

Notice of Preliminary SEPA Mitigated Determination of Non-Significance and Public Hearing Date

The Clark County Department of Community Development received an application for development review, as described below and previously issued notice of application on July 8, 2021. A final SEPA determination will be included in the Staff Report and Recommendation to the Hearing Examiner. The SEPA appeal period will begin immediately upon issuance of the staff report.

SEPA comments received within the deadline will be considered in the final SEPA determination and staff report for the proposal. No additional SEPA comment period will be provided unless probable significant environmental impacts are identified during the review process, which would require additional study or special mitigation. The proposal may include mitigation under applicable codes and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement (EIS) is prepared.

Public notice date: March 14, 2022

Closing date for SEPA comments: March 29, 2022

Hearing date, time, and location

The Clark County Hearing Examiner will conduct the public hearing on **April 28, 2022 at 6:00 p.m.** The purpose of the public hearing is to review the proposed site plan and conditional use permit for surface mining and to review any SEPA appeals that may be filed.

Due to the ongoing public health threat posed by COVID-19, the associated statewide and local orders, and social distancing guidelines, Clark County has modified the hearing and public testimony procedures relating to this matter. The hearing will be held via Webex (a video conferencing service). Participants do **not** need internet access and can connect by phone. See below for additional information.

Due to the modified format, the record will be left open for at least one week following the hearing to allow for additional testimony. Testimony supplied via e-mail or in writing must be received by Community Development by 5 p.m. on April 28, 2022 or as modified by the examiner. Please see "public testimony" section below.

You must contact staff no later than noon on April 28, 2022 to sign up to testify at landuse@clark.wa.gov (preferred) or 564-397-4489. Staff will provide you information on participating in the hearing.

Revised 3/14/2022



Community Development
1300 Franklin Street, Vancouver, Washington
Phone: 564.397.2375 Fax: 360.397.2011
www.clark.wa.gov/development



For an alternate format,
contact the Clark County
ADA Compliance Office.
Phone: 564.397.2322
Relay: 711 or 800.833.6384
E-mail: ADA@clark.wa.gov

Project Name: **Yacolt Mountain Quarry Expansion**

Case Number(s): **PSR-2020-00223; WHR-2021-00019**

Request: Site plan and conditional use permit approval for surface mining and material processing including blasting and rock crushing in the FR-80 zoning district and the Surface Mining Overlay

Address/Parcels: 18601 NE Yacolt Mountain Road, Parcels 230301000 and 230061000 in Sections 3, 4, and 5 of Township 4, Range 3 East of the Willamette Meridian

Applicant/Owner: J.L. Storedahl and Sons, Inc
Attn: Bo Storedahl
2233 Talley Way
Kelso, WA 98626
Phone - 360.636.2420
Email - bo@storedahl.com

Contact: Bo Storedahl and Erick Staley (GeoDesign)
GeoDesign, Inc
9450 SW Commerce Circle, Suite 300
Wilsonville, OR 97070
Phone - 503.968.8787
Email - estaley@geodesigninc.com

Staff contact: Richard Daviau - richard.daviau@clark.wa.gov

Preliminary SEPA Determination: Mitigated Determination of Non-significance (MDNS)

SEPA Comment Deadline: March 29, 2022

Fully Complete date: March 19, 2021

Neighborhood contact: East Fork Alliance - **Contact:** Neighborhood Program
Coordinator Phone - 564.397.2316
Email - EastForkAllianceNA@gmail.com

Approval Standards/Applicable Laws:

Clark County Code (CCC) Sections: Title 14 (Building), Title 24 (Public Health), Title 15 (Fire), 40.100 (General Provisions), 40.210.010 (Forest Districts), 40.250.022 (Surface Mining Overlay), 40.320 (Landscaping), 40.340 (Parking), 40.350, (Transportation), 40.350.020 (Concurrency), 40.385 (Stormwater & Erosion), 40.410 (CARA), 40.430 (Geologic Hazards), 40.440 (Habitat), 40.450 (Wetland), 40.500 (Procedures), 40.510.030 (Type III Process), 40.520.030 (Conditional Uses), 40.520.040 (Site Plan Review), 40.550.010 (Road Modification); 40.570 (SEPA), 40.570 (Archaeological), Section 40.610 (Impact Fees), Title 24 (Public Health), and the Clark County Comprehensive Plan

Determination

As lead agency under the State Environmental Policy Act (SEPA) Rules [Chapter 197-11, Washington Administrative Code (WAC)], Clark County must determine if there are possible significant adverse environmental impacts associated with this proposal. The options include the following:

- **DS - Determination of Significance:** The impacts cannot be mitigated through conditions of approval and, therefore, requiring the preparation of an Environmental Impact Statement (EIS);
- **MDNS - Mitigated Determination of Non-Significance:** The impacts can be addressed through conditions of approval, or;
- **DNS - Determination of Non-Significance:** The impacts can be addressed by applying the Clark County Code.

Preliminary Mitigated Determination of Non-Significance (MDNS). Clark County, as lead agency for review of this proposal, made a preliminary determination that this proposal will not likely have a probable significant adverse impact on the environment that cannot be addressed through mitigation measures (i.e., MDNS). An Environmental Impact Statement (EIS) is not required under RCW 43.21c.030(2)(E). This decision was made after review of a completed environmental checklist and other information on file with Clark County.

Mitigation Measures

In making a preliminary threshold determination, the SEPA Rules require the lead agency to consider mitigation measures which an agency or the applicant will implement as part of the proposal [Chapter 197-11-330(1)(c) WAC]. This preliminary MDNS is based on the conclusion that the requirements of Clark County's land development and building codes, the applicable state and federal regulation, and the following mitigation measures, will serve to mitigate adverse impacts of this proposal.

1. **Noise** - The applicant shall implement all noise mitigation measures in the Sound Analysis (Exhibit 70) submitted by BRC Acoustic & Audiovisual Design including:
 - a. Buffer areas around the perimeter of the existing mine will remain undisturbed.
 - b. New buffer areas shall be installed around the west, south, and east perimeter of the expansion parcels (see Figure 2A
 - c. No aggregate-processing permitted in the proposed expansion parcels.
 - d. Sound berms shall be provided as shown in Figure 6-1 at the northeast corner and south boundary of area M-2 at the maximum fill stockpile height during filling operations. The berms are shown graphically as thick, black lines. The berm heights are 10 feet at the northeast corner and 12 feet at the south end.
 - e. Sound berms shall be provided as shown in Figure 6-2 at the northeast corner and south boundary during early stages of mining in area M-2. The berm to the northeast should be 15 feet high. The berm at the south end consists of two components: an 18 foot high component on the north side of the access road and a 15 foot high component on the south side, following the descending terrain to the west.
 - f. Rock drilling operations in area M-2 shall be limited to the hours after 7 a.m.
 - g. Fill operations in area M-2 shall be limited to the hours after 7 a.m.

Date of publication and SEPA comment period

The lead agency will not final this SEPA determination until the close of a fifteen (15) calendar day SEPA comment period, which ends on **March 29, 2022**, fifteen days from notice.

Staff Contact Person: Richard Daviau, richard.daviau@clark.wa.gov

Responsible Official: April Furth, Community Development Director

SEPA Appeal Process

The SEPA Appeal period will begin once the final SEPA determination is made in the Staff Report and Recommendation to the Examiner.

Public Testimony

The public is encouraged to testify on this proposal and participate in the public hearing. This notice is intended to inform potentially interested parties about the application and invite testimony regarding any concerns.

An accurate mailing address must be included to qualify as a "Party of Record" and, therefore, receive a copy of the decision and/or have standing to appeal the decision. You can provide testimony by:

- Connecting to the hearing via phone or a web-based meeting at 6 pm on April 28, 2022. The hearing will be conducted on-line via Webex (a video conferencing service). Participants do **not** need internet access and can connect by phone.

You must contact staff no later than noon on April 28, 2022 to sign up to testify at landuse@clark.wa.gov (preferred) or 564-397-4489. Staff will provide you information on participating in the hearing.

- Submitting testimony via email please send an email to Richard Daviau at richard.daviau@clark.wa.gov with the case name and number and your testimony.
- Submitting testimony via U.S. Mail
Due to remote working conditions necessitated by COVID-19 public health threat, e-mail is strongly preferred (See above). You may also submit written testimony to Richard Daviau, Community Development, PO Box 9810, Vancouver, WA 98666-9810.

Staff Report Timelines/Process

Staff reports, agendas, and/or SEPA reviews and determinations will be available for review (15) calendar days before the hearing date. Decisions on Type III applications are generally made within 92 calendar days of the Fully Complete date (noted above), unless placed on hold for the submittal of additional information.

Information regarding this application can be obtained by emailing Richard Daviau at richard.daviau@clark.wa.gov. Due to remote working conditions necessitated by COVID-19 public health threat, e-mail is strongly preferred.

You may obtain additional information by checking the status of the application online at www.clark.wa.gov/development or calling 564.397.4489.

Community Development Web site - www.clark.wa.gov/development

- Weekly Preliminary Plan Review Status Report - includes current applications
- Pre-Application Conferences and Land Use Hearing agendas
- Applications and handouts for each type of land use permit

Accommodation of physical impairments

If you need auxiliary aids or services in order to attend, contact the Clark County ADA Office. Voice 564.397.2322; Relay 711 or 800.833.6384; Email ADA@clark.wa.gov.

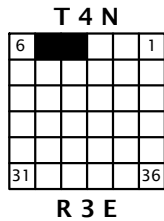
Distribution

This notice is being provided to the following agencies with jurisdiction whose services may be impacted by implementation of this proposal:

Federal Agencies:	U.S. Army Corps of Engineers - Enforcement Division
Tribes:	Cowlitz Indian Tribe Confederated Tribes and Bands of the Yakama Nation Chinook Tribe
State Agencies:	Department of Natural Resources (S.W. Region) Department of Ecology Department of Fish and Wildlife Department of Transportation Department of Archaeology & Historic Preservation
Regional Agencies:	Fort Vancouver Regional Library Southwest Clean Air Agency Vancouver-Clark Parks & Recreation
Local Agencies:	Clark County Fire Marshal's Office Clark County Public Health Clark County Public Works Clark County Conservation District City of Vancouver Transportation
Special Purpose Agencies:	Fire Protection District #13 Clark Public Utilities - Public Water Clark Public Utilities
The Media	The Columbian The Oregonian The Reflector Vancouver Business Journal The Post Record
Other:	Applicant Clark County Neighbors Clark County Natural Resources Council Clark County Citizens United C-Tran East Fork Alliance

Additional attachment for agencies:

SEPA checklist



SITE COORDINATES:

LATITUDE: 45° 51' 23" N

LONGITUDE: 122° 27' 14" W

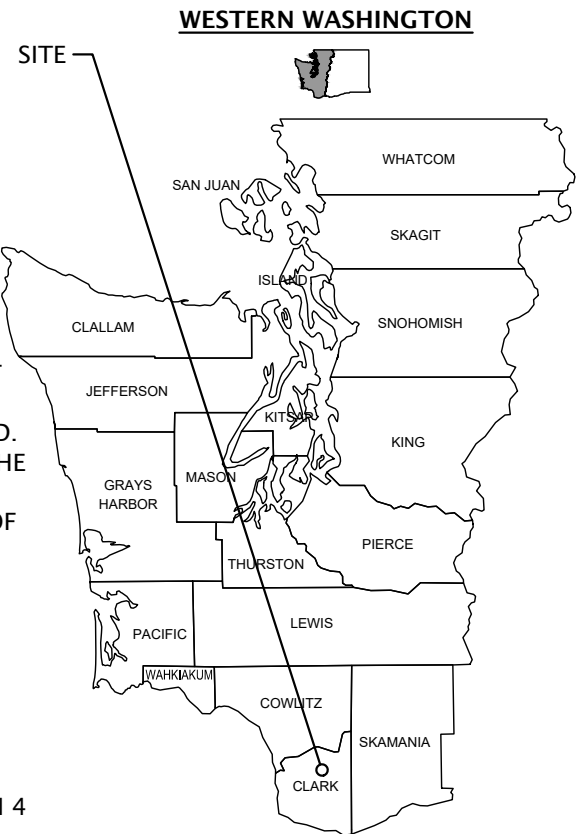
DIRECTIONS TO SITE

THE QUARRY IS LOCATED ABOUT 7 DRIVING MILES WEST OF YACOLT, WA. FROM YACOLT, DRIVE WEST ON NE W.H. GARNER ROAD FOR APPROXIMATELY 3.75 MILES. TURN LEFT (SOUTH) ONTO NE KELLY ROAD. DRIVE SOUTH FOR ABOUT 1.25 MILES, THEN TURN RIGHT (WEST) ONTO NE KELLY ROAD. TURN LEFT (SOUTH) ONTO NE YACOLT MOUNTAIN ROAD. THE QUARRY IS DIRECTLY ACCESSED FROM YACOLT MOUNTAIN ROAD, APPROXIMATELY 3 MILES FROM THE INTERSECTION OF NE KELLY ROAD AND NE YACOLT MOUNTAIN ROAD.

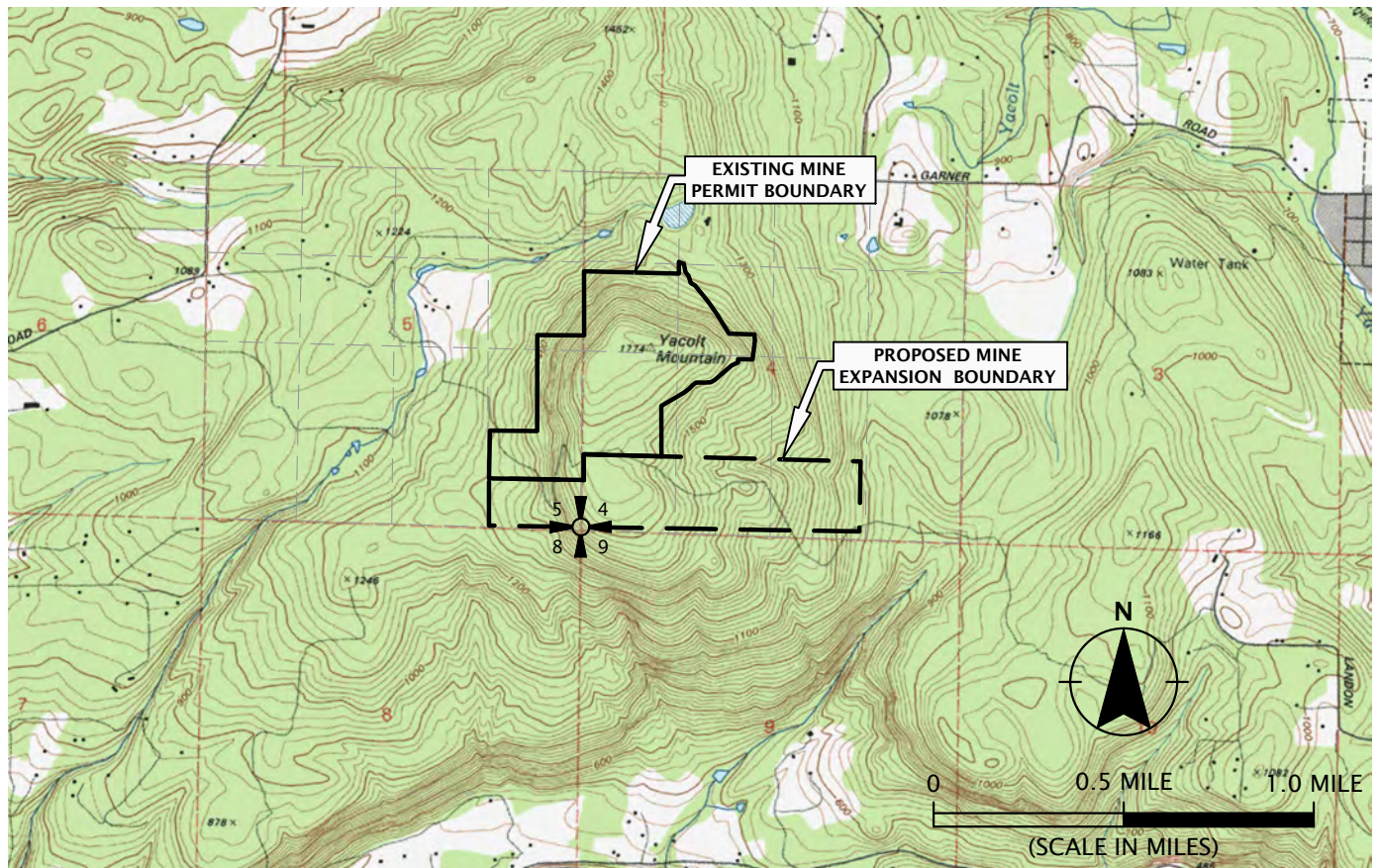
LEGAL DESCRIPTION

THE SITE IS LOCATED IN PORTIONS OF THE FOLLOWING:

- SE $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ OF SECTION 5
- NE $\frac{1}{4}$ AND SE $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ OF SECTION 5
- SW $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ OF SECTION 4
- SE $\frac{1}{4}$ AND SW $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ OF SECTION 4
- NW $\frac{1}{4}$, NE $\frac{1}{4}$, SE $\frac{1}{4}$, AND SW $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF SECTION 4



NOTE: USGS TOPOGRAPHIC QUADRANGLE MAP (YACOLT 1990) REPRODUCED USING MAPTECH TERRAIN NAVIGATOR PRO®.



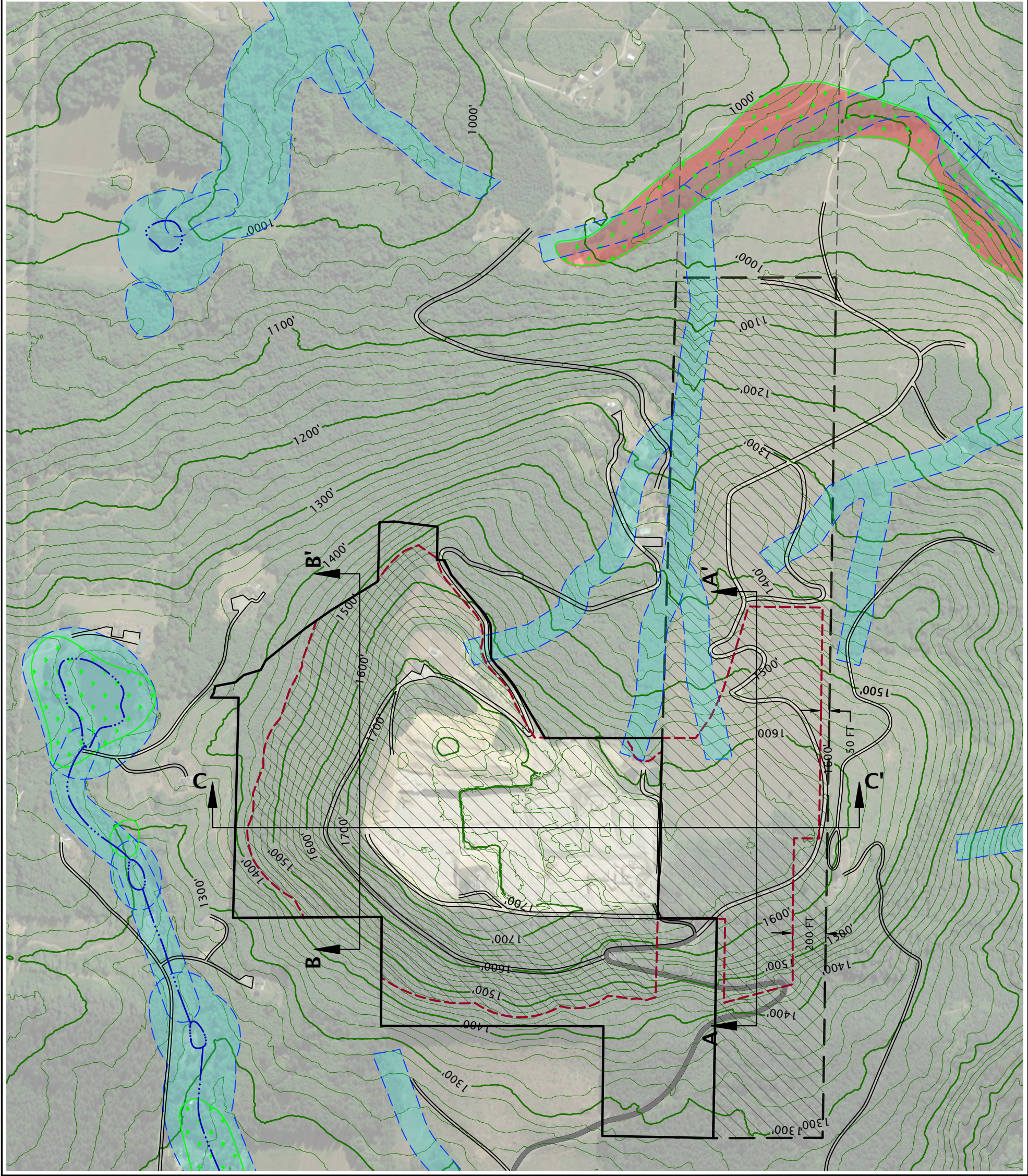
J.L. STOREDAHL & SONS

STOREDAHL-15-01
JANUARY 2021

VICINITY MAP
YACOLT MOUNTAIN QUARRY EXPANSION

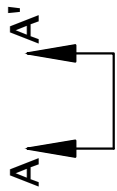
CLARK COUNTY, WA
SECTIONS 4 AND 5, TOWNSHIP 4N, RANGE 3E, W.M.

FIGURE 1



LEGEND:

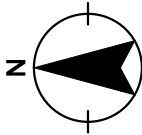
- EXISTING MINE PERMIT BOUNDARY (134.6 ACRES)
- PROPOSED MINE EXPANSION BOUNDARY (106.6 ACRES)
- PARCEL BOUNDARY
- EXISTING TOPOGRAPHY (20-FOOT INTERVALS; 100-FOOT INDEX CONTOURS)
- SURFACE MINING COMPREHENSIVE PLAN MINERAL OVERLAY (CLARK COUNTY GIS)
- RIPARIAN HABITAT OR SPECIES AREA (CLARK COUNTY GIS)
- WETLAND (CLARK COUNTY GIS)
- SHORELINE/WETLAND (CLARK COUNTY GIS)
- STREAM (CLARK COUNTY GIS)
- EXISTING ASPHALT-PAVED DRIVEWAY
- EXISTING GRAVEL ROADS AND DRIVEWAYS
- PROPOSED LIMITS OF DISTURBANCE (139.2 ACRES)
- CROSS SECTION



APPLICANT:
J.L. STOREDAHL AND SONS, INC.
2233 TALLEY WAY
KELSO, WA 98626
(360) 636-2420

CONTACT: BO STOREDAHL

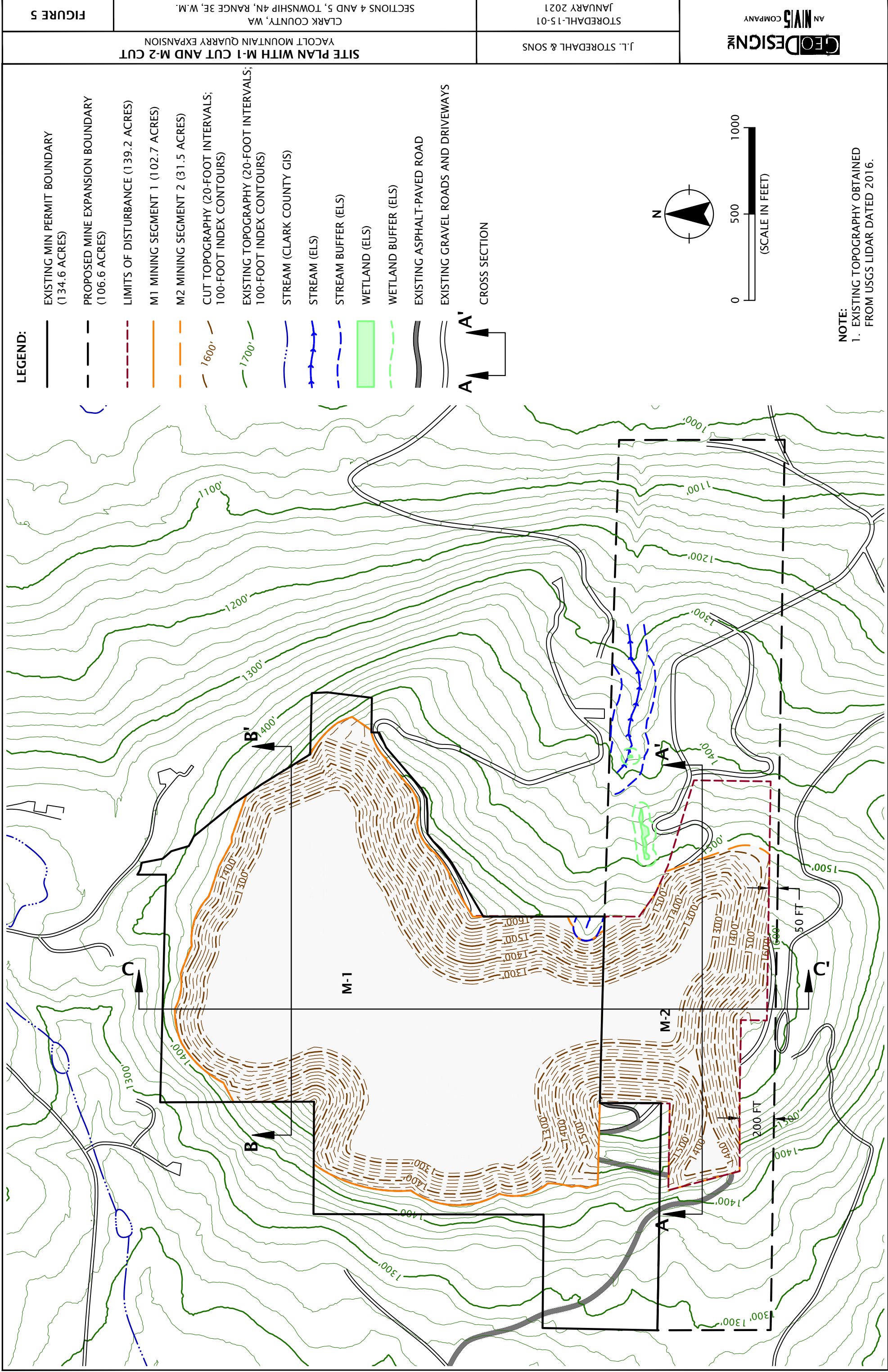
LAND OWNER: STOREDAHL PROPERTIES LLC
(CONTACT INFORMATION SAME AS APPLICANT)



NOTES:

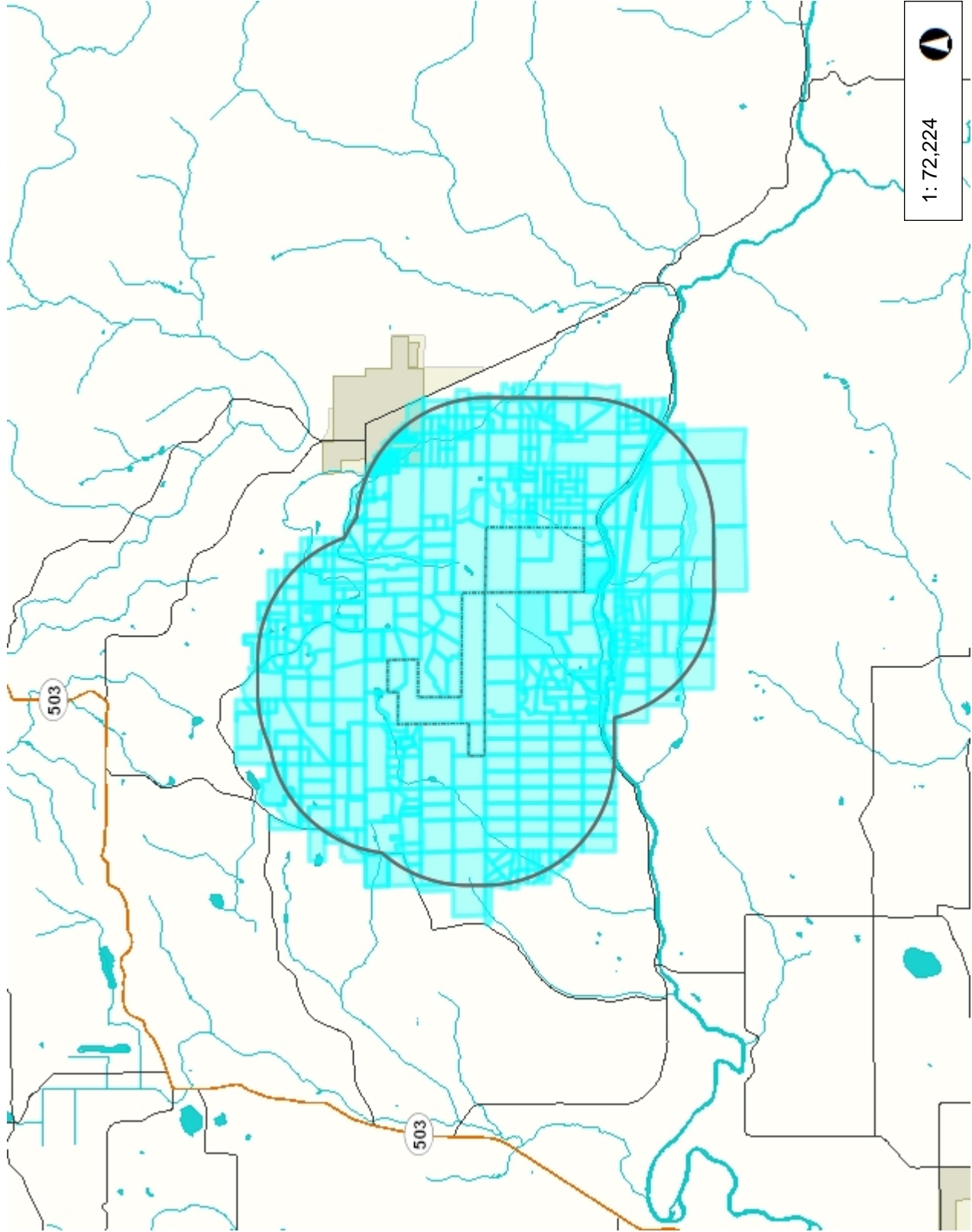
- EXISTING TOPOGRAPHY OBTAINED FROM USGS LIDAR DATED 2016.
- AERIAL PHOTOGRAPH (JULY 16, 2018) OBTAINED FROM GOOGLE EARTH PRO.

J.L. STOREDAHL & SONS	AN IVIS COMPANY	
	STOREDAHL-15-01	JANUARY 2021
SITE PLAN WITH AERIAL YACOLT MOUNTAIN QUARRY EXPANSION		CLARK COUNTY, WA SECTIONS 4 AND 5, TOWNSHIP 4N, RANGE 3E, W.M.
FIGURE 3		





Yacolt Mountain Quarry Expansion 1 Mile Radius Map



1: 72,224



Legend

- Cities Boundaries
- Urban Growth Boundaries

Notes:

Parcels within 1 mile radius of the project.

12,037.3 0 6,018.67 12,037.3 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - <http://gis.clark.wa.gov>

This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.



CLARK COUNTY
WASHINGTON

COMMUNITY DEVELOPMENT
LAND USE REVIEW

SEPA Environmental Checklist

WAC 197-11-960

Rev 12.3.18

Working together. Securing your safety. Protecting your investment.

Purpose of checklist:

The State Environmental Policy Act (SEPA), Revised Code of Washington (RCW), Chapter 43.21C, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and agencies identify impacts from your proposal and to help agencies decide whether or not an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe basic information about your proposal. Governmental agencies use this checklist to determine whether or not the environmental impacts of your proposal are significant. Please answer the questions briefly, giving the most precise information or best description known. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply."

Some questions pertain to governmental regulations such as zoning, shoreline, and landmark designations. If you have problems answering these questions, please contact the Clark County Permit Center for assistance.

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. You may be asked to explain your answers or provide additional information related to significant adverse impacts.

Use of checklist for non-project proposals:

Complete this checklist for non-project proposals (e.g., county plans and codes), even if the answer is "does not apply." In addition, complete the supplemental sheet for non-project actions (Part D).

For non-project actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. Background [\[HELP\]](#)

1. Name of proposed project, if applicable:

Yacolt Mountain Quarry Expansion

2. Name of applicant:

J.L. Storedahl and Sons, Inc.

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

**2233 Talley Way
Kelso, WA, 98626
(360)-636-2420**

4. Date checklist prepared:

December 16, 2020

5. Agency requesting checklist:

Clark County Community Development

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

2021, Upon Approval.

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.

Critical Areas Report, prepared by Ecological Land Services, Inc., December 8, 2020

PHS Species Update, prepared by Ecological Land Services, Inc., September 25, 2020

Forest Practices Informal Conference Note, DNR, dated October 16, 2020

Geologic Hazard Area Study, prepared by GeoDesign, Inc., September 11, 2020

Groundwater Monitoring Data Plots, 2007 to 2020

Preliminary Stormwater Technical Information Report, prepared by Hayward Uskoski and Associates, September 9, 2020

Sound Analysis, prepared by BRC Acoustics & Audiovisual Design, October 28, 2020

Traffic Impact Analysis, prepared by Kittelson & Associates, March 21, 2018

Transportation Impact Analysis, prepared by Clark County Community Planning, July 2018

Traffic Impact Study Requirements, prepared by Kittelson & Associates, September 24, 2019

Supplemental Traffic Analysis, Kittelson & Associates, December 14, 2020

Archaeological Predetermination Survey, prepared by WHPacific, December 23, 2019

List of Threatened and Endangered Species, US Fish and Wildlife Service, September 23, 2020

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.

Clark County Conditional Use Permit

**Washington State Department of Natural Resources (DNR) – Expanded Surface Mine
Reclamation Permit**

**Washington State Department of Ecology (Ecology) – Revised Site Management Plan for
Sand and Gravel General 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 is to expand mining operations for the existing Yacolt Mountain Quarry south onto the two subject parcels. This expansion will adjoin and remain contiguous with current mining operations. The two subject parcels underwent an Annual Review for inclusion into Clark County's surface mining overlay in 2018. Property ownership and parcel numbers are presented on Figures 2A and 2B. Expansion of the surface mining overlay (SMO) was approved onto parcel number 230301000 and a portion of parcel number 230061000 in accordance with Ordinance No. 2019-02-02. The resulting SMO is shown on the site plan on Figure 3. The controlling condition for approval of the SMO expansion was a covenant running with the land and restricting mineral extraction from the two subject parcels for a period of ten years from the date of the covenant. The covenant was signed and notarized on December 7, 2018 (Attachment E). Storage of materials removed from the Yacolt Mountain Quarry and ancillary uses such as haul roads and storm drainage improvements are allowed during the 10-year period of restricted use.

The proposed expansion will include the temporary storage of overburden and material stockpiles followed by expanded mineral extraction after the restricting covenant has lapsed. The fill topography shown on Figure 4 presents the proposed plan to store overburden soil from the current Yacolt Mountain Quarry on the expansion parcels. The extents of the fill represent approximately the maximum anticipated. As the mine resource is exhausted in the current quarry, the overburden will be removed from the expansion parcels and placed as fill back into the current mine. After the fill has been removed from the expansion area, the mine excavation will continue onto the expansion parcels. The maximum area of extraction is shown on Figure 5. Cross sections depicting the existing, fill, and final cut topography are shown on Figure 6. The site will be returned to commercial forestry use after mining is complete and the site has been reclaimed.

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 project is located south of the current Yacolt Mountain Quarry on parcel numbers 230061000 and 230301000 located in unincorporated Clark County, Washington. The site area is located approximately 2.5 miles west of the town of Yacolt. Figure 1 shows the proposed expansion area. Legal Description: SE1/4 of the SE1/4 of Section 5, SE1/4 and SW1/4 of the SW1/4 of Section 4, and SW1/4 of the SE1/4 of Section 4; Township 4 North; Range 3 East, Willamette Meridian.

B. Environmental Elements [\[HELP\]](#)

1. Earth [\[help\]](#)

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)?

~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.

Cinebar Series – Silt Loam (CnD, CnE, CrG). The Cinebar series consists of very deep, well drained soils on foothills, terraces and mountains. Cinebar soils formed in loess and slope alluvium high in volcanic ash. Mostly used for woodlands.

Kinney Series – Silt Loam (KeC). The Kinney series consists of deep to very deep, well drained soils on ridges, uplands, and mountain slopes. Derived from hard extrusive igneous rock and soft tuff mixed with volcanic ash. Primarily used for timber production and recreation.

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

No – An engineering geologist evaluated the site and did not observe signs of unstable soils or landsliding. Landslides are mapped on the lower flanks of Yacolt Mountain, but these are not located within or near the site boundary and would not be impacted by the proposed mine expansion. Clark County maps Soil Erosion Hazards and Steep Slope Hazards within the project area, which are addressed in the September 2020 Geologic Hazard Area Study report completed by GeoDesign (Attachment H).

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 activity will occur in an approximately 40-acre area within the 107-acre proposed expansion area. Activities will include temporary stockpiling of a maximum of 375,000 cubic yards of overburden and material stockpiles on an area with flat to gentle slopes in the expansion area while the currently permitted mine resource is extracted (Figure 4). After that resource is removed, the overburden will be placed back into the existing mine site, and resource will be extracted from the expansion area (Figures 5). The expanded mineable resource is estimated at 14 million cubic yards.

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

Yes – There is potential for erosion of soils to occur from mining disturbance. The mine area will be segmentally disturbed to limit the areal extent of potential erosion. Prior to disturbance of the site a detailed description of stormwater control measures and best management practices (BMPs) to prevent potential erosion of soils from leaving the site will be included in a Stormwater Pollution Prevention Plan (SWPPP) as part of the Site Management Plan required by Ecology's General Sand and Gravel Permit.

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

None – Mine expansion will not require the construction of buildings or other impervious surfaces. Following mining, the site will be reclaimed to forestry use.

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

Detailed stormwater plans will be prepared for subsequent permits providing measures to reduce or control erosion prior to disturbance of the site. Specifically, stormwater control measures and BMPs will be included in the DNR Surface Mine Reclamation Permit and Ecology's Sand and Gravel General Permit. The site will be designed to regulatory standards as specified in the aforementioned permits to contain potential sediment from leaving the site. Vegetation will be preserved outside of the active mining disturbance. Soil stockpiles will be vegetated to prevent erosion. The reclaimed site will be returned to forestry use at the completion of mining operations

2. Air [\[help\]](#)

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 from equipment operating on site (i.e. dozers, loaders, haul trucks) will occur during operating hours. No emissions would occur at the completion of the project.

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:

Operating equipment will be equipped with requisite mufflers and emission control exhaust systems to meet regulatory standards.

3. Water [\[help\]](#)

a. Surface Water: [\[help\]](#)

- 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.

Yes – Refer to the Critical Areas Report by Ecological Land Services (ELS) dated December 2020. ELS delineated 2 Category III wetlands, one Slope/Emergent (0.142 acre) and one Slope/Emergent Scrub-Shrub (.006 acre). Two stream types were delineated by ELS, one Type Ns located in parcel 230067000 and one Type Np located in parcel 230061000.

- 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.

Work will avoid the described waters and required buffers, refer to Critical Areas Report by ELS December 2020, including ELS Figures 2 and 3.

- 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.

No fill or dredge material will be placed or removed from waters described above.

- 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: [\[help\]](#)

- 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.

There is no well associated with the proposed expansion. Infiltration of stormwater will occur at the stormwater facilities located either outside of the temporary stockpiling area or within the mined floor of the expanded mine excavation.

- 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

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.

Runoff from the disturbed portion of the site (Type 2 stormwater) will be retained on-site and directed using a variety of BMPs to stormwater management facilities as described in the Preliminary Stormwater Technical Information Report (TIR) prepared by Hayward Uskoski and Associates (HUA) dated September 2020. During stockpiling activities, the stormwater will be infiltrated and metered released. During mineral extraction, the stormwater will be treated using wet ponds and infiltrated into the quarry floor.

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

There will be no waste materials on site. Any sediment from runoff will be contained on site in accordance with the SWPPP as part of Ecology's Sand and Gravel General Permit.

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

No – Mine plans will not alter or affect the hydrologic balance of the drainage patterns in the site vicinity.

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

Detailed stormwater plans will be prepared for subsequent permits providing measures to direct and retain stormwater on-site and infiltrate. BMPs will be used to control flow and treat runoff to prevent soil erosion, sediment transport, and facilitate on-site stormwater management. Vegetation will be preserved outside of the active mining disturbance. Soil stockpiles will be vegetated to prevent erosion. The reclaimed site will be returned to forestry use at the completion of mining operations.

4. **Plants** [\[help\]](#)

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?

The area of mining-related disturbance on the project site is planned to be approximately 40 acres. Prior to stockpiling or other related mining activities, all vegetation will be removed and subsequently replaced at the completion of operations according with the reclamation plan.

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

No threatened or endangered plant species or critical habitat are located on or near the project area per United States Department of Interior, Fish and Wildlife Service (USFWS) official species list (Attachment U).

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

Reclaimed mining areas will be revegetated according to DNR reclamation standards and requirements for the prescribed subsequent use.

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

None known

5. **Animals** [\[help\]](#)

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.

No threatened or endangered animal species or critical habitats are located on or near the project per USFWS official species list (Attachment U). Three threatened species and one candidate species were referenced for Clark County on the USFWS list but are located outside of the subject area. The Washington Department of Fish and Wildlife (WDFW) lists the big brown bat as a priority habitat species at the township level. ELS reviewed the information from WDFW and from bat conservation groups to evaluate potential impacts related to mining. Based on their review, the mining expansion will not affect big brown bats if they are present in the area, as summarized in their September 2020 letter (Attachment G).

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

The project area (along with the entirety of Washington State) is identified as part of the Pacific Flyway for migratory birds.

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

Leave native vegetative buffers adjacent to operations where practical. Reclaim the site to commercial forestry use.

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

None known

6. Energy and Natural Resources [\[help\]](#)

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.

Petroleum products (diesel, gasoline) will power excavation and hauling equipment.

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 [\[help\]](#)

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.

Accidental fuel or oil spills are possible from mine operations, but an Ecology-approved 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. Explosives will be utilized

to fracture the in-situ bedrock. Strict regulations and protocols are followed during these controlled blasts.

- 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 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

- 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. BMPs will be employed on site to reduce the potential for accidental fuel or oil spills during equipment refueling. 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)?

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.

Existing noise sources on the current mine site include heavy equipment operations (trucks, loaders, bulldozers, excavators), rock crushing, screening, and occasional drilling and blasting. The proposed project will produce noise similar to the existing, permitted operation. Sporadic noise could be generated by mining equipment during operating hours between 6 am to 8 pm and by rock trucks between 7 am to 6 pm (or until 5 pm or 4 pm, depending on the day of the week and the season), the same as the currently permitted mine. BRC Acoustics and Audiovisual Design completed a Sound Analysis for the proposed project dated October 28, 2020 (Attachment R). Based on their analysis, the proposed expansion along with continued operation of the current mine will meet applicable State of Washington noise limits and not require additional mitigations than what are already incorporated into the current mine operation.

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

None other than the procedures, traffic limits, and scheduled work hours already used by the current mining activity. Requisite muffling devices will be maintained on trucks and heavy equipment.

8. Land and Shoreline Use [\[help\]](#)

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 currently used for commercial forestry. Most of the project area was logged in February 2015 and has been replanted. Adjoining land use to the north is permitted for mining and is an active mine site. The other sides are occupied by forest land and scattered single-family residential sites on large acreage. The proposed mining expansion will not affect current land uses on nearby or adjacent properties.

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?

Prior to purchase of the property the site was used for forest land. Approximately 107 acres of prior forest land have been added to the Surface Mining Overlay (SMO) and are now designated as mineral resource of long-term significance. The eastern portion (~33 acres) of parcel 230061000 was not included in the SMO addition and will remain in forestry.

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?

Not applicable

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

Forest-80 (FR-80)

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

FR-1. Per the Clark County Comprehensive Plan 2015-2035: "Forest Tier 1 – This designation is applied to those lands which have the physical characteristics that are capable of management for the long-term production of commercially significant forest products and other natural resources such as minerals." The project area was added to the County's SMO in 2018.

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, Clark County maps Soil Erosion Hazards and Steep Slope Hazards within the project area, which are addressed in the September 2020 Geologic Hazard Area Study report (Attachment H). Riparian habitat or species areas and wetlands are mapped by the County on the eastern parcel (see page 13 of the GIS Developer's Packet), mostly outside of the project area. The County riparian areas located inside the project area were reviewed by Ecological Land Services, who delineated wetlands and streams on the eastern parcel as summarized in a December 2020 Critical Areas Report (Attachment F). The delineated wetlands and streams and their associated buffers are located outside of the proposed mining-related disturbance.

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

No net increase with the currently permitted site, on which 5 to 10 people currently work.

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:

The project area was added to Clark County's SMO. At the completion of mining the site will be reclaimed to forestry use.

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

Not applicable

9. Housing [\[help\]](#)

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

10. Aesthetics [\[help\]](#)

- 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?

The site is located toward the top of Yacolt Mountain and will have limited visibility to surrounding properties due to the nature of the proposed activity and the dominantly forested conditions in the site vicinity. The soil stockpile area may be visible from the south when fully complete; the stockpile will be vegetated for erosion control, which will benefit aesthetic appearance. The incised mine excavation will not be observable from surrounding properties other than the existing mine site. The reclaimed site will be used for forestry, blending into the surrounding property appearance.

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

Vegetation will be preserved outside of the proposed mining disturbance during active mining. Soil stockpiles will be vegetated to prevent erosion. The reclaimed site will be returned to forestry use at the completion of mining operations.

11. Light and Glare [\[help\]](#)

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

Excavation and hauling will take place primarily during daylight hours in accordance with the currently permitted hours of operation, therefore lighting will not normally be required. Seasonally, work will require loading or hauling outside daylight hours. Overhead lighting and head lights will be utilized on haul trucks and loading equipment as needed.

- 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:

Light sources will be hooded and directed at the specific work area to avoid the escape of glare. Once complete, the stockpile area will provide a physical barrier between active mine operations and possible light or glare receivers to the south. Thereafter, the expanded mine excavation will be incised into the hillside, again developing a physical barrier between site operations and possible receivers of light or glare.

12. Recreation [\[help\]](#)

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

There are no designated recreational parks or trails per page 8 of the GIS Developer's Packet. Informal recreational hunting opportunities are available in some of the surrounding areas.

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 [\[help\]](#)

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.

No

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.

No – Refer to the Archaeological Predetermination Survey completed by WHPacific dated December 2019 (included as Attachment S).

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.

Background research and field inspection were completed by qualified archaeologists. The predetermination report was submitted to the Washington Department of Archaeology and Historic Preservation (DAHP; see their acknowledgement included as Attachment T).

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 are anticipated. In accordance with state laws, if artifacts are discovered, mining operations will immediately cease; and the DAHP shall be notified of the finding.

14. Transportation [\[help\]](#)

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 is accessed by a private road off of NE Kelly Road, which is a rural minor arterial. This private road serves as the access route for the current quarry operation and would not change for the proposed expansion.

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 – The nearest transit stop is located in the town of Yacolt approximately 2 miles straight-line distance (approximately 7 miles by road) northeast of the eastern parcel.

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

None – There will be no change in the number of parking spaces coordinated with the existing mine site.

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?

The proposed mine expansion would not result in an increase in truck traffic compared to current traffic volumes for the existing mine. The expanded quarry would adhere to the current truck trip limitations imposed by the current mine CUP (see September 2019 Kittelson and Associates letter, included as Attachment L). The March 2018 Traffic Impact Analysis (TIA; Attachment K) prepared for the comprehensive plan amendment and zone change for the subject properties contemplated a theoretical increase of 402 trips per day, as required by Clark County, even though no traffic increases are anticipated.

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 – There is no proposed change in traffic for the proposed expansion, and traffic will be routed the same as the current mine, hence no new conflicts are anticipated with the proposed mine expansion.

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

The 2018 TIA concluded that the theoretical traffic volume, including an increase of 402 trips per day, would maintain acceptable traffic operations and safety at all study intersections, including two intersections with SR-503. Clark County issued a Transportation Impact Analysis in July 2018 (Attachment M) stating the proposed SMO expansion would be compliant with applicable criteria. The County analysis included a comment from WSDOT that based on the March 2018

TIA, mitigations would not be required at the two intersections with SR-503 if mining activities were expanded onto the subject properties.

Kittelson and Associates reviewed more recent crash data for the study intersections since preparation of their previous reports (2020 Supplemental Traffic Analysis, Attachment N). No safety hazards or mitigation measures are necessary at six of the seven previously studied intersections. Based on crash data over the past 5 years, one of the intersections – NE Kelly Road and NE Lucia Falls Road – experienced crash rates above County threshold levels. As such, Kittelson and Associates recommend installing a vertical grade warning sign within 1,000 feet of the downhill direction toward the intersection to improve driver awareness of maintaining safe driving speeds. In addition, to maintain adequate sight distance, it is recommended to clear vegetation as needed at the intersection of NE Kelly Road and the private drive.

15. Public Services [\[help\]](#)

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 [\[help\]](#)

a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____

None – Electricity, water, refuse service, and telephone are available at the existing mine site.

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 [\[HELP\]](#)

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**Bo Storedahl**.....

Position and Agency/Organization**J.L. Storedahl and Sons, Inc.**.....

Date Submitted:**12/16/2020**.....