between the pit and the buffer will eliminate most of the noise at the highway.

**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.**

Adjacent property is forest land except the WSDOT maintenance yard to the east.

- 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 existing – future mobile home for an office.

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

No

- e. What is the current zoning classification of the site? RR-1-20**

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

Residential

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

Not applicable because there is no shoreline in the project limits.

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

Possible Heron rookery, geologic hazard, critical aquifer recharge area.

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

5-6

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

None

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

Not Applicable since project does not displace anyone.

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

The 22-acre site will be logged segmentally to allow mining. The site will then be mined for gravel. Following the mining operation, the land will be reclaimed including replanting with clover and commercial Douglas Fir seedlings. The land will be returned to forestry use following reclamation.

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

None

## **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.** 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.**

Not Applicable to this project.

**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 are no proposed structures. A mobile home will be installed in the future for use as a small office.

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

None

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

None

**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?**

Process area lighting will be installed which will be 30' high standards. Operation 7 am – 7 pm. Minimal night lighting will be used for security only.

- 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** [Find help answering recreation questions](#)

- 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.**

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

- 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.

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.

Not Applicable. There are no structures on the site.

**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.

SR-101 borders the property on the SE. The proposed entrance (existing) is paved between the edge of pavement on SR-101 and the site property line. See attached plans.

- 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. 2 miles.

- 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 formal parking is planned. None has been eliminated.

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

A private access road will be built for transporting material within the site and for hauling product from the site. The road will remain for site access once mining and reclamation are complete.

13. DNR Special Concerns Report lists GLO Trails within 2,640 feet and archaeological and cemetery sites within 5,280 feet. The report also list DAHP Historic Properties which are mapped outside of the Section. (Comment by ND, DNR 01/02/2024).

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 nonpassenger vehicles). What data or transportation models were used to make these estimates?**

No

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.**

75-100 maximum; 7 am to 7 pm M-F. No peak volumes are anticipated.

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.**

None

**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:**

None

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.**

Electricity will be generated on site. Cell Phones will be used for communications. Portable sanitation is used for employees and water is not used in processing.



### 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 Logan Davidson  
Logan Davidson (Sep 11, 2023 09:48 PDT)

Type name of signee: Logan Davidson

Position and agency/organization: Materials Division Manager

Date submitted: 9/11/2023

### D. Supplemental sheet for nonproject actions [Find help for the nonproject actions worksheet](#)

IT IS NOT REQUIRED to use this section for project actions.

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

- Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

- Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

- Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

- Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

- Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

- Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.







# SEPA Checklist

Final Audit Report

2023-09-11

|                 |   |
|-----------------|---|
| Created:        | 2023-09-11                                    |
| By:             | Lisa Mahr (Lisa@Northwestminingsolutions.com) |
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## "SEPA Checklist" History

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