CITY OF RICHLAND
NOTICE OF APPLICATION, PUBLIC HEARING AND OPTIONAL DNS (SUP2023-103 & EA2023-112)

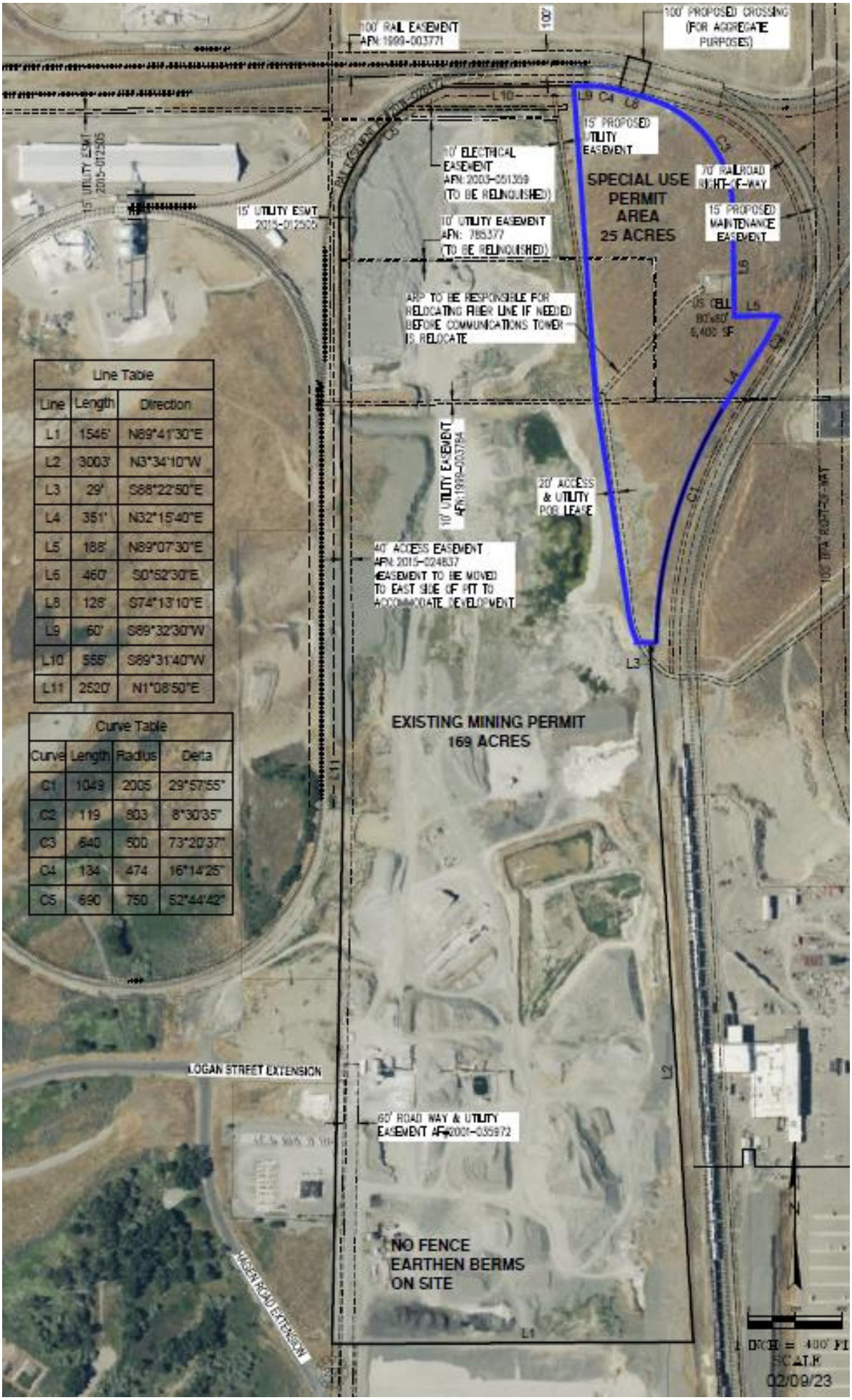
Notice is hereby given that The Port of Benton has filed a special use permit application on behalf of American Rock Products to expand and operate an industrial aggregate mining operation on approximately 25 acres within Assessor's Parcel Numbers 1-22081000002001 and 1-22081000001002.

Public Hearing: The Richland Board of Adjustment will conduct a public hearing and review of the application at 6:00 p.m., Thursday, May 18, 2023. All interested parties are invited to attend in-person and present testimony at the public hearing. Copies of the complete application packet can be obtained by visiting the City of Richland website (www.ci.richland.wa.us).

Environmental Review: The proposal is subject to environmental review. The City of Richland is lead agency for the proposal under the State Environmental Policy Act (SEPA) and has reviewed the proposed project for probable adverse environmental impacts and expects to issue a determination of non-significance (DNS) for this project. The optional DNS process in WAC 197-11-355 is being used. ***This may be your only opportunity to comment on the environmental impacts of the proposed development*.** The environmental checklist and related file information are available to the public and can be viewed at the City of Richland website (www.ci.richland.wa.us).

Public Comment: Any person desiring to express their views or to be notified of any decisions pertaining to this application should notify Matthew Howie, Senior Planner at 625 Swift Boulevard, MS #35, Richland, WA 99352. Comments may also be emailed to mhowie@ci.richland.wa.us or mstevens@ci.richland.wa.us. Written comments should be received no later than 5:00 p.m. on Tuesday, April 18, 2023, to be incorporated into the staff report. Comments received after that date will be entered into the record at the hearing. Written comments will not be accepted after 5:00 p.m. on May 18, 2023; however verbal comments may be presented during the public hearing.

Appeal: The application will be reviewed in accordance with the regulations in Richland Municipal Code [RMC] Title 19 Development Regulations Administration and Title 23 Zoning. Appeal procedures of decisions related to the above referenced application are set forth in RMC Chapter 19.70. Contact the Richland Planning Staff at the above referenced address with questions related to the available appeal process.



Line Table		
Line	Length	Direction
L1	1546'	N89°41'30"E
L2	3003'	N3°34'10"W
L3	29'	S88°22'50"E
L4	351'	N32°15'40"E
L5	188'	N89°07'30"E
L6	460'	S0°52'30"E
L8	126'	S74°13'10"E
L9	60'	S89°32'30"W
L10	555'	S89°31'40"W
L11	2520'	N1°08'50"E

Curve Table			
Curve	Length	Radius	Delta
C1	1049	2005	29°57'55"
C2	119	803	8°30'35"
C3	640	500	73°20'37"
C4	134	474	16°14'25"
C5	690	750	52°44'42"

City of Richland
Development Services

625 Swift Blvd. MS-35
Richland, WA 99352
509-942-7794
509-942-7764

Special Use Permit Application

Note: A Pre-Application meeting is required prior to submittal of an application.

PROPERTY OWNER INFORMATION ☒ Contact Person

Owner: Port of Benton - Roger Wright
Address: 3250 Port of Benton Blvd
Phone: 509-375-3060 | Email: roger@rgwenterprises.com

APPLICANT/CONTRACTOR INFORMATION (if different) ☐ Contact Person

Company: American Rock Products | UBI#:
Contact: Wade Blagg, General Manager
Address: 11919 Harris Road, Pasco, WA 99301
Phone: 509-547-2380 | Email: wade.blagg@americanrockproducts.com

PROPERTY INFORMATION

Legal Description: See Attached

Parcel #: 1-2208-100-0002-001
1-2208-100-0001-002

Current Zoning: Medium Industrial | Current Land Use Designation: Industrial

DESCRIPTION OF PROJECT

American Rock has operated an industrial aggregate mining operation at this location for more than 20 years. The mining is near complete but the last remaining aggregate was not included in the original legal description. This application simply adds the remaining mining area.

APPLICATION MUST INCLUDE

1. Completed application and filing fee
2. SEPA Checklist
3. Title Report showing ownership, easements, restrictions and accurate legal description of the property involved
4. Site Plan, which shall be drawn at a scale of not less than 30-feet to the inch, nor more than 100-feet to the inch, and shall be clear, precise and shall contain the following information:
   - Boundaries and dimensions of property
   - Location and width of boundary streets
   - Size and location of existing or proposed buildings, structures, or activities on the site
   - Roadways, walkways, off-street parking, loading facilities, and emergency vehicle access
   - Fencing, screening, or buffering with reference to location, type, dimension, and character
   - Open spaces or Natural Areas
   - Easements, rights-of-way, etc.
   - Architect's sketches showing elevations of proposed buildings or structures, complete plans, and any other information needed by the Hearing Examiner as determined by the Administrator

COMPLETE QUESTIONS WITH AS MUCH DETAIL AS POSSIBLE (Use additional sheet if needed)

Describe how the size and dimension of the site provide adequate area for the proposed use:
The existing mining operation has been on this 180 acre site for more than 20 years. There is existing remaining approximately 20 acres of area where mining can still occur adjacent to existing area.

Describe how the proposed Special Use is compatible with the physical characteristics of the subject property (including size, shape, topography and drainage): The existing parcel has been used for aggregate mining for more than 20 years. The additional area is well suited for aggregate mining and can easily be added to the existing mine. In addition, this will allow all of the area within the rail spur to be graded to the same elevation.

Describe the infrastructure which will serve the proposed Special Use, including but not limited to roads, fire protection, water, wastewater disposal and storm water control: The site is served with electrical, but no other utilities are required for mining. Following the mining/aggregate removal, the site will be developed into rail operations area. Electrical, water, sewer, and roads to serve the industrial area.

Describe how all applicable requirements of this zoning regulation (RMC Title 23), the City Comprehensive Plan, the City Critical Area Regulations (RMC Title 20), the City Shoreline Management regulations (RMC Title 26) and the City sign regulations (RMC Title 27) have been met: The area is currently zoned Industrial which is correct for the proposed mining operation and for the future rail operations.

Identify the impacts which may occur to adjacent properties, surrounding areas and public facilities and how those impacts are proposed to be mitigated: The surrounding area is zoned industrial and is well suited for the current mining operations and the future rail operations.

I authorize employees and officials of the City of Richland the right to enter and remain on the property in question to determine whether a permit should be issued and whether special conditions should be placed on any issued permit. I have the legal authority to grant such access to the property in question.
I also acknowledge that if a permit is issued for land development activities, no terms of the permit can be violated without further approval by the permitting entity. I understand that the granting of a permit does not authorize anyone to violate in any way any federal, state, or local law/regulation pertaining to development activities associated with a permit.
I hereby certify under penalty of perjury under the laws of the State of Washington that the following is true and correct:

1. I have read and examined this permit application and have documented all applicable requirements on the site plan.
2. The information provided in this application contains no misstatement of fact.
3. I am the owner(s), the authorized agent(s) of the owner(s) of the above referenced property, or I am currently a licensed contractor or specialty contractor under Chapter 18.27 RCW or I am exempt from the requirements of Chapter 18.27 RCW.
4. I understand this permit is subject to all other local, state, and federal regulations.

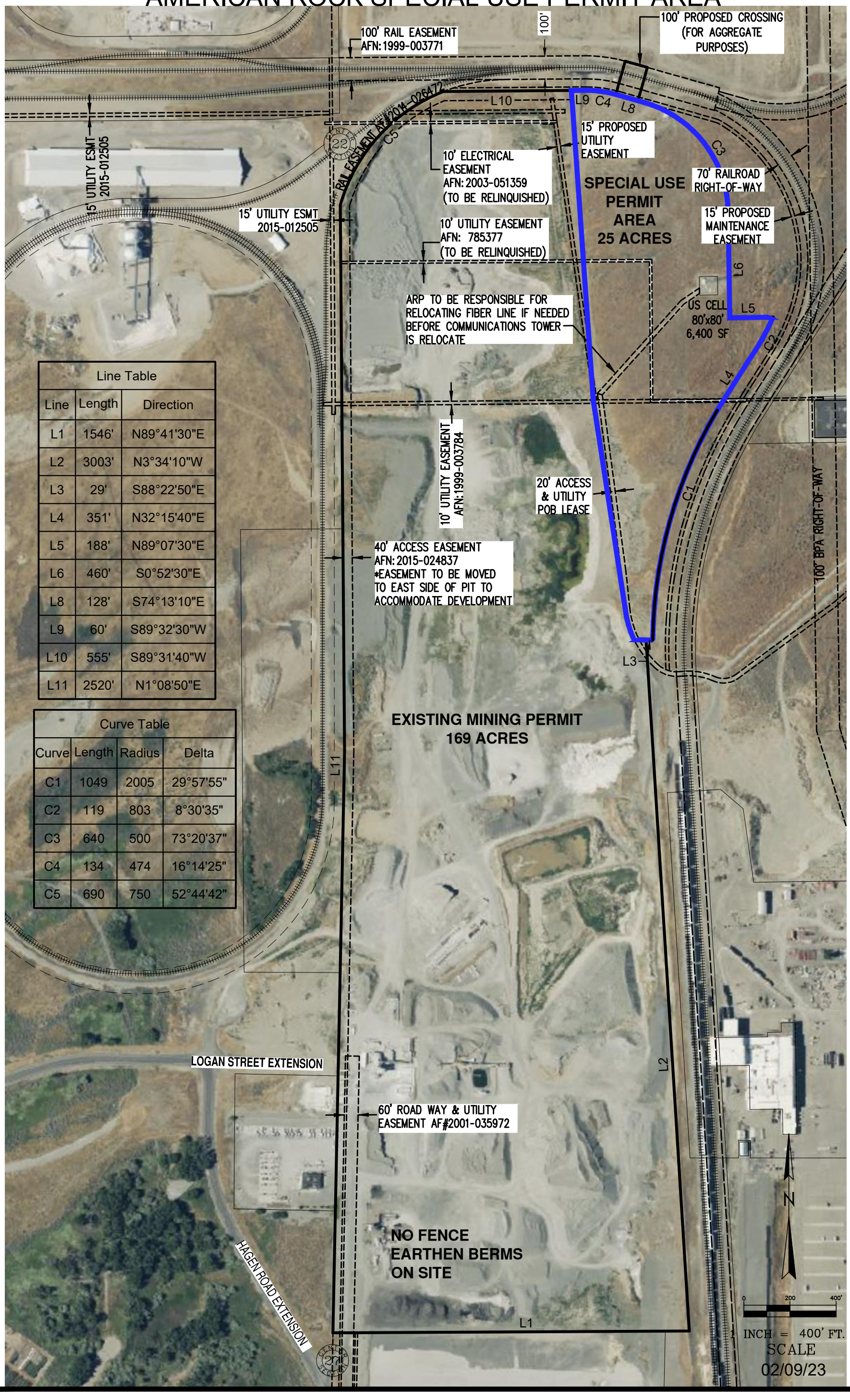
Note: This application will not be processed unless the above certification is endorsed by an authorized agent of the owner(s) of the property in question and/or the owner(s) themselves. If the City of Richland has reason to believe that erroneous information has been supplied by an authorized agent of the owner(s) of the property in question and/or by the owner(s) themselves, processing of the application may be suspended.

Applicant Printed Name: Diahann Howard, PPM, Executive Director, Port of Benton, Land Owner.

Applicant Signature: Diahann Howard Date 12-20-2022

PORT OF BENTON

AMERICAN ROCK SPECIAL USE PERMIT AREA



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23.42.070 Excavation, processing and removal of topsoil, sand, gravel, rock or similar natural deposits.

The excavation, processing and removal of topsoil, sand, gravel, rock or similar natural deposits, when such use is specifically permitted as a special use in the use district or when the site is identified as mineral resource land by the comprehensive plan, may be permitted; provided, that the following requirements are met:

A. No extractive operation shall commence until the applicant submits evidence from the State of Washington Department of Natural Resources that a permit and reclamation plan have been approved. All extractive operations approved under this chapter shall be carried out in strict conformance with the requirements of this section and the Washington State Surface Mining Reclamation Act (Chapter 78.44 RCW).

DNR has the application from American Rock Products for this work and has completed their review with the exception of the Zoning Approval by the City.

B. The applicant shall submit the following information for review:

1. A site plan and vicinity plan showing the location of the proposed site, access and haul roads, zoning of the proposed site and its relationship to the surrounding property and use districts. **Completed and provided to City.**

2. A reclamation plan, showing the extent of the proposed excavation and supplying detailed plans for grading and planting after the excavation is finished. Drawings or maps that are part of the reclamation plan shall be drawn at a scale of not larger than 50 feet or smaller than 100 feet to one inch. **Completed and provided to City.**

3. A site plan that demonstrates compliance with design standards of subsection (C) of this section. **Completed and provided to City.**

4. An operations plan that demonstrates compliance with operating standards of subsection (D) of this section. **Completed and provided to City.**

5. A report prepared by a licensed or registered professional engineer or geologist that contains data regarding the nature, type, distribution and strength of materials, slope stability and erosion potential, and evidence

that demonstrates that the site contains material of a commercial quality and quantity. **Previously provided by Shannon and Wilson.**

6. A report prepared by a transportation engineer that demonstrates that surrounding streets are suitable in consideration of existing and projected traffic volumes, the type and nature of existing traffic, and the condition of the streets. **This application will not change any existing traffic.**

C. Design Standards. No permit shall be issued unless the following standards are satisfied before granting a special use permit or demonstrated that the standards can be satisfied with conditions of approval.

1. The minimum site area of an extractive operation shall be 10 acres. **This is a 25-acre expansion to an existing ~170 acre excavation site.**

2. Extractive operations on sites larger than 20 acres shall occur in phases to minimize environmental impacts. The size of each phase shall be determined during the review process. ARP has provided all excavation and mining in phases. **This existing 25 acre addition will be completed in a single phase from the north end to the south end. The rest of the 170-acre site has been and is being reclaimed.**

3. Fences shall be provided in a manner which discourages access to safety hazards which may arise on areas of the site where:

a. Active extracting, processing, stockpiling, and loading of materials is occurring;

b. Boundaries are in common with residential or commercial zoned property or public lands;

c. Any unstable slope or any slope exceeding a grade of 40 percent (2.5 H:1 V) is present; or

d. Any settling pond or other stormwater facility with side slopes exceeding 3 H:1 V is present.

All of the site is currently, and has always been behind a minimum 6 ft earthen berm. This provides both a visible barrier, vehicle barrier, and restricts pedestrian access.

4. All fences shall be at least six feet in height above grade measured at point five feet from the outside of the fence, installed with lockable gates at all openings and entrances, with no more than four inches from the ground to the fence bottom, and maintained in good repair.

This location is part of a 170 acre mining operation in an existing industrial park with limited or no pedestrian traffic. 6 ft berms around the facility has operated without incident for more than 20 years.

5. Warning and trespass signs advising of the extractive operation shall be placed on the perimeter of the site at intervals no greater than 200 feet.

Some signs exist due to the current operation. Signs will be added around the new area.

6. Setbacks for the edge of any excavation, building, or structure used in the processing of materials shall be no closer to property lines than the following standards:

a. One hundred feet from any residentially zoned properties.

b. Fifty feet from any other zoned property, except when adjacent to another extractive site.

c. Fifty feet from any public street.
The mining site is located inside an operating industrial area and is surrounded by other Port industrial area providing excess setback area.

7. Setbacks for offices and equipment storage buildings shall not be closer than 20 feet from any property line except when adjacent to another extractive site. Scale facilities and stockpiles shall not be closer than 50 feet from any property line except when adjacent to another extractive site.

Existing offices and equipment have the required setback area. No new building nor equipment will be added due to this additional area.

8. No clearing, grading, or excavation, excluding that necessary for roadway or storm drainage facility construction or activities pursuant to an approved reclamation plan, shall be permitted within 20 feet of any property line except along any portion of the perimeter adjacent to another extractive operation.

The additional mining area is located well within Port property and no mining will occur anywhere near an existing property line.

9. Landscaping designed and intended to screen operations from view is required around the perimeter of the site adjacent to a public street or residential or commercial zoned property. Landscaping shall be provided with an automatic irrigation system unless a landscape architect certifies that plants will survive without irrigation.

The mining area is located within an existing industrial park where landscaping is not required. The 6 ft berm shields any visibility of the mining area.

10. Lighting shall be limited to that required for security, lighting of structures and equipment, and vehicle operations, and shall not directly glare onto surrounding properties.

No new lights will be added as part of this additional mining area.

D. Operating Standards. No permit shall be issued unless the following standards can be satisfied before granting a special use permit or demonstrated that the standards can be satisfied with conditions of approval.

1. Noise levels produced by an extractive operation shall not exceed levels specified by the Richland Municipal Code or WAC 173-60-040, Maximum Permissible Environmental Noise Levels, for noise originating in a class C-EDNA (industrial area).

The existing mining operation complies with the RMC noise standards and there will be no change to the site operations with this additional mining area.

2. Blasting shall be conducted under a blasting plan approved by the city, consistent with industry standards, during daylight hours, and according to a time schedule provided to residents and business located within one-

half mile of the site.

This mining area has no material larger than 8" in diameter and does not require blasting.

3. Dust and smoke produced by extractive operations shall be controlled by watering of the site and equipment or other methods required to satisfy the Benton Clean Air Authority and which will not substantially increase the existing levels of suspended particulates at the perimeter of the site.

The existing operations provide dust control and has had no illegal emissions from this site.

4. The applicant shall provide measures to prevent transport of rocks, dirt, and mud from trucks onto public roadways.

The current facility operates without tracking out material or gravel and will continue these operations.

5. Traffic control measures such as flaggers or warning signs shall be provided by the applicant during all hours of operation.

The existing facility uses public roadways with existing traffic control. No changes to this operation will occur due to the additional mining area.

6. The applicant shall be responsible for cleaning of debris or repairing of damage to roadways caused by the operation.

There has been no debris or track out from the existing operations for more than 20 years. If there is any track out, American Rock Products will be responsible for clean up.

7. Surface water and site discharges shall comply with state requirements.

Surface water is limited to wash water which is handled under existing permit.

8. Excavation shall not occur below the contours identified on the site plan or within five feet of the seasonal water table, whichever is reached first.

Excavation from the additional area will continue to follow these rules as the operation has for 20 years.

9. Upon depletion of mineral resources or abandonment of the site, all structures, equipment, and appurtenances accessory to the operations shall be removed.

American Rock Products continues to reclaim the mined area following the approved reclamation plan and will continue to follow that reclamation plan.

10. Failure to comply with the conditions of this section shall require modifications of operations, procedures, or equipment until such compliance is demonstrated to the satisfaction of the administrative official or, if referred by the administrative official, to the satisfaction of the hearing body. Such modifications may require a permit modification if they are inconsistent with the approved permit conditions.

American Rock Products has performed extremely well at this site for over 20 years and plan to continue to operate carefully.

E. Reclamation.

1. A valid clearing and grading permit shall be maintained throughout the reclamation of the site required pursuant to Chapter 78.44 RCW.

The site will continue to operate under the approved reclamation plan.

2. No extractive operations shall commence until a reclamation plan approved pursuant to the requirements of RCW 78.44.090 shall be submitted to the city.

This RCW has been repealed. However, American Rock Products will continue to operate under the currently approved Reclamation Plan.

3. Reclamation plans shall require:

a. The removal of all buildings, structures, apparatus, or appurtenances accessory to the extractive operations.

b. Final grades suitable for uses permitted within the underlying zoning district.

c. No less than one foot of topsoil shall be returned to the surface of the land, with the exception of roads.

d. The site shall be planted with indigenous plants, such as grasses and shrubs, which shall be maintained to minimize blowing dust.

e. Graded or backfilled areas shall be reclaimed in a manner that will not allow water to collect and permit stagnant water to remain.

f. Waste or soil piles shall be leveled and the area treated with surfacing and planting as required by this subsection.

There is an existing approved reclamation plan that American Rock Products has operated under for more than 20 years and will continue to operate under this approved plan.

F. Financial Guarantees. The city may require a financial guarantee when it determines it necessary to assure that all conditions of approval, design standards, and operating standards will be satisfied. The financial guarantee may apply to installation of landscaping for screening, fencing, dust suppression, or any other reasonable purpose as determined necessary by the city to enforce the requirements of this chapter.

G. Permit Review. All extractive and processing operations shall be subject to a review of site design and operating standards at five-year intervals. The review shall be conducted by the administrative official and shall include a written decision containing facts, findings and conclusions supporting the decision, demonstrating compliance with the terms and conditions of the decision granting the special use permit. The administrative official may determine that:

1. The site is operating consistent with all existing permit conditions; or

2. The most current site design and operating standards should be applied to the site through additional or revised permit conditions. Additional or revised conditions necessary to mitigate identifiable environmental impacts to be applied to the site through additional or revised permit conditions shall be identified. The administrative official shall mail a copy of the written decision to the applicant or operator, if a separate party.

H. Any permit issued under this section may be terminated if provisions of this section are not met or if substantial evidence indicates that mining operations are causing or continuation of operations would cause significant adverse impacts to water quality or to the geo-hydraulic functioning of water resources in the vicinity.

I. Any portion of a larger site designated by the Richland comprehensive plan as mineral lands of long-term commercial significance shall be protected against any new incompatible on-site or adjacent uses, or any change in zoning status or restrictions, at such time as any landowner or mineral rights owner applies for and is granted a special use permit under the provisions of this section. For purposes of meeting the requirements of RMC 19.30.020, the mineral rights holder shall be required to prove exclusive ownership of the subject mineral interest and control of the surface for mining purposes. [Ord. 28-05 § 1.02].

WASHINGTON STATE DEPT OF NATURAL RESOURCES

COUNTY OR MUNICIPALITY APPROVAL FOR SURFACE MINING (Form SM-6)

NAME OF COMPANY OR INDIVIDUAL APPLICANT(S)
Same as name of the exploration permit holder. *(Type or print in ink.)*

Interstate Concrete & Asphalt
dba American Rock Products Inc.

MAILING ADDRESS

PO Box 3366
Spokane, WA 99220

Telephone 509.534.6221

TOTAL ACREAGE AND DEPTH OF PERMIT AREA
(Include all acreage to be disturbed by mining, setbacks, and buffers, and associated activities during the life of the mine.) *(See SM-8A.)*

Total area permitted will be 182 acres

Maximum vertical depth below pre-mining topographic grade is 45 feet

Maximum depth of excavated mine floor is 365 feet relative to mean sea level

COUNTY Benton

No attachments will be accepted. Legal description of permit area:

1/4	1/4	Section	Township	Range
ALL	SE	22	10N	28EWM
SW, SE	NE	22	10N	28EWM
ALL	NE	27	10N	28EWM
NE,NW	SE	27	10N	28EWM

Proposed subsequent use of site upon completion of reclamation

Industrial development

Signature of company representative or individual applicant(s)	Name and title of company representative *(please print)*	Date signed

TO BE COMPLETED BY THE APPROPRIATE COUNTY OR MUNICIPALITY:

Please answer the following questions 'yes' or 'no'.

	Yes	No
1. Has the proposed surface mine been approved under local zoning and land-use regulations?		X
2. Is the proposed subsequent use of the land after reclamation consistent with the local land-use plan/designation?	X	

When complete, return this form to the Department of Natural Resources.

Name of planning director or administrative official *(please print)*
Mike Stevens

Signature
Mike Stevens

Title *(please print)*
Planning Manager

Address
625 Swift Blvd.
Richland, WA 99352

Telephone
509-942-7596

Date
11/17/22

FOR DEPARTMENT USE ONLY:

DNR Reclamation Permit No.

CITY OF RICHLAND
NOTICE OF APPLICATION
AND PUBLIC HEARING (SUP00-101)

Notice is hereby given that the Eucon Corporation on November 13, 2000 filed application for a special use permit to allow for excavation, processing and removal of topsoil, sand and gravel. The proposal involves an approximately 187 acre parcel located in the City of Richland, generally north of Spengler Road extended west, west of and adjacent to the Port of Benton's railroad right-of-way and south of Horn Rapids Road. Pursuant to Richland Municipal Code (RMC) Section 19.30.030 the City of Richland issued a Notice of Completeness on November 16, 2000.

Any person desiring to express his views or to be notified of any decisions pertaining to this application should notify Rick Simon, Planning Manager, 840 Northgate Avenue, P.O. Box 190, Richland, WA 99352 in writing within 15 days of the date of issuance of this Notice of Application which is November 19, 2000.

Written comments should be received no later than 5:00 p.m. on December 4, 2000. Comments may also be faxed to (509) 942-7764.

Notice is further given that the applicant has filed an environmental checklist as required by the State Environmental Policy Act (SEPA). Copies of the checklist and other information related to the application are available for review at the Richland Planning and Development Services Division Office at 840 Northgate Avenue.

Based on the initial review of the application, the City of Richland anticipates issuing a Mitigated Determination of Non-Significance for the proposal. The environmental review is being conducted under WAC 197-11-355(Optional DNS Process). As such, this may be the only opportunity to comment on the environmental impacts of the proposal.

The proposal may include mitigation measures required under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is required. A copy of the subsequent threshold determination for the proposal may be obtained upon request submitted to the address listed above.

At this time the following conditions are being considered to mitigate environmental impacts that could result from the proposal:

1. Prior to beginning operations, the applicant shall obtain and comply with all conditions of approval of necessary permits, licenses, certifications and approvals required by any federal, state or local agency having jurisdiction over said activities which shall include but not be limited to:
   a. Washington State Department of Natural Resources Surface Mining and Reclamation Permit.
   b. Benton County Clean Air Authority approval.
   c. Department of Ecology Water Quality Certification Permit.

2. Noise emanating from the site as a result of operations shall comply with the regulations set forth in Washington Administrative Code Chapter 173-60 Maximum Environmental Noise Levels and/or with the standards set forth in Richland Municipal Code Section 23.42.050(3) whichever is most restrictive. Documentation as to the operations ability to comply with these regulations must be provided to the satisfaction of the Richland Planning Manager prior to final permit issuance.

3. A site screening/landscape plan that effectively screens the operations from view of adjoining properties shall be prepared and approved by the Richland Planning Manager, with said landscaping/screening installed prior to final permit issuance.

Notice is further given that the Richland Board of Adjustment, on Wednesday, December 20, 2000, will conduct a public hearing and review of the application at 7:30 p.m. in the Council Chamber, Richland City Hall, 505 Swift Boulevard. All interested parties are invited to attend and give testimony. Copies of the Staff Report and recommendation will be available in the Planning and Development Services Division Office and the Richland Public Library beginning Friday December 15, 2000.

The proposed application will be reviewed in accordance with the regulations in RMC Title 19 Development Regulation Administration and RMC Section 23.70.210 Excavation, Processing and Removal of Topsoil, Sand, Gravel, Rock or Similar Natural Deposits. Appeal procedures of decisions related to the above referenced application are set forth in RMC Chapter 19.70. Contact the Richland Planning and Development Services Division at the above referenced address with questions related to the available appeal process.

RICK SIMON,
PLANNING MANAGER

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 [HELP]

1. Name of proposed project, if applicable: **American Rock Products, Additional Mining Area.**

2. Name of applicant: **American Rock Products, Port of Benton land owner.**
3. Address and phone number of applicant and contact person: **Wade Blagg, American Rock Products.**

American Rock Products, 11919 Harris Road, Pasco, WA 509-547-2380
Diahann Howard, Port of Benton, 3250 Port of Benton Blvd, Richland, 509-375-3060.

4. Date checklist prepared: **December 9, 2022**.

5. Agency requesting checklist: **City of Richland**

6. Proposed timing or schedule (including phasing, if applicable): **Begin excavation in March 2023.**

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. **This will complete the available mining area.**

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. **Previous SEPA checklists for the original mining application.**

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. **No.**

10. List any government approvals or permits that will be needed for your proposal, if known. **DNR mining permit expansion.**

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 existing mining operation has existed for more than 20 years without incident or problems. This expansion area will complete the remaining area within the rail spur and should have been included in the original permit application. Proposed and current adjacent land use includes aggregate mining, rock crushing and stockpiling, concrete batch plant, asphalt plant, asphalt and concrete recycling, equipment repair shop and office. All uses listed may operate in the expanded area in the future. The property is owned by the Port of Benton.

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 west of Stevens Drive, west of the Port of Benton's industrial rail spur, and east of the existing rail loop track and south of the City of Richland's rail spur, and north of Logan Road. See attached exhibit map. The existing site address is 2090 Robertson Drive, Richland, WA 99352. Located specifically in portions of Sections 22 and 27, Township 10N, Range 28EWM

B. Environmental Elements [HELP]

1. *Earth* [help]

a. General description of the site: **The existing site is essentially flat. The area proposed for expansion is currently approximately 30 ft higher than the mined area. Once this new area is mined, all of the area within the railroad track will be at the same elevation.**

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

b. What is the steepest slope on the site (approximate percent slope)? **In the proposed expansion area, there are no steep slopes. Once the area is mined, the slopes along the edges will be 3:1 per the original geotechnical report and mining reclamation report.**

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. **All of the site is sands and gravels. Sand and gravel; Soil Classification is Quincy-Hezel-Burbank – General Soil type is Dq1; Region D and generally characterized a "Dry sandy soils on terrace and dunes that have formed under sparse dune vegetation or shrub-steppe vegetation in wind-deposited sand or silt over glaciolacustrine deposits from cataclysmic glacial outburst floods; most have low water-holding capacity wind-deposited sand or silt over glaciolacustrine deposits from cataclysmic glacial outburst floods; most have low water-holding capacity.**

d.

Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. **There are no unstable soils. All of the site is covered with brush and grasses.**

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. **The site would be leveled for future industrial development as has the rest of the site. The cleared and leveled site will produce sands and gravels for the purpose of asphalt and concrete production for local construction projects. There is an estimated 1,000,000 cubic feet of material available. Asphalt and concrete may be imported for recycling.**

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. **The existing site has been used for mining for more than 20 years without wind or surface water erosion. Yes, there may be a potential for wind erosion from topsoil and overburden stockpiles, but is generally resolved by water truck during excavation. Mining slopes will be 3:1 or gentler to prevent erosion from wind or water. The floor of the excavated area will be flat and not at risk of erosion.**

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? **None, it will be leveled for future development. Expanded Mining activities will not leave any impervious surfaces.**

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: **Normal construction practices using water during excavation activities. Gentle sloping, temporary vegetation as needed, moving material in ideal weather conditions.**

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. **Normal aggregate mining operations would provide very limited emissions. The only emissions would be the occasional dust emissions during windy conditions; however, the existing mining operations has been there for more than 20 years and have been able to completely control any emissions. For the expanded mining area, there could be dust and odor from excavating and crushing/recycling, concrete & asphalt production equipment that may run diesel or other fossil fuels.**

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. **The adjacent railroad and industrial areas have normal construction emissions but none that affect the mining operation.**

c. Proposed measures to reduce or control emissions or other impacts to air, if any: **Normal watering operations to control dust. Dust will be controlled with water, dust palliatives and reduced speeds. All operations will be done in compliance with Benton Clean Air Agency.**

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. **There is no surface water on site or adjacent to the site. The nearest surface water is more than a mile to the east in the Columbia River.**

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. **There are no surface waters near or adjacent to the site (none within 200ft).**

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 soils will be removed from surface water or wetlands.**

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. **There is an existing City of Richland groundwater well, and water right, that American Rock Products has a lease on for purposes of production water and use as dust control. The well and water right allows for withdrawal under water right G4-29925 for up to 1,100 gpm.**

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. **No, the site is not within a 100-year floodplain.**

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. **The production**

water is discharged to settling/evaporation ponds on site. It does not nor could it discharge to the Columbia River.

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. **Groundwater is not withdrawn for drinking water as the site is served by domestic water by the City of Richland. The existing groundwater well owned by the City of Richland is located west of Hagen Road, just south of Logan Street, and that ground water is used for production water. The excess production water is discharged to unlined evaporation ponds. A portion of the excess production water is does enter the groundwater from these evaporation ponds, however, there is limited contamination in the excess water from washing off equipment from dust and concrete residue.**

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. **The site is served with sanitary sewer so all sanitary wastewater is discharged to the sewer. The excess wastewater that partially discharges to the groundwater only has dust and concrete residue.**

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. **None of the new area will have impervious surfaces so all surface water will drain into the existing soils as it does now. Stormwater will be discharged to ground and diverted to drainage swales as needed. Any gravel wash water will be discharged to existing settling ponds. Any water associated with concrete and asphalt production facilities will be properly managed per permit requirements.**

2) Could waste materials enter ground or surface waters? If so, generally describe. **The only discharge would be from the water used for production and dust control. The only other waste materials on site are equipment fuels and lubricants. These will be controlled by normal best practices for construction equipment.**

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. **There are no drainage facilities on this site. Currently stormwater simply infiltrates into the natural ground which it will continue to do after the material is excavated.**

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage

pattern impacts, if any: **Compliance with all applicable regulations and the Department of Ecology Sand and Gravel General Permit.**

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
X 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
X other types of vegetation, **sage and rabbit brush and natural grasses.**

b. What kind and amount of vegetation will be removed or altered? **The entire site will be cleared. After mining and grading, the site will be restored ready for industrial development the same as all of the existing mining area.**

c. List threatened and 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: **None required.**

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: **Seagulls, pheasants, ducks, geese.**
mammals: deer, bear, elk, beaver, other: **rabbits, skunks, field mice.**
fish: bass, salmon, trout, herring, shellfish, other **Nearest fish are in the Columbia River approximately 1.5 miles to the east.**

b. List any threatened and endangered species known to be on or near the site. **None known according to the Washington Fish and Wildlife web pagehttps://databasin.org/maps/660e09521fcd44b0a4e812c1052c0b51/.**

c. Is the site part of a migration route? If so, explain. **Normal migratory path for pheasants, ducks, geese, etc.**

d. Proposed measures to preserve or enhance wildlife, if any: **None required. Area is already a heavy industrial area.**

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. **Very few utilities are needed. Only electrical during the actual mining/crushing operation. The existing processing facility has full utilities. The expanded mining area may utilize electricity, natural gas, propane, diesel, oil and possibly solar. Diesel for equipment, electricity and natural gas/propane for crushing, concrete & asphalt production equipment and maintenance activities.**

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. **The mining operation will not affect the ability to use the site for solar energy.**

c. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. **No.**

d. 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 required as the project only requires electricity to serve the crusher.**

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. **Yes, it is possible in the expanded mining area with equipment operating that uses diesel, lubricating oils, etc. Concrete and asphalt production equipment and maintenance activities also have materials associated with them that could have a potential for spills, etc.**

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

a. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located withing the project area and in the vicinity.

The only known hazard on the site is an existing natural gas pipeline that is located adjacent but to the east of the proposed work area. The only other hazard adjacent to the site is the operating railroad but it is also outside the work area and it has daily inspection by track representatives.

There are no other known environmental issues on this site. Prior to transfer to the Port, the Department of Energy completed a detailed environmental investigation on the site.

b. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the projects development or construction, or at any time during the operating life of the project. **No toxic or hazardous chemicals will be stored or produced on site. The only chemicals on site will be normal construction equipment fuels and lubricants.**

c. Describe special emergency services that might be required. **Only normal emergency services should there be a health or accident need on site, however, normal construction practices should provide for a safe site and these types of responses are rare.**

d. Proposed measures to reduce or control environmental health hazards, if any. **Maintaining normal safe construction procedures will control any environmental health hazards. Any chemicals stored in the expanded area will be stored in appropriate double containment.**

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? **This is an existing industrial park. The current noises are typical for an industrial and manufacturing site such as trucks and heavy equipment. None of these noises would affect this mining operation.**

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. **Normal construction noises would be created by this operation 24 hours a day. However, this site is at least ½ mile from any residential site. The current construction and crushing equipment has operated here for several years without complaint. The crushing operation has additional noise and vibration. This has been coordinated with LIGO for the last 20 years and has easily been coordinated and handled with LIGO and with the PNNL EMSL facility without incident. In the expanded mining area, there will be noise from mining and crushing/recycling activities on a intermittent basis 6-8 weeks per year, possible longer depending on market demands. Concrete & asphalt production and maintenance facilities may be temporary or stationary operations.**

3) Proposed measures to reduce or control noise impacts, if any: **Existing procedures are controlling noises adequately. All operations will be conducted in compliance with Environmental Noise Level ordinances.**

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. **Current land use and zoning, as well as current use is Industrial. This has been an operating industrial site for 40 years. The current proposal is an expansion of what has already been occurring on the site.**

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 non forest use? **The adjacent property was used for a few years (1989 – 2013) for agricultural operations; however, the City of Richland only did this for purpose of developing the water right and leveling the ground so it could be used for future industrial use. The site where this project will be occurring was never used for farming purposes but has been industrial use since World War II.**

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: **There is no longer farming operations adjacent to the mining area.**

c. Describe any structures on the site. **There are no structures on the site. There is an old mobile office still on the site but it is on skids and is due to be demolished. There is also a cell tower on site but it's lease is up in 2025 and is scheduled to be removed. The rest of the site has not been developed other than as a rail storage area.**

d. Will any structures be demolished? If so, what? **Just the old mobile office.**

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

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

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

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. **This area is part of the groundwater 10-year aquifer recharge area. However, none of this operation gets into the groundwater.**

i. Approximately how many people would reside or work in the completed project? **No one will live on the site. Currently there are more than 50 that work on the adjacent site, a portion of which will extend into this additional mining area.**

j. Approximately how many people would the completed project displace? **None.**

k. Proposed measures to avoid or reduce displacement impacts, if any: **None required since no one is getting displaced.**

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: **Mining/grading of the site would fit in perfectly with existing use and with the current zoning and comprehensive plan. Additionally, this mining and grading of the site prepares is for future industrial development.**

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: **This is not required since there is no current agricultural development on or adjacent to the site.**

9. *Housing* [help]

a. Approximately how many units would be provided, if any? Indicate whether high, mid-

dle, or low-income housing. **No housing units will be provided.**

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. **No housing units will be eliminated.**

c. Proposed measures to reduce or control housing impacts, if any: **None required since no housing units will be removed or provided. This is an industrial area that doesn't allow residential.**

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? **The tallest existing structure on the site or adjacent to the site are the cell tower east of the site and the grain elevator west of the site. Both of these are approximately 125 ft in height. The tallest structures in the expansion area would be a temporary crusher approximately 30 feet high when on site.**

b. What views in the immediate vicinity would be altered or obstructed? **None since this site sits approximately 40 ft below the adjacent ground so the crusher will not be visible from the adjacent properties.**

b. Proposed measures to reduce or control aesthetic impacts, if any: **None required since this is an existing industrial property and the adjacent sites already have structures higher than will be on this site.**

11. *Light and Glare* [help]

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? **Lights may be used on the portable, temporary crushing plant when it is onsite and for concrete & asphalt production plants. Lights would be used mainly during dusk and dawn.**

b. Could light or glare from the finished project be a safety hazard or interfere with views? **No since there will only be light on this site during mining operations and only for a very short term.**

c. What existing off-site sources of light or glare may affect your proposal? **None. There are minimal light from buildings adjacent to this site.**

d. Proposed measures to reduce or control light and glare impacts, if any: **The crusher will be located in the gravel pit floor and lights will directed downward and away from adjacent properties. Any concrete and asphalt production facilities would also be located in the gravel pit floor, lighting would also be directed downward and away from property line. Berms and topography will block most of the light.**

12. Recreation [help]

a. What designated and informal recreational opportunities are in the immediate vicinity? **None, this is an existing industrial area.**

b. Would the proposed project displace any existing recreational uses? If so, describe. **No. This is an industrial site. The only recreational uses in the area are a separated bike/pedestrian path adjacent to some roads.**

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: **None required since this project isn't constructing any buildings or roads.**

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 registers14? If so, specifically describe. **No. The site was reviewed for cultural impacts by the Department of Energy prior to transfer to the Port in 1998. The only structure on site is an old mobile office on skids that is already scheduled for demolition.**

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. The site was reviewed for cultural and historical items in 1998 by the Department of Energy.**

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 required. The site was already reviewed in depth by the Department of Energy prior to transfer to the Port and consultations with the tribes were already held. This is just adding on a small area adjacent to the existing mining operation.**

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 required.**

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 accessible through the existing roads serving the existing mining operation. Access is provided by Hagen Road and Logan Street.**

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? **There is no transit currently to the site.**

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 new roads for this action.**

d. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. **The nearest water serving the site is the Columbia River about 1 mile to the east. There is existing rail serving the site to the east and north. The nearest air service is the Richland Airport almost 2 miles to the South. None of these services are required for the current action. The future industrial development will use all of these and that use is not impacted by this expansion effort.**

e. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates? **There are no new traffic trips as part of this action. The existing mining operation trips will not change.**

f. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. **No. There are no agricultural or forest products moving on the adjacent roadways.**

g. Proposed measures to reduce or control transportation impacts, if any: **None required as this project will not change transportation patterns or trip amounts.**

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. **Not the proposed action. Nothing will change for the current aggregate operation.**

b. Proposed measures to reduce or control direct impacts on public services, if any. **None required since no new services will be required.**

16. ***Utilities*** [help]

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

All are available at the existing operations area, but may be expanded to that area to accommodate production facilities.

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. **There will be no change in utility needs for this expansion.**

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 Wade Blagg

Position and Agency/Organization General Manager

Date Submitted: February 8, 2023

AMERICAN ROCK PRODUCTS
HANFORD PIT
BENTON COUNTY, WASHINGTON

NOVEMBER 2022

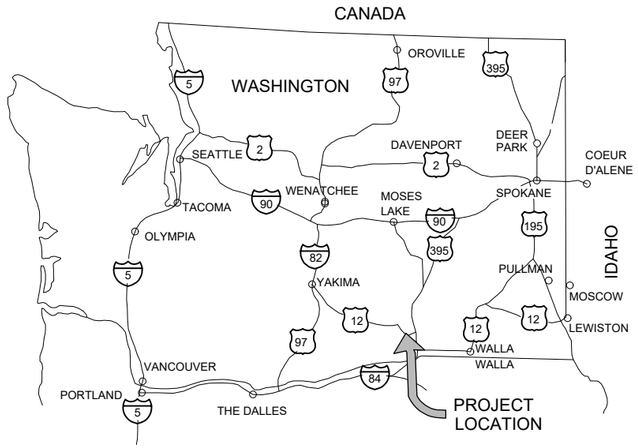
RECLAMATION PLAN

PERMIT NO. 70-012968

PERMIT INFORMATION	
PERMIT NO.	
ADDRESS OF PERMIT HOLDER	CRH AMERICAS MATERIALS, INC. 5111 E. BROADWAY AVE, SPOKANE, WA 99212
SIGNATURE	

SHEET INDEX

1. COVER SHEET – VICINITY MAP
2. SITE PLAN – EXISTING TOPOGRAPHY
3. RECLAMATION SEQUENCE MAP
4. FINAL RECLAMATION PLAN
5. CROSS SECTIONS



LOCATION MAP
NTS

J-U-B ENGINEERS, INC.

J-U-B ENGINEERS, INC.
W. 422 Riverside Ave.
Suite 304
Spokane, WA 99201
Phone: 509.458.3727
Fax: 509.458.3762
www.jub.com

PRELIMINARY PLANS

NOT FOR CONSTRUCTION

NO.	DESCRIPTION	DATE	BY	APR.
	REVISION			

AMERICAN ROCK PRODUCTS
HANFORD PIT

RECLAMATION PIT
COVER SHEET - VICINITY MAP

FILE :	70-22-016-004_SHEETS
JUB PROJ. # :	70-22-016
DRAWN BY:	GRF
DESIGN BY:	GRF
CHECKED BY:	

ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY

LAST UPDATED: 11/1/2022

SHEET NUMBER:

1

Plot Date:11/1/2022 9:23 AM Plotted By: Garret Frerichs
Date Created:10/28/2022 \\JUB.COM\CENTRAL\CLIENTS\WA\CPM\PROJECTS\70-22-016_2022\ONCALL\SVCS\004_HANFORD\QUARRY\RECLAMP\LAN\DESIGN\CAD\SHEET\70-22-016-004_SHEETS.DWG

SHEET GENERAL NOTES

1. APPROXIMATELY 12.7 ACRE ADDED TO AMERICAN ROCK PRODUCTS, INC. PERMIT AREA.
2. TOPOGRAPHY DATA RETRIEVED FROM WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES DIVISION OF GEOLOGY AND EARTH RESOURCES LIDAR PORTAL (COLUMBIA VALLEY FEMA SOUTH, 2020). ELEVATIONS ARE DEPICTED FOR SCREENING AND ILLUSTRATIVE PURPOSES AND SHOULD NOT BE CONSIDERED ACCURATE FOR SITE DESIGN.
3. PARCEL AND BOUNDARY DATA RETRIEVED FROM BENTON COUNTY GIS SERVICES. PARCEL AND PERMIT BOUNDARIES ARE DEPICTED FOR SCREENING AND ILLUSTRATIVE PURPOSES AND SHOULD NOT BE CONSIDERED ACCURATE FOR LEGAL DESCRIPTIONS OR DESIGN.
4. MINING AND RECLAMATION PHASES ARE SUBJECT TO CHANGE OR MOVEMENT.

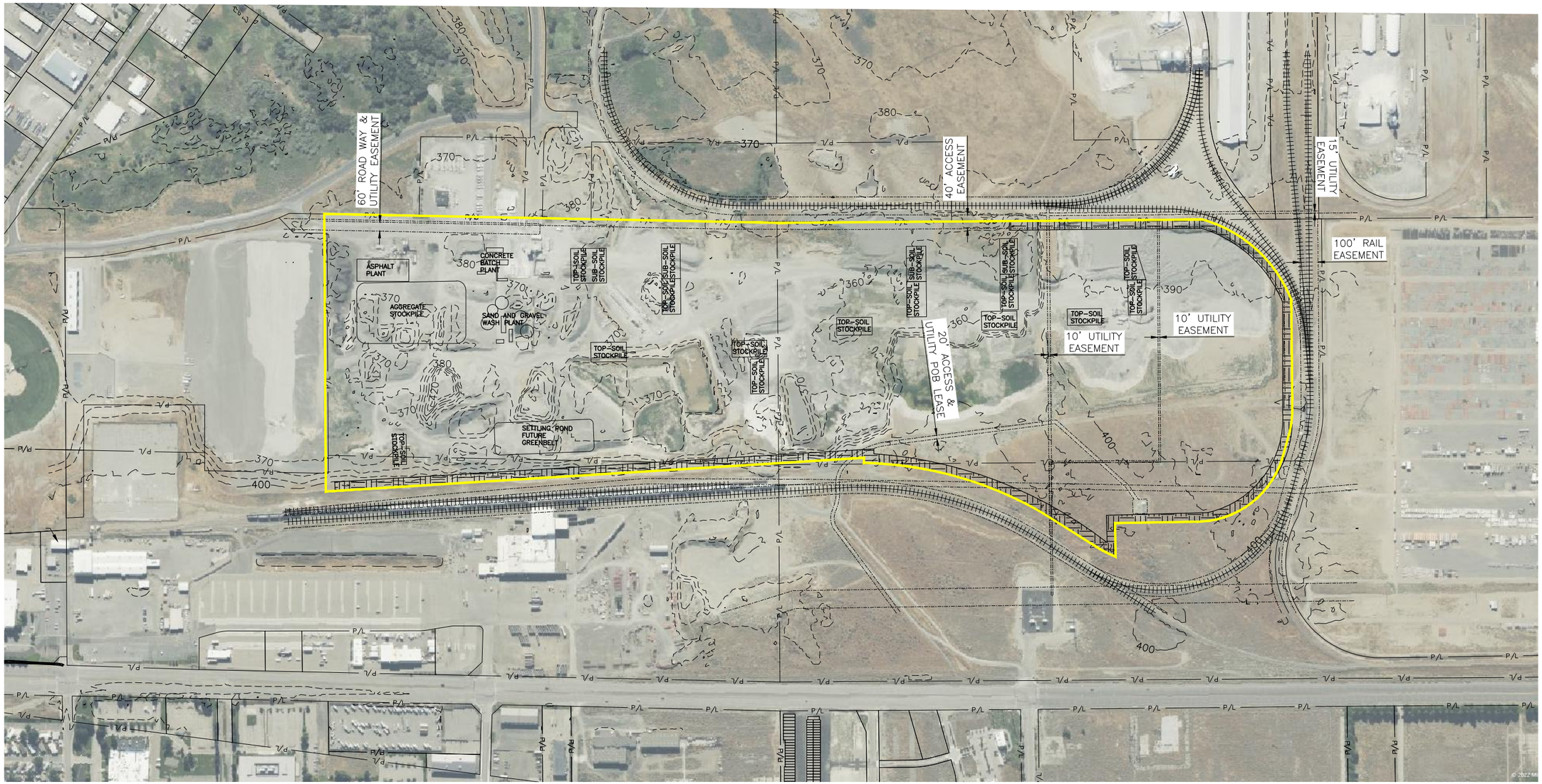
LEGEND

- PROPERTY LINES (BENTON COUNTY GIS MAPPING)
- EXISTING EASEMENT AS LABELED
- EXISTING RAIL (TRACED FROM AERIAL IMAGERY)
- EXISTING CONTOUR MAJOR (50' INTERVAL)
- EXISTING CONTOUR MINOR (10' INTERVAL)
- PROPOSED PERMIT BOUNDARY (APPROXIMATELY 182 ACRES)

N

0 300 600

SCALE IN FEET



J-U-B ENGINEERS, INC.

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Suite 304
Spokane, WA 99201
Phone: 509.458.3727
Fax: 509.458.3762
www.jub.com

PRELIMINARY PLANS

NOT FOR CONSTRUCTION

NO.	DESCRIPTION	BY	APPR.	DATE
	REVISION			

AMERICAN ROCK PRODUCTS
HANFORD PIT

RECLAMATION PIT
SITE PLAN - EXISTING TOPOGRAPHY

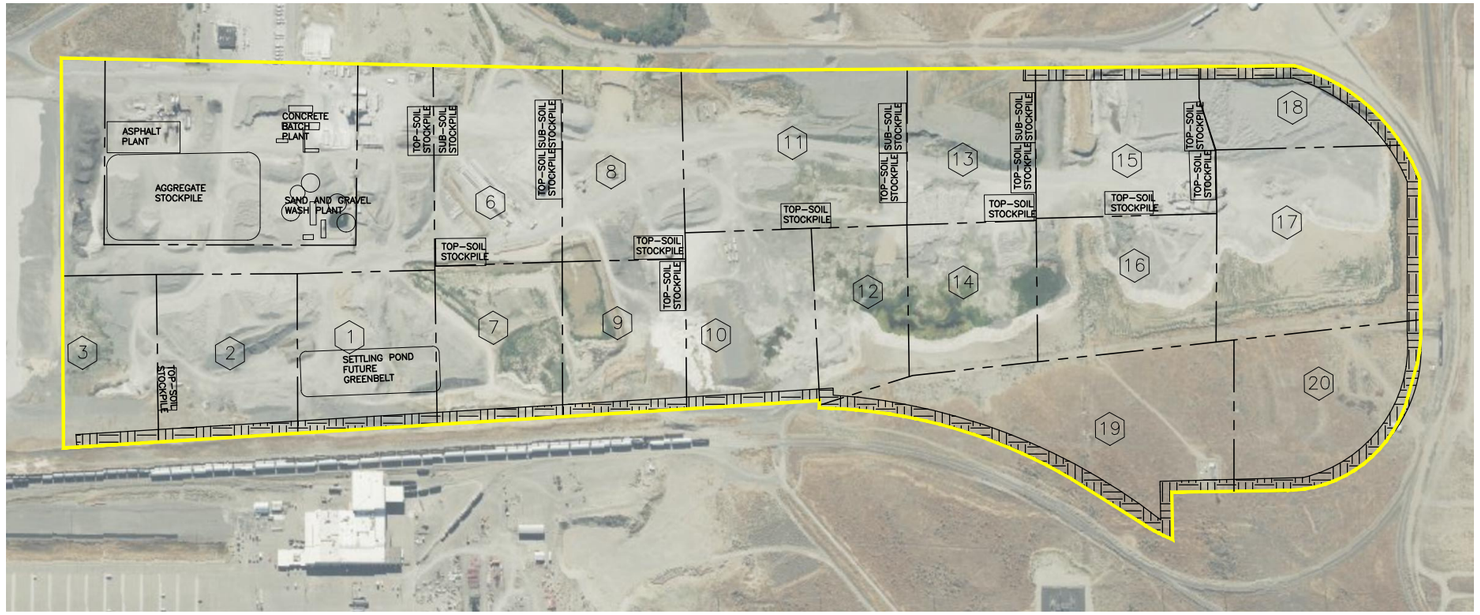
FILE : 70-22-016-004_SHEETS
JUB PROJ. # : 70-22-016
DRAWN BY: GRF
DESIGN BY: GRF
CHECKED BY: GRF

ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY

LAST UPDATED: 11/1/2022

SHEET NUMBER:
2

Plot Date:11/1/2022 9:35 AM Plotted By: Garret Frerichs
Date Created:10/28/2022 \\JUB.COM\CENTRAL\CLIENTS\WA\CPM\PROJECTS\70-22-016_2022\CNC\ALLSVCS\004_HANFORDQUARRY\RECLAMPLAN\DESIGN\CAD\SHEET\70-22-016-004_SHEETS.DWG



MINING SEQUENCE - WITH AERIAL IMAGE REFERENCE

0 300 600

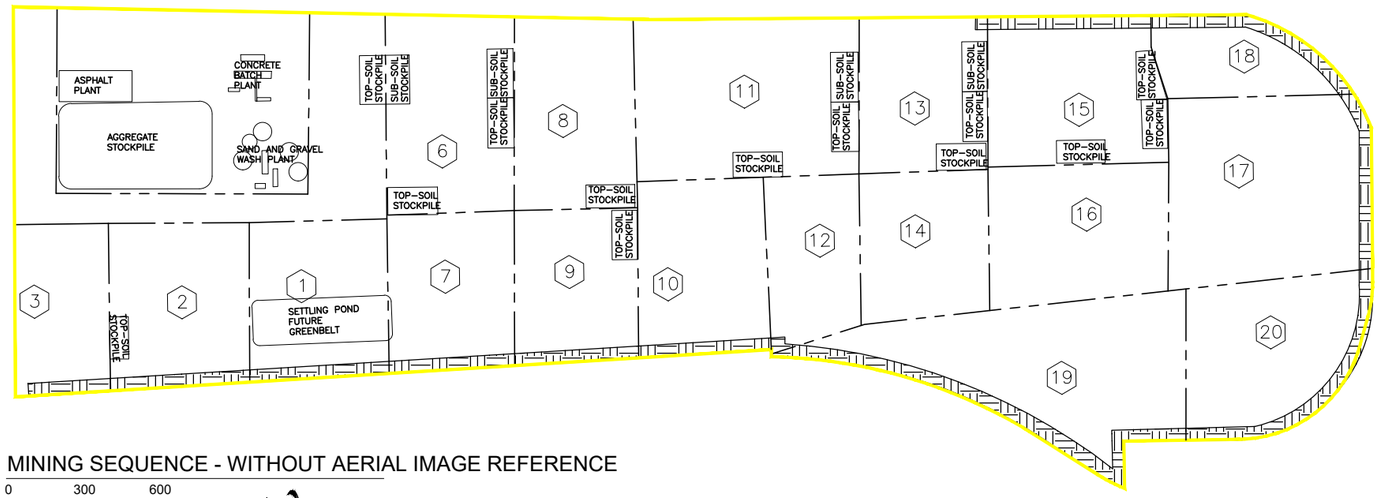
SCALE IN FEET

SHEET GENERAL NOTES

1. PARCEL AND PERMIT BOUNDARIES ARE DEPICTED FOR SCREENING AND ILLUSTRATIVE PURPOSES AND SHOULD NOT BE CONSIDERED ACCURATE FOR LEGAL DESCRIPTIONS OR DESIGN.
2. MINING AND RECLAMATION PHASES ARE SUBJECT TO CHANGE OR MOVEMENT.

LEGEND

- PROPOSED PERMIT BOUNDARY
- MINING PHASE BOUNDARY
- (#) MINING PHASE SEQUENCE



MINING SEQUENCE - WITHOUT AERIAL IMAGE REFERENCE

0 300 600

SCALE IN FEET

J-U-B ENGINEERS, INC.
J-U-B ENGINEERS, INC.
W. 422 Riverside Ave.
Suite 304
Spokane, WA 99201
Phone: 509.458.3727
Fax: 509.458.3762
www.jub.com

PRELIMINARY PLANS

NOT FOR CONSTRUCTION

NO.	DESCRIPTION	BY	APR.	DATE
	REVISION			

AMERICAN ROCK PRODUCTS
HANFORD PIT

RECLAMATION PIT
RECLAMATION SEQUENCE MAP

FILE : 70-22-016-004_SHEETS
JUB PROJ. # : 70-22-016
DRAWN BY: GRF
DESIGN BY: GRF
CHECKED BY: GRF
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 11/1/2022

SHEET NUMBER:
3

Plot Date:11/2/2022 9:30 AM Plotted By: Garret Fretchs
Date Created:10/28/2022 \\JUB.COM\CENTRAL\CLIENTS\WA\CPM\PROJECTS\70-22-016_2022ONCALLSVCS\004_HANFORD\QUARRY\RECLAMP\LAN\DESIGN\CAD\SHEET\70-22-016-004_SHEETS.DWG

SHEET GENERAL NOTES

1. TOPOGRAPHY DATA RETRIEVED FROM WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES DIVISION OF GEOLOGY AND EARTH RESOURCES LIDAR PORTAL (COLUMBIA VALLEY FEMA SOUTH, 2020). ELEVATIONS ARE DEPICTED FOR SCREENING AND ILLUSTRATIVE PURPOSES AND SHOULD NOT BE CONSIDERED ACCURATE FOR SITE DESIGN.
2. MINING AND RECLAMATION PHASES ARE SUBJECT TO CHANGE OR MOVEMENT.

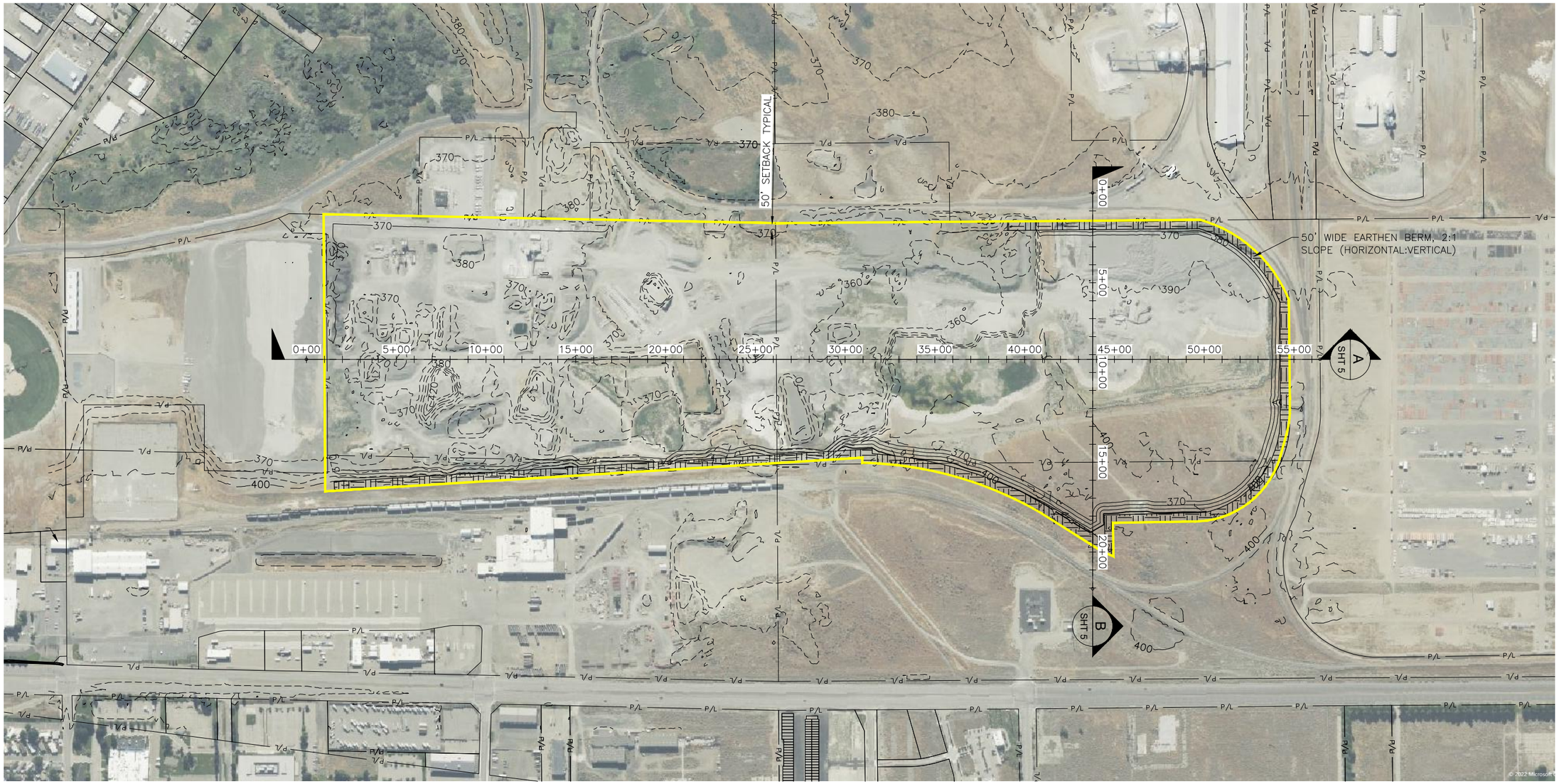
LEGEND

- EXISTING CONTOUR MAJOR (50' INTERVAL)
- EXISTING CONTOUR MINOR (10' INTERVAL)
- FINAL CONTOUR MAJOR (50' INTERVAL)
- FINAL CONTOUR MINOR (10' INTERVAL)
- PROPOSED PERMIT BOUNDARY
- EARTHEN BERM

N

0 300 600

SCALE IN FEET



J-U-B ENGINEERS, INC.

J-U-B ENGINEERS, INC.
W. 422 Riverside Ave.
Suite 304
Spokane, WA 99201
Phone: 509.458.3727
Fax: 509.458.3762
www.jub.com

PRELIMINARY PLANS

NOT FOR CONSTRUCTION

NO.	DESCRIPTION	BY	APPR.	DATE
	REVISION			

AMERICAN ROCK PRODUCTS
HANFORD PIT

RECLAMATION PIT
FINAL RECLAMATION PLAN

FILE :	70-22-016-004_SHEETS
JUB PROJ. # :	70-22-016
DRAWN BY:	GRF
DESIGN BY:	GRF
CHECKED BY:	GRF

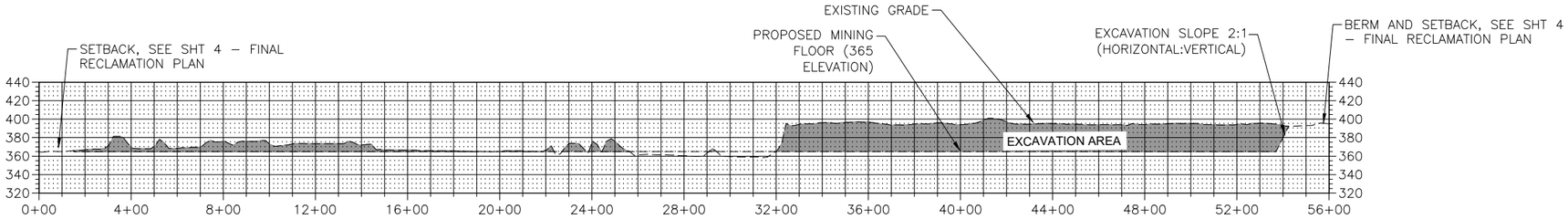
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY

LAST UPDATED: 11/1/2022

SHEET NUMBER:

4

Plot Date:11/1/2022 9:00 AM Plotted By: Garret Fretchs
Date Created:10/28/2022 I:\JUB.COM-CENTRAL\CLIENTS\WA\CPM\PROJECTS\70-22-016_2022\ONCALL\SVC\9004_HANFORD\QUARRY\RECLAMP\LAN\DESIGN\CAD\SHEET\70-22-016-004_SHEETS.DWG

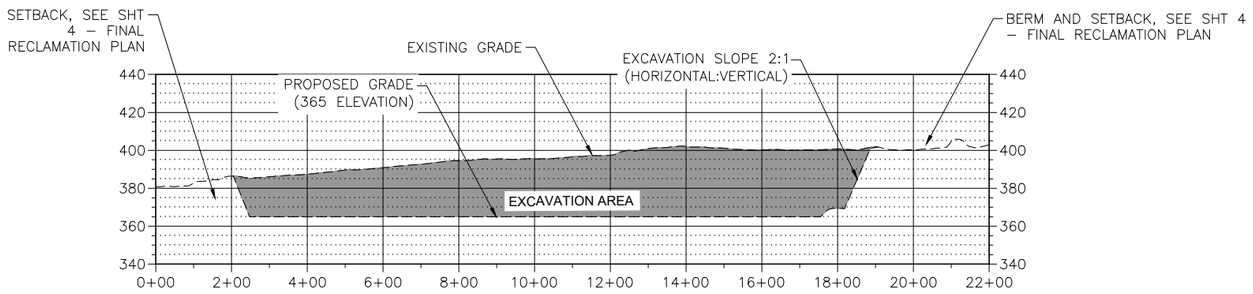


SECTION A

HORZ 0 300 600

VERT 0 75 150

SCALE IN FEET

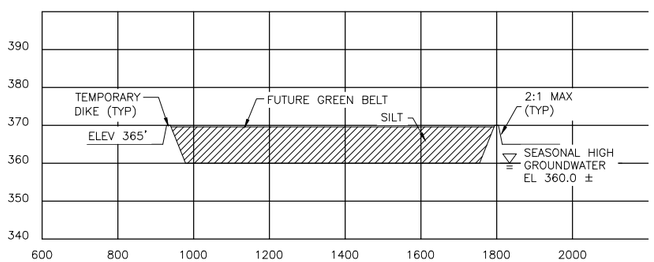


SECTION B

HORZ 0 200 400

VERT 0 40 80

SCALE IN FEET

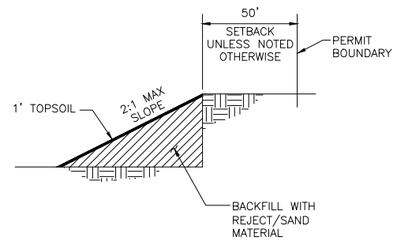


SETTLING POND DETAIL

HORZ 0 200 400

VERT 0 20 40

SCALE IN FEET



TYPICAL PERMIT BOUNDARY SLOPE DETAIL

HORZ 0 40 80

VERT 0 40 80

SCALE IN FEET

J-U-B ENGINEERS, INC.

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PRELIMINARY PLANS

NOT FOR CONSTRUCTION

NO.	DESCRIPTION	BY	APR.	DATE
	REVISION			

AMERICAN ROCK PRODUCTS
HANFORD PIT

RECLAMATION PIT
CROSS SECTIONS

FILE : 70-22-016-004_SHEETS
JUB PROJ. # : 70-22-016
DRAWN BY: GRF
DESIGN BY: GRF
CHECKED BY: GRF

ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY

LAST UPDATED: 11/1/2022

SHEET NUMBER:

5

Plot Date:11/1/2022 9:22 AM Plotted By: Garret Fredchs
Date Created:10/26/2022 \\JUB.COM\CENTRAL\CLIENTS\WA\CPM\PROJECTS\70-22-016_2022\CNCALLS\VCS\004_HANFORD\QUARRY\REC\LAMPLAN\DESIGN\CAD\SHEET\70-22-016-004_SHEETS.DWG

SHANNON & WILSON, INC.
GEOTECHNICAL AND ENVIRONMENTAL CONSULTANTS

January 12, 2010

RGW Enterprises, P.C.
3100 George Washington Way
Richland, Washington 99354

Attn: Mr. Roger Wright, P.E.

RE: GEOTECHNICAL ENGINEERING RECONNAISSANCE; PORT OF BENTON – AMERICAN ROCK PRODUCTS GRADING; RICHLAND, WASHINGTON

Shannon & Wilson, Inc. is pleased to present this letter report discussing our geotechnical engineering reconnaissance at the Port of Benton – American Rock Products grading site in Richland, Washington. We performed our work in general accordance with our proposal dated December 29, 2009.

Our scope of work included reviewing published geologic maps, observing the site conditions, and preparing our short letter-report that summarizes the anticipated soil conditions at the site and comments on typical slope inclinations exhibited at the existing pit.

BACKGROUND INFORMATION

The site is located north of Highway 240 and west of Stevens Drive in north Richland (Figure 1). The irregular-shaped, 40-acre parcel lies north of Snyder Road. The site runs approximately 2300 feet north of Snyder along the west side of the Port of Benton railroad. A softball complex is located to the south and west of the project area. The American Rock Products gravel pit is located to the north. A soil fill berm separates the site from the gravel pit.

The property is currently undeveloped and gently slopes down to the west. We understand that the grading will extend south from the existing American Rock Products pit into the proposed area. Grading will lower the property to create two benches for the Industrial Development. The area east of the softball complex will be graded to elevation +375 feet (approximately softball field grade). The northern end of the site will be graded to elevation +365 feet (gravel pit floor elevation). The proposed grades will require a cut slope along the eastern property boundary. The cut slope will range from approximately 0 feet near Snyder Road to approximately 37 feet high at the northern end. The final grading will create approximately 2700 lineal feet of cut slopes.

SITE OBSERVATIONS

A Shannon and Wilson, Inc. engineer met with you at the site on January 7, 2010, to observe the site conditions and slope inclinations at the adjacent gravel pit. The gravel pit cut slopes indicate that the surface profile consists of a thin layer of tan, silty sands overlying black sand and gravel deposits. The fill berm between the gravel pit and the proposed grading area consists of the tan, silty sand overburden material. We understand that this material was stripped from the pit area and loosely placed to create the berm.

We measured several slope inclinations at the gravel pit using a hand-held, inclinometer. The fill berm material appears to be near its natural angle of repose. We measured slope angles along the fill berm near 1.5 horizontal to 1 vertical (1.5H:1V) to 2H:1H.

A steep cut slope exists along the southern end of the pit exposing the black sand and gravel. We measured the steep cut near a 1H:1V inclination. This steep slope has experienced sloughing of the slope face.

Slopes exposing the black sand and gravel along the existing side of the pit are flatter. We measured slope inclinations at approximately 1.5H:1V. These slopes appear relatively stable but have some surface erosion and have not developed vegetation.

AREA GEOLOGY

The Geologic Map of the Richland 1:100,000 Quadrangle, Washington (Washington Division of Geology and Earth Resources OFR 94-8) maps the proposed grading site and existing gravel pit areas as gravel outburst flood deposits (Qfg_4). The map describes the outburst flood deposits as gravels with grain sizes ranging from sand to boulders. The grain size generally decreases away from the major flood channels. These sand and gravels were deposited by outburst floods from glacial Lake Missoula.

Well logs published on the Washington State Department of Ecology web site indicate that subsurface conditions in the area consist of sand and gravel soils.

We understand that the groundwater level at the existing gravel pit is approximately elevation +360 feet.

CONCLUSIONS

Based on the geologic maps, well log records, and the soil conditions exposed in the existing gravel pit,, we anticipate that the subsurface conditions at the proposed grading site will consist of a thin layer of tan, silty sand soil overlying black sand and gravel deposits.

The existing slopes at the gravel pit indicate that 1H:1V slopes slough and are not stable on a long term basis. The 1.5H:1V slopes are relatively stable but experience surficial erosion and have not develop a vegetative cover. Based on our site observations, it is our opinion that approximately 2H:1V cut slope inclinations will be required for permanent slopes. The final slope inclinations may require adjustments based on the soil conditions exposed in the excavation.

LIMITATIONS

The conclusion and recommendations contained in this letter-report are based upon site conditions as the presently exist. We further assume that the soils observed on the site slopes are representative of the subsurface conditions under all portions of the proposed project; i.e., subsurface conditions are not significantly different from those disclosed by observations.

If subsurface conditions different from those we observed in the excavation, we should be advised at once so that we can review these conditions and reconsider our recommendations, where necessary. If conditions change because of natural forces or construction at the site, we recommend that we review this letter-report to determine the applicability of the conclusion and recommendations concerning the changed conditions contained in this letter-report.

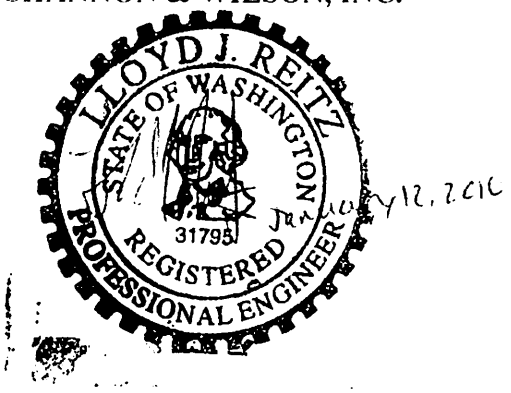
Our report was prepared for the exclusive use of RGW Enterprises, P.C. and their design team, in the planning of the proposed site grading in Richland, Washington. This letter-report should be made available to prospective contractors for information on factual data only and not as a warranty of subsurface conditions, such as those interpreted from the discussions of subsurface conditions included in this report.

The scope of services did not include any environmental assessment or evaluation regarding the presence or absence of wetlands or hazardous or toxic materials in the soil, surface water, groundwater, or air, on or below the site, or the evaluation or disposal of contaminated soils or groundwater, should any be encountered.

As an integral part of this report, we have prepared the attachment "Important Information About Your Geotechnical Engineering Report," to help you more clearly understand its use and limitations.

Sincerely,

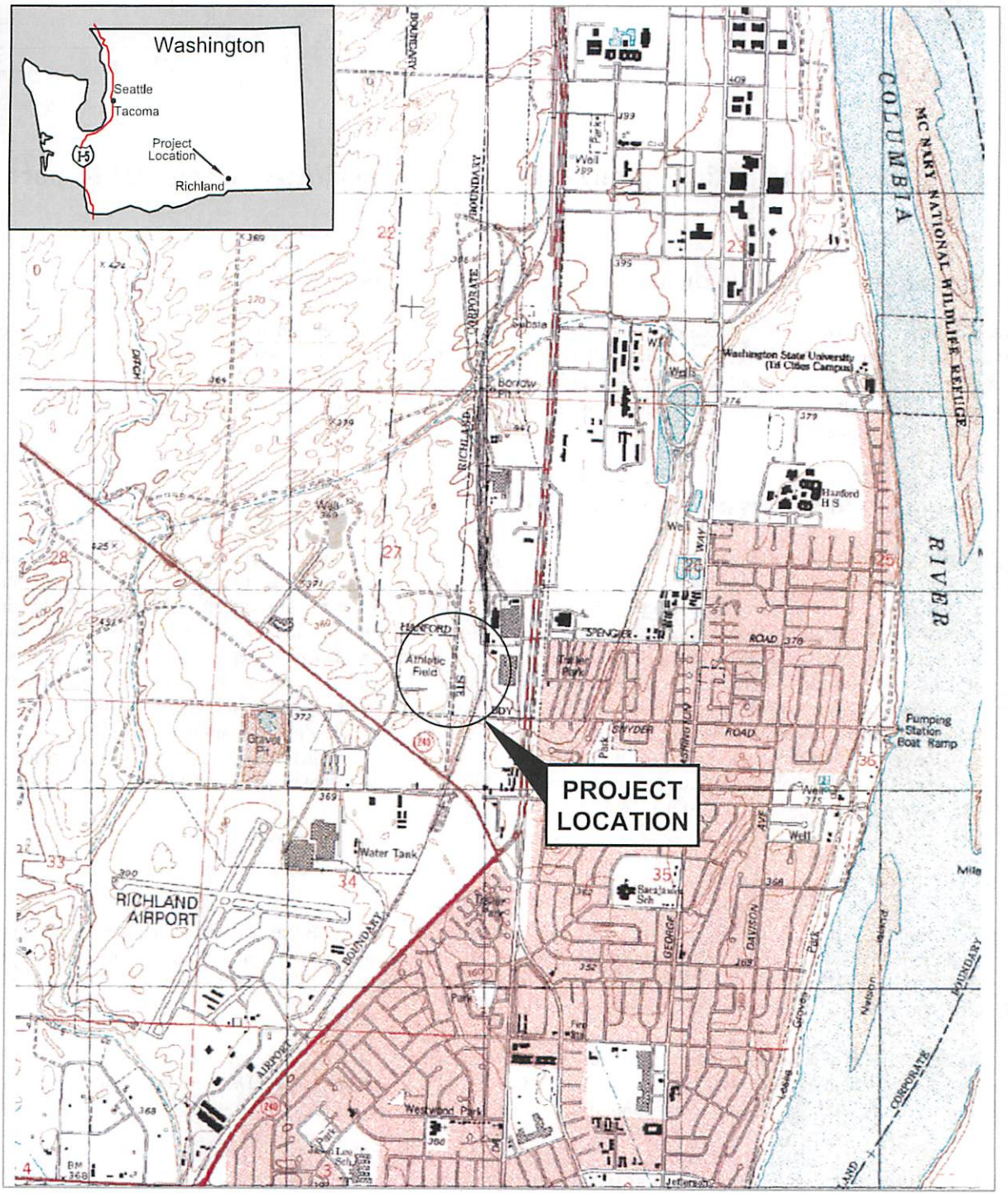
SHANNON & WILSON, INC.



Lloyd J. Reitz, P.E.
Senior Principal Engineer

LJR:DJB/ljr

Attachments: Figure 1 – Vicinity Map
Important Information About Your Geotechnical Engineering Report



0 1/2 1

Scale in Miles

NOTE

Map adapted from 1:24,000 USGS topographic map of Richland (1992), WA quadrangle.

Port of Benton
American Rock Products Grading
Richland, Washington

VICINITY MAP

January 2010 22-1-02753-001

SHANNON & WILSON, INC.
Geotechnical and Environmental Consultants

FIG. 1

SHANNON & WILSON, INC.
Geotechnical and Environmental Consultants

Attachment to and part of Report 22-1-02753-001

Date: January 11, 2010
To: RGW Enterprises, P.C.
American Rock Products Grading

Important Information About Your Geotechnical/Environmental Report

CONSULTING SERVICES ARE PERFORMED FOR SPECIFIC PURPOSES AND FOR SPECIFIC CLIENTS.

Consultants prepare reports to meet the specific needs of specific individuals. A report prepared for a civil engineer may not be adequate for a construction contractor or even another civil engineer. Unless indicated otherwise, your consultant prepared your report expressly for you and expressly for the purposes you indicated. No one other than you should apply this report for its intended purpose without first conferring with the consultant. No party should apply this report for any purpose other than that originally contemplated without first conferring with the consultant.

THE CONSULTANT'S REPORT IS BASED ON PROJECT-SPECIFIC FACTORS.

A geotechnical/environmental report is based on a subsurface exploration plan designed to consider a unique set of project-specific factors. Depending on the project, these may include: the general nature of the structure and property involved; its size and configuration; its historical use and practice; the location of the structure on the site and its orientation; other improvements such as access roads, parking lots, and underground utilities; and the additional risk created by scope-of-service limitations imposed by the client. To help avoid costly problems, ask the consultant to evaluate how any factors that change subsequent to the date of the report may affect the recommendations. Unless your consultant indicates otherwise, your report should not be used: (1) when the nature of the proposed project is changed (for example, if an office building will be erected instead of a parking garage, or if a refrigerated warehouse will be built instead of an unrefrigerated one, or chemicals are discovered on or near the site); (2) when the size, elevation, or configuration of the proposed project is altered; (3) when the location or orientation of the proposed project is modified; (4) when there is a change of ownership; or (5) for application to an adjacent site. Consultants cannot accept responsibility for problems that may occur if they are not consulted after factors, which were considered in the development of the report, have changed.

SUBSURFACE CONDITIONS CAN CHANGE.

Subsurface conditions may be affected as a result of natural processes or human activity. Because a geotechnical/environmental report is based on conditions that existed at the time of subsurface exploration, construction decisions should not be based on a report whose adequacy may have been affected by time. Ask the consultant to advise if additional tests are desirable before construction starts; for example, groundwater conditions commonly vary seasonally.

Construction operations at or adjacent to the site and natural events such as floods, earthquakes, or groundwater fluctuations may also affect subsurface conditions and, thus, the continuing adequacy of a geotechnical/environmental report. The consultant should be kept apprised of any such events, and should be consulted to determine if additional tests are necessary.

MOST RECOMMENDATIONS ARE PROFESSIONAL JUDGMENTS.

Site exploration and testing identifies actual surface and subsurface conditions only at those points where samples are taken. The data were extrapolated by your consultant, who then applied judgment to render an opinion about overall subsurface conditions. The actual interface between materials may be far more gradual or abrupt than your report indicates. Actual conditions in areas not sampled may differ from those predicted in your report. While nothing can be done to prevent such situations, you and your consultant can work together to help reduce their impacts. Retaining your consultant to observe subsurface construction operations can be particularly beneficial in this respect.

A REPORT'S CONCLUSIONS ARE PRELIMINARY.

The conclusions contained in your consultant's report are preliminary because they must be based on the assumption that conditions revealed through selective exploratory sampling are indicative of actual conditions throughout a site. Actual subsurface conditions can be discerned only during earthwork; therefore, you should retain your consultant to observe actual conditions and to provide conclusions. Only the consultant who prepared the report is fully familiar with the background information needed to determine whether or not the report's recommendations based on those conclusions are valid and whether or not the contractor is abiding by applicable recommendations. The consultant who developed your report cannot assume responsibility or liability for the adequacy of the report's recommendations if another party is retained to observe construction.

THE CONSULTANT'S REPORT IS SUBJECT TO MISINTERPRETATION.

Costly problems can occur when other design professionals develop their plans based on misinterpretation of a geotechnical/environmental report. To help avoid these problems, the consultant should be retained to work with other project design professionals to explain relevant geotechnical, geological, hydrogeological, and environmental findings, and to review the adequacy of their plans and specifications relative to these issues.

BORING LOGS AND/OR MONITORING WELL DATA SHOULD NOT BE SEPARATED FROM THE REPORT.

Final boring logs developed by the consultant are based upon interpretation of field logs (assembled by site personnel), field test results, and laboratory and/or office evaluation of field samples and data. Only final boring logs and data are customarily included in geotechnical/environmental reports. These final logs should not, under any circumstances, be redrawn for inclusion in architectural or other design drawings, because drafters may commit errors or omissions in the transfer process.

To reduce the likelihood of boring log or monitoring well misinterpretation, contractors should be given ready access to the complete geotechnical engineering/environmental report prepared or authorized for their use. If access is provided only to the report prepared for you, you should advise contractors of the report's limitations, assuming that a contractor was not one of the specific persons for whom the report was prepared, and that developing construction cost estimates was not one of the specific purposes for which it was prepared. While a contractor may gain important knowledge from a report prepared for another party, the contractor should discuss the report with your consultant and perform the additional or alternative work believed necessary to obtain the data specifically appropriate for construction cost estimating purposes. Some clients hold the mistaken impression that simply disclaiming responsibility for the accuracy of subsurface information always insulates them from attendant liability. Providing the best available information to contractors helps prevent costly construction problems and the adversarial attitudes that aggravate them to a disproportionate scale.

READ RESPONSIBILITY CLAUSES CLOSELY.

Because geotechnical/environmental engineering is based extensively on judgment and opinion, it is far less exact than other design disciplines. This situation has resulted in wholly unwarranted claims being lodged against consultants. To help prevent this problem, consultants have developed a number of clauses for use in their contracts, reports and other documents. These responsibility clauses are not exculpatory clauses designed to transfer the consultant's liabilities to other parties; rather, they are definitive clauses that identify where the consultant's responsibilities begin and end. Their use helps all parties involved recognize their individual responsibilities and take appropriate action. Some of these definitive clauses are likely to appear in your report, and you are encouraged to read them closely. Your consultant will be pleased to give full and frank answers to your questions.

The preceding paragraphs are based on information provided by the
ASFE/Association of Engineering Firms Practicing in the Geosciences, Silver Spring, Maryland

Northern, Inc.

· Consulting Engineers · Environmental Scientists · Construction Material Testing

6713 W. Clearwater, Ste. F
Kennewick, WA 99336
(509) 734-9320
Fax (509) 734-9321

722 No. 16th Ave., Ste. 31
Yakima, WA 98902
(509) 248-9798
Fax (509) 248-4220

9757 Juanita Dr. N.E., Ste. 121
Kirkland, WA 98034
(425) 825-0327
Fax (425) 825-0328

81006 Hwy. 395 No.
Hermiston, OR 97838
(541) 564-0991
Fax (541) 564-0928

November 10, 2000

Mr. Kevin Barney
SCM Consultants
7601 W. Clearwater, Suite 301
Kennewick, WA 99336

Re: Naturally Occurring Aggregate Source Suitability
Proposed Quarry Site
Richland, Washington

Dear Mr. Barney:

GN Northern, Inc. performed sieve analysis testing for two samples collected from a proposed gravel quarry located west of Stevens Drive and north of the Vantage Highway in Richland, Washington. The sieve analyses indicate that coarse gravel with sand and cobbles were present in both samples. The gradation indicates a uniform distribution of materials between the Number 30 sieve and 5 inches. Minimal fines (fine sand and silt) were present in either sample.

Based on the gradation of the samples, processing will be required to achieve WSDOT specification for the gradations of concrete aggregate, crushed surfacing materials or asphalt aggregate. The sample gradations, when processed appear well suited for use as a coarse concrete aggregate. Excluding the gravel, the grading of the sand fraction is near the WSDOT maximum percentage allowed for fine concrete aggregate for the Number 4 through 30 sieve sizes but nearer the WSDOT minimum percentages for the Number 50 through 200 sieve sizes. We believe both screening and processing will be required to proportion the material to meet the requirements for fine concrete aggregate. Refer to Chapter 9 of the WSDOT Standard Specification for screening, gradation and approval requirements for various materials uses on municipal construction projects.

If you have any question regarding our sieve analysis or our preliminary evaluation of the naturally occurring aggregate source as a possible quarry site, please feel free to contact us at your convenience. Additional evaluation and testing must be completed on aggregates for acceptance per the WSDOT specifications.

Respectfully submitted,

GN Northern, Inc.

Gerald Harper
Division Manager

Imran Magsi, P.E.
Engineering Manager

Northern, Inc.

• Consulting Engineers • Environmental Scientists • Construction Material Testing

6713 W. Clearwater, Ste. F
Kennewick, WA 99336
(509) 734-9320
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Yakima, WA 98902
(509) 248-9798
Fax (509) 248-4220

9757 Inzuita Dr. N.E., Ste. 121
Kirkland, WA 98034
(425) 825-0327
Fax (425) 825-0328

81006 Hwy. 395 No.
Hermiston, OR 97838
(541) 564-0991
Fax (541) 564-0928

Client: SCM Consultants
7601 W. Clearwater, Suite 301
Kennewick, WA 99336

Date: 11-02-00
Job Number: -
Invoice No.: 21186TC
Sample No.: 203620

Project: 5412-011

Material Description: Poorly Graded Gravel with Sand
Sample Location: Stock-pile in Pit Floor
Sampled By: G. Harper
Date Sampled: 11-02-00
Date Received: 11-02-00

Sieve Analysis Test Results
Standard(s): ASTM C117 & C136

Sieve Size	Percent Passing
5"	100
4"	94
3"	91
2"	82
1"	67
¾"	60
½"	51
3/8"	46
No. 4	39
No. 8	33
No. 16	27
No. 30	19
No. 50	3
No. 100	1
No. 200	0.9

Reviewed By,

Gerald G. Harper
Division Manager

Northern, Inc.

· Consulting Engineers · Environmental Scientists · Construction Material Testing

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Fax (425) 825-0328

81006 Hwy. 395 No.
Hermiston, OR 97838
(541) 564-0991
Fax (541) 564-0928

Client: SCM Consultants
7601 W. Clearwater, Suite 301
Kennewick, WA 99336

Date: 11-02-00
Job Number: -
Invoice No.: 21186TC
Sample No.: 203621

Project: 5412-011

Material Description: Poorly Graded Gravel with Sand
Sample Location: South Wall Pit
Sampled By: G. Harper
Date Sampled: 11-02-00
Date Received: 11-02-00

Sieve Analysis Test Results
Standard(s): ASTM C117 & C136

Sieve Size	Percent Passing
5"	100
4"	96
3"	93
2"	83
1"	63
¾"	54
½"	45
3/8"	41
No. 4	33
No. 8	27
No. 16	19
No. 30	12
No. 50	3
No. 100	1
No. 200	0.3

Reviewed By,

Gerald G. Harper
Division Manager

Port of Benton Pit
Benton County, WA

Project Number L00309

FINE AGGREGATE
LABORATORY SUMMARY

	UNITS	SPEC	
LABORATORY NUMBER			0.1055
SAMPLE NUMBER			1
SAMPLED BY			Client
SAMPLE TYPE			Bulk
DATE RECEIVED			10/9/00
ORGANIC IMPURITIES	P/F	-	Pass
COAL & LIGNITE	%	0.5 MAX	0.4
CLAY LUMPS & FRIABLE PARTICLES	%	3 MAX	0.8
SULFATE SOUNDNESS	% LOSS	10 MAX	6.4

Port of Benton Pit
Benton County, WA

Project Number 100309

COARSE AGGREGATE
LABORATORY SUMMARY

	UNITS	SPEC	
LABORATORY NUMBER			00-1056
SAMPLE NUMBER			1
SAMPLED BY			Client
SAMPLE TYPE			Bulk
DATE RECEIVED			10/9/00
COAL & LIGNITE	%	0.5 MAX	0
CLAY LUMPS & FRIABLE PARTICLES	%	2 MAX	0.1
LA ABRASION	% LOSS	50 MAX	11.7
SULFATE SOUNDNESS	% LOSS	12 MAX	0.5

Port of Benton Pit
Benton County, WA

Project Number L00309

C-33 SAND
LABORATORY SUMMARY

		UNITS						
LABORATORY NUMBER				00-1050	00-1051	00-1052	00-1053	00-1054
SAMPLE NUMBER				1	2	3	4	5
SAMPLED BY				Client	Client	Client	Client	Client
SAMPLE TYPE				Bulk	Bulk	Bulk	Bulk	Bulk
DATE RECEIVED				10/9/00	10/9/00	10/9/00	10/9/00	10/9/00
			SPEC					
S	3/8"	%	100	100	100	100	100	100
I	#4		95-100	86	85	83	85	90
E	#8	P	80-100	71	74	70	74	85
V	#16	A	50-85	48	62	51	61	78
E	#0	S	25-60	23	42	25	45	63
	#50	S	5-30	6	6	3	8	14
S	#100	I	0-10	3	2	0.4	4	6
I	#200	N	0-5, 3	1.7	1.4	0.1	1.8	3.3
Z		G						
E								

PORT OF BENTON

INDUSTRIAL DEVELOPMENT PROPERTY

RECLAMATION AND OPERATIONS PLAN

FOR

EUCON CORPORATION

November 2000

By

SCM CONSULTANTS, INC.
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EXPIRES 6-8-01

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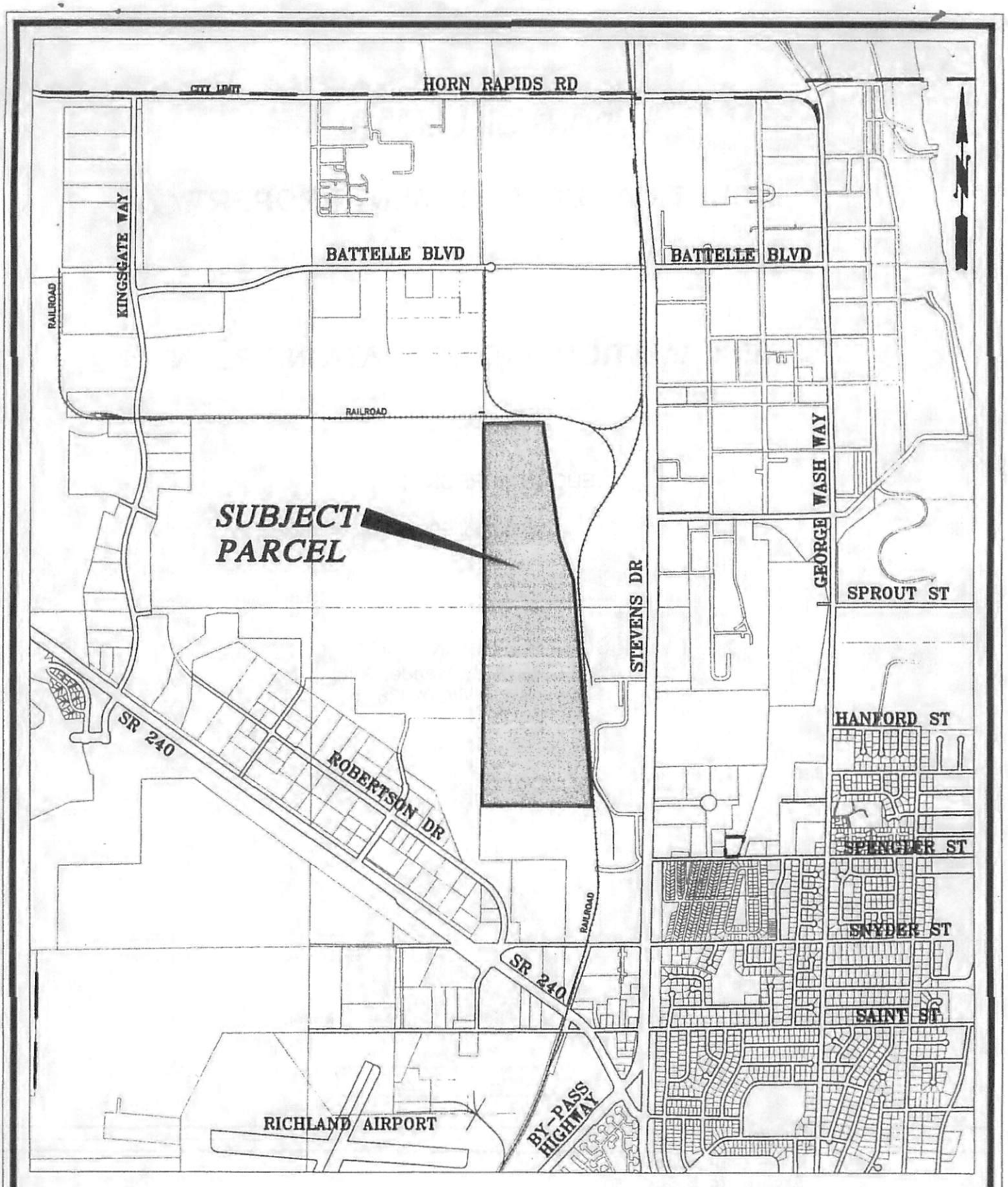

SUP00-101

RICHLAND
PLANNING & DEVELOPMENT SERVICES
DRAWN: JASTADHR FILE: SUP00-101.DWG
DATE: 11-00

Reclamation and Operations Plan

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I. City of Richland Ordinance No. 1-2000
Chapter 23.70 – General Provisions and Special Conditions

A. Section 23.70; Excavation, Processing and Removal of Topsoil, Sand Gravel, Rock or Similar Natural Deposits.

The board of adjustment may grant, grant with conditions, or deny a special use permit for the excavation, processing and removal of topsoil, sand, gravel, rock or similar natural deposits, when such use is specifically permitted as a special use in the use district or when the site is identified as mineral resource land by the comprehensive plan, and provided that the following requirements are met. If the board of adjustment approves or approves with conditions a permit under this section, no extractive operations shall commence until the applicant submits evidence from the State of Washington Department of Natural Resources that a permit and reclamation plan have been approved. All extractive operations approved under this chapter shall be carried out in strict conformance with the requirements of this section and the Washington State Surface Mining Reclamation Act (Chapter 78.44 RCW).

1. Submittal Documents

The applicant shall submit the following information for review by the board of adjustment:

(a) A site plan and vicinity plan showing the location of the proposed site, access and haul roads, zoning of the proposed site and its relationship to surrounding property and use districts.

A 1999 aerial photograph is shown on the title sheet and vicinity map, Drawing T1 included Appendix B. The photograph shows current zoning and uses designations and identifies the proposed site boundaries and access roads. Also, the Existing Site Topographic Map, Drawing C1 shows existing facilities and identifies property ownership and addresses of all nearby structures.

(b) A reclamation plan, showing the extent of the proposed excavation and supplying detailed plans for grading and planting after the excavation is finished. Drawings or maps that are part of the reclamation plan shall be drawn at a scale of not larger than fifty (50) feet or smaller than one hundred (100) feet to one (1) inch.

The Reclamation Sequence Map, Drawing C2 in Appendix B shows the limits of planned excavation and segmental patterns. The Final Reclamation Map and site cross sections,

Drawings C3 and C4 identify the details involving final elevation slopes and reclamation planting.

(c) A site plan that demonstrates compliance with design standards of 23.70.210(2).

The site plan, Reclamation Sequence Map, Drawing C2 demonstrates compliance with the design standards of Section 23.70.210 (2).

(d) An operations plan that demonstrates compliance with operating standards of 23.70.210(3).

The reclamation and operations plan herein contains all documentation required to demonstrate compliance with operating standards of Section 23.70.210 (3).

(e) A report prepared by a licensed or registered professional engineer or geologist that contains data regarding the nature, type, distribution and strength of materials, slope stability and erosion potential, and evidence that demonstrates that the site contains material of a commercial quality and quantity.

A soils report containing documentation of the site material characteristics is included in Appendix A of this report.

(f) A report prepared by a transportation engineer that demonstrates that surrounding streets are suitable in consideration of existing and projected traffic volumes, the type and nature of existing traffic, and the condition of the streets.

Documentation related to transportation and traffic considerations in the vicinity of the proposed site is included in the SEPA checklist.

2. Design Standards

The board of adjustment shall determine that the following standards are satisfied before granting a special use permit or that the standards can be satisfied with conditions of approval.

The site plan maps and cross-sections included in the appendix demonstrate compliance with the Design Standards identified by the City of Richland Ordinance 1-2000, Section 23.70.210 (2).

(a) The minimum site area of an extractive operation shall be ten (10) acres.

The total site area is about 187 acres.

(b) Extractive operations on sites larger than twenty (20) acres shall occur in phases to minimize environmental impacts. The size of each phase shall be determined during the review process.

Excavation of materials shall occur on phased segments approved by the DNR.

(c) Fences shall be provided in a manner which discourages access to safety hazards which may arise on areas of the site where:

(i) Active extracting, processing, stockpiling, and loading of materials is occurring;

(ii) Boundaries are in common with residential or commercial zoned property or public lands:

(iii) Any unstable slope or any slope exceeding a grade of forty percent (40%) (2.5H: 1V) is present; or

(iv) Any settling pond or other storm water facility with side slopes exceeding 3H: 1V is present.

Temporary and permanent fences will be installed as necessary to limit access into operations and processing areas and active excavation areas within the site.

(d) All fences shall be at least (6) feet in height above grade measured at point five (5) feet from the outside of the fence, installed with lockable gates at all openings and entrances, with no more than four (4) inches from the ground to the fence bottom, and maintained in good repair.

All fences shall meet the minimum requirements as identified in the general notes on the Reclamation Sequence Map, Drawing C2.

(e) Warning and trespass signs advising of the extractive operation shall be placed on the perimeter of the site at intervals no greater than two hundred (200) feet.

Posting of the required signs on fences will be done at approved intervals as noted on Drawing C2.

(f) Setbacks for the edge of any excavation, building, or structure used in the processing of materials shall be no closer to property lines than the following standards:

(i) One hundred (100) feet from any residentially zoned properties.

(ii) Fifty (50) feet from any other zoned property, except when adjacent to another extractive site.

(iii) Fifty (50) feet from any public street.

Permanent setbacks from property lines of 50 feet will be maintained around the entire perimeter of the permitted site. No residential zoning districts exist adjacent to or near the site.

(g) Setbacks for offices and equipment storage buildings shall not be closer than twenty (20) feet from any property line except when adjacent to another extractive site. Scale facilities and stockpiles shall not be closer than (50) feet from any property line except when adjacent to another extractive site.

All plant support facilities and structures shall be setback from property lines at least 20 feet. No stockpile or scale facilities will be placed within permanent 50 foot setback lines.

(h) No clearing, grading, or excavation, excluding that necessary for roadway or storm drainage facility construction or activities pursuant to an approved reclamation plan, shall be permitted with twenty (20) feet of any property line except along any portion of the perimeter adjacent to another extractive operation.

No clearing, grading or excavation will occur within 20 feet of property lines, except where necessary for road or storm facility construction or placement of screening berms and temporary reclamation stockpile berms.

(i) Landscaping designed and intended to screen operations from view is required around the perimeter of the site adjacent to a public street or residential or commercial zoned property. Landscaping shall be provided with an automatic irrigation system unless a landscape architect certifies that plants will survive without irrigation.

Screening of operations shall be done to meet the approval of the City of Richland. The proposed site boundaries are not adjacent to any public streets or residential or commercial zoning districts.

(j) Lighting shall be limited to that required for security, lighting of structures and equipment, and vehicle operations, and shall not directly glare onto surrounding properties.

Exterior site lighting shall only be installed where necessary for safety or security and will be prevented from glaring onto adjacent properties.

3. Operating Standards

(a) Noise levels produced by an extractive operation shall not exceed levels specified by the Richland Municipal Code or WAC 173-60-040 maximum permissible environmental noise levels for noise originating in a class C EDNA (industrial area).

Environmental noise monitoring to establish compliance shall be performed during an initial 60 day trial period during which rock excavation and crushing will occur. The temporary crushing operation will process a total of approximately 100,000 cubic yards of material during daily periods of about 15 hours of operation.

Although asphalt and concrete plants will be operated, rock crushing will produce the most noise and vibration of processing activities.

(b) Blasting shall be conducted under a blasting plan approved by the City, consistent with industry standards, during daylight hours, and according to a time schedule provided to residents and business located within one half mile of the site.

Blasting will not be required on this site due to the type and nature of excavation.

(c) Dust and smoke produced by extractive operations shall be controlled by watering of the site and equipment or other methods required to satisfy the Benton Clean Air Authority and which will not substantially increase the existing levels of suspended particulates at the perimeter of the site.

Dust and smoke levels will also be monitored during the 60-day trial period involving temporary rock crushing and processing of materials. These activities will be carried out using water spraying or other approved methods to establish acceptance by the Benton Clean Air Authority.

(d) The applicant shall provide measures to prevent transport of rocks, dirt, and mud from trucks onto public roadways.

All permanent haul roads leaving the site and entering public road systems shall be surfaced with asphalt or concrete pavement for a distance of at least 100 feet from any public road.

(e) Traffic control measures such as flaggers or warning signs shall be provided by the applicant during all hours of operation.

All extraction and processing of materials will occur on-site and will not impact public roadways or traffic.

(f) The applicant shall be responsible for cleaning of debris or repairing of damage to roadways caused by the operation.

Access roads leading to the site processing area will be paved to prevent debris due to transporting materials from the site consistent with that typical of this type of facility. Because the proposed facility is being relocated from another portion of the city, the resulting impact to the road system is expected to be minimal.

(g) Surface water and site discharges shall comply with state requirements.

Due to the nature of excavation and site topography, storm water runoff will not be discharged from the site into surface waters or into storm drain systems which may discharge into a surface water.

(h) Excavation shall not occur below the contours identified on the site plan or within five (5) feet of the seasonal water table, whichever is reached first.

The depth of excavation is identified on the Reclamation Sequence Map, Drawing C2 and will not be less than 5 feet above the seasonal high ground water elevation.

(i) Upon depletion of mineral resources or abandonment of the site, all structures, equipment, and appurtenances accessory to the operations shall be removed.

As noted on the Final Reclamation Map, Drawing C3, all temporary structures, equipment and debris will be removed from the site following final reclamation. Any permanent buildings associated with the project will be constructed on adjacent land purchased from the Port of Benton and maintained in good repair for subsequent use.

(j) Failure to comply with the conditions of this section shall require modifications to operations procedures, or equipment until such compliance is demonstrated to the satisfaction of the planning manager, or if referred by the planning manager, to the satisfaction of the board of adjustment. Such modifications may require a permit modification if they are inconsistent with the approved permit conditions.

4. Reclamation

(a) A valid clearing and grading permit shall be maintained throughout the reclamation of the site required pursuant to RCW 78.44.

A current surface mining permit issued by the Department of Natural Resources will be maintained throughout the duration of the development project in conformance with Rev. 78.44.

(b) No extractive operations shall commence until a reclamation plan approved pursuant to the requirements of RCW 78.44.090 shall be submitted to the City.

The approved reclamation plan will be submitted to the city prior to beginning any excavation or extraction activities on the site.

(c) Reclamation plans shall require:

(i) The removal of all buildings, structures, apparatus, or appurtenances accessory to the extractive operations.
(ii) Final grades suitable for used permitted within the underlying zoning district.
(iii) No less than one (1) foot of topsoil shall be returned to the surface of the land, with the exception of roads.

(iv) The site shall be planted with indigenous plants, such as grasses and shrubs, which shall be maintained to minimize blowing dust.

(v) Graded or backfilled areas shall be reclaimed in a manner will not allow water to collect and permit stagnant water to remain.

(vi) Waste or soil piles shall be leveled and the area treated with surfacing and planting as required by this section.

Upon completion of development, all buildings, structures and appurtenances shall be removed from the site. Finish grading and planting of indigenous vegetation will be consistent with the proposed subsequent use for industrial development, and to minimize wind erosion. Stockpiled overburden will be reserved on the site in approved locations for future development and landscaping by the property owner.

APPENDIX A

SOILS REPORT

SOILS REPORT

A subsurface study was conducted for the proposed industrial development project located within the City of Richland on property owned by the Port of Benton. The subsurface study was performed to evaluate the characteristics of the site materials with respect to slope stability, erosion potential and commercial quality.

The proposed development includes approximately 190 acres of undeveloped land, which is currently owned by the Port of Benton. The existing surface consists of relatively mile slopes and rolling topography.

Field exploration was done to observe the site conditions and obtain representative samples of subgrade materials for analytical laboratory testing. Test specimens were collected from test pits near the center of the proposed development, which appear to be relatively uniform over the entire site. The samples were taken to a laboratory to determine the physical and engineering properties and to evaluate the quality of material.

Laboratory test results, along with a statement of commercial quality are included in the following pages.

The site materials generally consist of poorly graded gravel with sand extending to unknown depths well below any test pits excavated on the site. The surface overburden is characterized as silty sand, which varies in depth from a few inches at the south end of the property to about 2 feet near the north end of the property. Very little topsoil was observed on the site. Naturally occurring vegetation including sagebrush minimizes erosion of the overburden due to wind and precipitation runoff.

Site development will initially involve stripping and removal of vegetation and surface overburden. This will be done in smaller segments not exceeding 7 acres in size as required by the Department of Natural Resources to minimize erosion of the superficial materials and maintain stability of the slopes. Overburden will be stockpiled for subsequent use in reclamation activities after excavation is complete.

Excavation within each segment will be performed using scrapers and front-end loaders. Temporary excavation side slopes are anticipated to be stable at about 1.5H:1V (horizontal:vertical). However, for permanent excavation and embankments a 2H :1V or flatter slope is recommended due to the type of materials present at the site. Final reclamation slopes are intended to be graded to a maximum of approximately 4H :1V prior to placing topsoil material.

After excavation is complete, reclamation activities should be carried out in a timely manner to establish and maintain long term stability of the excavation slopes.

Overburden or topsoil should be placed over the exposed subgrade material to a depth of at least 1-foot and re-vegetated by hydroseeding or other suitable means to

initiate rapid growth. Reclaimed slopes should be formed with varied steepness and a sinuous appearance to control surface runoff and minimize erosion potential. Large rectilinear planes and right angles should be avoided in the final topography.

Long-term erosion control measures taken during final reclamation are recommended to preclude erosion and high velocity runoff during higher intensity storm events. In addition to vegetation, recommended measures include small discontinuous terraces, furrows, benches or berms formed perpendicular to the slopes. Strategically placed drainage chutes or swales, buttresses, and rolling mounds are also recommended to help control and direct surface runoff. Retarding runoff flow velocity on slopes may also involve use of organic debris, landscape planting, mulch or gravel placed over bare subsurface materials. Due to the planned subsequent industrial use of the property, the pit floor will not be reclaimed with topsoil and planting. However, erosion and drainage runoff control is not expected to be necessary due to the permeability of the site subsurface materials.

WASHINGTON STATE DEPT OF NATURAL RESOURCES

COUNTY OR MUNICIPALITY APPROVAL FOR SURFACE MINING (Form SM-6)

NAME OF COMPANY OR INDIVIDUAL APPLICANT(S)
Same as name of the exploration permit holder. *(Type or print in ink.)*

Interstate Concrete & Asphalt Co.

MAILING ADDRESS

PO Box 3366
Spokane, WA 99220

Telephone 509.534.6221

TOTAL ACREAGE AND DEPTH OF PERMIT AREA
(Include all acreage to be disturbed by mining, setbacks, and buffers, and associated activities during the life of the mine.) *(See SM-8A.)*

Total area permitted will be 182 acres

Maximum vertical depth below pre-mining topographic grade is 55 feet

Maximum depth of excavated mine floor is 355 feet relative to mean sea level

COUNTY Benton

No attachments will be accepted. Legal description of permit area:

1/4	1/4	Section	Township	Range
ALL	SE	22	10N	28EWM
SW, SE	NE	22	10N	28EWM
ALL	NE	27	10N	28EWM
NE,NW	SE	27	10N	28EWM

Proposed subsequent use of site upon completion of reclamation

Industrial development

Signature of company representative or individual applicant(s)	Name and title of company representative *(please print)*	Date signed
[signature]	Wade Blagg General Manager	1/31/21

TO BE COMPLETED BY THE APPROPRIATE COUNTY OR MUNICIPALITY:

Please answer the following questions 'yes' or 'no'.

	Yes	No
1. Has the proposed surface mine been approved under local zoning and land-use regulations?		
2. Is the proposed subsequent use of the land after reclamation consistent with the local land-use plan/designation?		

When complete, return this form to the Department of Natural Resources.

Name of planning director or administrative official *(please print)*	Address
Signature	
Title *(please print)*	
Telephone / Date	FOR DEPARTMENT USE ONLY: / DNR Reclamation Permit No.