



JEFFERSON COUNTY

DEPARTMENT OF COMMUNITY DEVELOPMENT

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ENVIRONMENTAL CHECKLIST

Purpose of checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, 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 probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. 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 really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

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.

A. BACKGROUND

1. Name of proposed project, if applicable:

**Iron Mountain Quarry, Proposed Amendment to Jefferson County Comprehensive Plan
requesting a Mineral Resource Land Overlay**

2. Name of applicant: **Iron Mountain Quarry (IMQ)**

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

**James E. Burnett
22171 - 17th Ave SE, Suite 117
Bothell, WA 98021
425-481-0999**

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4. Date checklist prepared: **February 27, 2008**

5. Agency requesting checklist: **Jefferson County**

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

The subject application will be considered as part of Jefferson County's 2008 Comprehensive Plan amendment process. The Applicant anticipates that the County will take action regarding this proposal by December 31, 2008. If approved, the Applicant intends to expand the existing mineral resource activities on the subject property in 2009, as soon as all necessary permits can be obtained. (Note: This application has no impact on the Applicant's pending code interpretation appeal. If the Applicant prevails in that appeal, this Comprehensive Plan amendment will no longer be needed for the Applicant to proceed with mineral resource operations at the subject site. In that case, the Applicant's schedule for expanding on site mineral resource operations will likely accelerate.)

The mineral resource activities will be broken into several phases. The first step will include mining the eastern portion of the proposed Phase 1 mining area from existing grade to elevation 185 (which is known as Phase 1A). (See Exhibit B, site plan.) The second step will be to mine the western portion of the proposed Phase 1 mining area adjacent to the existing Shine Quarry down to elevation 215 (Phase 1B). The third step will be to mine the eastern portion of the Phase 1 area down from elevation 185 down to elevation 135 (which is known as Phase 1C). Thereafter the Applicant anticipates expanding its mineral resource activities to the north (which is known as Phase 2). The total project area is 142 acres.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
See response to question 6 above.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
A geotechnical report has been prepared by AMEC Earth & Environmental, Inc., for this project (attached).

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 known.

10. List any government approvals or permits that will be needed for your proposal, if known.
Following approval of the proposed MRLO, the following permits will be needed to expand the existing mineral resource operations on the subject property:
Surface Mining Permit from the Washington State Department of Natural Resources
Jefferson County Stormwater Permit
NPDES Stormwater General Permit
Other permits may also be required.

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 subject application requests approval of a Mineral Resource Land Overlay (MRLO) over approximately 142 acres of designated commercial forest land west of the Hood Canal Bridge and north of SR 104. Following approval of the MRLO, if required, the Applicant intends to expand the existing mineral resource operation on the subject property, including several phases as explained in response to question 6 above.

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 site is located approximately 3 miles west of the town of Shine, to the north of State Route 104 and to the east & southeast of the existing Shine Quarry. The leased property area includes portions of parcel #'s 821291002, 821302001, 821324002, & 821311001. Township 28N; Range 1E.

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other.
- b. What is the steepest slope on the site (approximate percent slope)?
Approximately 60%.
- 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 prime farmland.
Refer to the AMEC geotechnical report.
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
No
- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.
Following approval of the MRLO, if required, the Applicant intends to expand the existing mineral resource operations on the subject property. Those operations will include preliminary grading to remove and stockpile on-site soils to expose the underlying bedrock for extraction and commercial sale. The proposed mining will include the removal of approximately 8,000,000-10,000,000 cubic yards of material over the life of the operation. On-site soils will be used to construct temporary work sites and haul routes and for reclamation activities.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Yes. There is the potential for erosion to occur during the grading and stockpiling of on-site soils. Therefore, soil removal and stockpiling will be done in a manner that minimizes the potential for erosion. Exposed bedrock does not cause erosion. Soils used in reclamation will be graded and vegetated to minimize potential erosion.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
Approximately 25,000 square feet will be covered by the new processing facility & mining operation equipment. Some portion of this area will be impervious surfaces
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
The new mineral resource operations will minimize erosion by directing storm water runoff away from cleared areas to areas where the soils have already been removed or to areas that have been graded and/or modified to convey drainage without significant

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erosion.

2. Air

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- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.
Some dust and vehicle emissions will occur as a result of mining activities at the subject property. The increase in quantities is unknown.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
None known.
- c. Proposed measures to reduce or control emissions or other impacts to air, if any:
Air emissions will be minimized by keeping vehicles and engines in good repair, by using conveyor systems to transport rock as much as possible, and by watering the haul roads and stockpile areas to minimize dust.

3. Water

a. Surface:

- 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 two streams on site, one that crosses the southeast corner of the site and one that crosses the southwest corner. The southeast stream drains to an existing wetland southeast of the site. This wetland is located approximately 2 miles downstream from the site. This wetland discharges into Squamish Harbor. The southwest stream is seasonal.
- 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 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:

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

No.

- 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.

Water runoff from the project site will primarily be storm water runoff, together with seepage from surrounding hillsides and mining faces. Water will be collected in ditches and conveyed to the proposed on-site detention and water quality ponds.

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

The only types of waste materials that could be discharged to the ground or surface waters are oils and lubricants associated with maintenance of mining equipment. These will be controlled in conformance with the requirements of the NPDES permit's pollution prevention and spill control plan. An on-site septic system is not proposed.

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

Two on-site wet (detention and water quality) ponds are proposed to provide flow control and water quality treatment for the proposed mining operations.

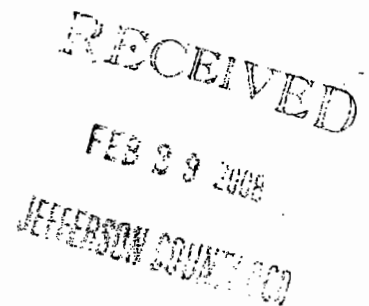
4. Plants

a. Check or circle 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
 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?

Extensive removal and alteration of existing vegetation on soils above the bedrock will occur. Reclamation activities will provide for replacement vegetation once the bedrock materials below the existing soils are removed.



c. List threatened or endangered species known to be on or near the site.
None known.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
Native vegetation will be maintained in regulated wetlands, wetland buffer areas and other areas where mining and/or related quarry activities are not planned. Once mining is completed in a specific area, the soil will be replaced, graded, and replanted with native types of vegetation.

5. Animals

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site: .

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other:

b. List any threatened or endangered species known to be on or near the site.
None known.

c. Is the site part of a migration route? If so, explain.
This site is not known to be part of a migration route.

d. Proposed measures to preserve or enhance wildlife, if any:
Portions of the subject property will be left in their natural condition. In addition, native vegetation will be maintained in all required critical area buffers, and mined areas will be reclaimed with soils and replacement vegetation.

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.
Power is provided by the local utility purveyor.

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 Proposed.

7. Environmental health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe.
No impact from the MRLO designation. The proposed mining operations will involve the use of explosives and petroleum products.

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1) Describe special emergency services that might be required.
The proposed mining operation may require fire/medical aid services.

2) Proposed measures to reduce or control environmental health hazards, if any:
None proposed.

b. Noise

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

Traffic, mineral extraction and processing, and blasting currently occur in the vicinity of the subject property, but are not expected to have a significant negative impact on future mineral resource operation at the subject property.

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.

Following approval of the MRLO, if required, the Applicant proposes to expand existing mineral resource extraction on the subject property. The types and levels of noise that would be created by the mineral resource operations will include noise from processing equipment, vehicle traffic, and occasional blasting. The noise levels will be similar to those of the adjacent mining operations.

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

Vehicles will be equipped with mufflers to help reduce noise. Blasting will likely be limited to one time per week between hours of 9 am and 5 pm.

8. Land and shoreline use

a. What is the current use of the site and adjacent properties?

The subject property is currently vacant forest land and is designated/zoned Commercial Forest. It is surrounded on three sides by other properties that are also designated Commercial Forest. In particular, the land immediately to the west is currently subject to a MRLO and includes an active mineral resource operation. The northeast corner of the property adjoins property designated/zoned Rural Residential (RR 1:20). That property, however, is also owned by Pope Resources and is operated as commercial forest. The nearest known residence is a mile or more from the subject site.

b. Has the site been used for agriculture? If so, describe.
No.

c. Describe any structures on the site.
No existing structures on the site.

d. Will any structures be demolished? If so, what?
No.

e. What is the current zoning classification of the site?
Commercial forest (CF 1:80)

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

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 an "environmentally sensitive" or critical area? If so, specify.

Yes. Some portions of the site have been classified as wetlands and streams. In addition, some portions of the subject property include steep slopes. Those areas will be removed as part of the future mineral resource extraction operation.

- i. Approximately how many people would reside or work in the completed project?
10

- 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:

A 50 foot wide buffer of native vegetation will remain along all property lines that are not adjacent to existing mineral resource operations.

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9. Housing

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

Not Applicable

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

Not Applicable

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

Not Applicable

10. Aesthetics

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

The tallest structure will be 50 feet (+ or -).

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

None by proposed MRLO. Subsequent expansion of existing mineral resource operation could alter territorial views to and from the surrounding forest areas.

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

None proposed.

11. Light and glare

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

None for MRLO designation. Following approval of the MRLO, if required, the Applicant

proposes to expand the existing mineral resource operation on the subject property. It is not anticipated that those expanded activities will generate any light or glare impacts.

- 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.

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12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
Recreational hiking opportunities exist on private properties in the surrounding area.
- b. Would the proposed project displace any existing recreational uses? If so, describe.
No. .
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
None proposed.

13. Historic and cultural preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.
None known.
- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.
None known.
- c. Proposed measures to reduce or control impacts, if any:
None.

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.
Existing access to the site is provided via a private roadway that extends approximately 560 feet from State Route 104 to the subject property. No changes to access are proposed at this time.
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
No. The location of the nearest transit stop is unknown.
- c. How many parking spaces would the completed project have? How many would the project eliminate?
None for the MRLO. It is unknown at this time how many parking spaces will be provided

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as part of the future expansion of the mineral resource operations on the subject property. No existing parking spaces will be eliminated.

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).
No.
- e. Will the project 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? If known, indicate when peak volumes would occur.
None from the MRLO. Following approval of the MRLO, if required, the Applicant intends to expand the existing on-site mineral resource operations. At full operation, the Applicant anticipates that the mineral resource operation will generate approximately 58 trips per day, including both commercial trucks and passenger vehicles, with fewer than 10 occurring during the am peak hour and fewer than 5 occurring during the pm peak hour. These numbers assume the removal of approximately 1,000 tons of mineral resources from the site per day.
- g. Proposed measures to reduce or control transportation impacts, if any:
None proposed.

15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.
No.
- b. Proposed measures to reduce or control direct impacts on public services, if any.
None proposed.

16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.
None.

C. SIGNATURE

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: _____

Date Submitted: _____

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D. Supplemental Sheet for Non-Project Actions

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

The MRLO will not be likely to increase any of these items. Following approval of the MRLO, if required, the Applicant intends to expand the existing onsite mineral resource operations. At that point, there will be additional noise impacts resulting from the periodic blasting involved in mineral resource operations.

Proposed measures to avoid or reduce such increases are:

None proposed as part of this application.

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

The MRLO will not be likely to affect any of these items. Following approval of the MRLO, if required, the Applicant intends to expand the existing onsite mineral resource operations. At that point, the existing vegetation will be removed from portions of the site in phases to expose the underlying mineral resources. Native vegetation will be maintained in regulated wetlands, wetland buffer areas and other areas where mining and/or related quarry activities are not planned. Once the mineral resources have been extracted from the site, the soil will be replaced and those areas will be replanted, most likely with Douglas fir trees (for commercial forestry) and other native vegetation. Some animals may also be temporarily displaced during the mineral resource operations. There should be no impact on fish or marine life.

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

None proposed as part of this application.

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

This application for MRLO seeks to designate, and thereby preserve, known commercially viable mineral resource deposits for future extraction. This application will not deplete energy.

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

The proposed MRLO will protect the existing onsite mineral resources from the encroachment of incompatible uses, and will ensure that these resources are available for extraction to meet current and future market demands.

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

The MRLO will not be likely to affect any of these items. Following approval of the MRLO, if required, the Applicant intends to expand the existing onsite mineral resource operations. The Applicant has designed those future mineral resource activities to avoid environmentally sensitive areas.

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

Preserve on site wetlands and stream areas and comply with applicable wetland and stream buffer requirements.

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?

The proposal would protect known commercial viable mineral resource deposits from encroachment by incompatible land uses. At this time, mineral resource operations on the subject property will not adversely affect surrounding land uses. The subject property is surrounded on three sides by other properties that are also designated Commercial Forest. In particular, the land immediately to the west is currently subject to a MRLO and includes an active mineral resource operation. The northeast corner of the subject property adjoins property designated/zoned Rural Residential (RR 1:20). That property, however, is also owned by Pope Resources and is operated as commercial forest. The nearest known residence is a mile or more from the subject site. The expansion of mineral resource activities on the subject site contemplated by this MRLO application should not adversely affect any surrounding land uses.

The subject property is not within and does not affect any shoreline areas.

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

None proposed as part of this application.

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

Neither the proposed MRLO, nor the anticipated future expansion of the onsite mineral resource extraction, should appreciably increase demands on transportation or public services and utilities.

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

None proposed as part of this application.

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

None known.

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