I. GENERAL INFORMATION

Requested Action: A Conditional Use Permit (CUP) application submitted by CDS Aggregates, LLC for a mineral extraction site located at the intersection of US HWY 2/97 and Turtle Rock Road, adjacent to the existing Pipkin-Farrington mineral extraction site. The proposal is for gravel mining of approximately 20 acres to include crushing, processing, blasting and administrative activities.

Location: The subject property is zoned Rural Resource 5 (RR-5) and is designated Mineral Resource Lands of Long-Term Commercial Significance under Douglas County Code. The property is further described as being located within the NW Quarter of Section 36, Township 24N, Range 20E, W.M. The Assessor’s Parcel Number is: 24203620005.

II. SITE INFORMATION

Site Characteristics: The property is mainly devoid of vegetation with some areas of dryland brush and grasses. There is a rock outcrop and steep slope near the middle of the parcel. The parcel has other gentle slopes and ravines throughout. The property is directly south of the Farrington mineral extraction site and is approximately 1,500 feet east of Lincoln Rock State Park.

Access: The subject property is accessed via Turtle Rock Road.

Zoning: The zoning of the property is Rural Resource 5 (RR-5) and is designated Mineral Resource Lands of Long-Term Commercial Significance under Douglas County Code.

III. COMPREHENSIVE PLAN - REGULATIONS:

The Douglas County Comprehensive Plan designates this property as Mineral Resource Lands of Long-Term Commercial Significance and is zoned Rural Resource 5 (RR-5). The following goals and policies set forth in the comprehensive plan are relevant to this development:

RURAL LAND USE

POLICY R-1: Rural areas are those areas not designated for urban growth, agriculture, forest, or mineral resources. However, agricultural activities, farming/ranching, forestry, mineral and other similar activities are inherent within this designation.
MINERAL RESOURCE LANDS

GOAL: Douglas County will conserve mineral resource lands for productive economic use to help maintain a stable, cost-effective source of needed construction materials.

POLICY M-1: The County will encourage the retention and protection of long-term mineral resource sites of commercial grade aggregate for new development, roads and other uses, provided mineral resources sites can be located and developed consistent with plan policies.

POLICY M-2: Mineral extraction operations will be sited within designated mineral resource lands of long-term commercial significance and designed to minimize conflicts with adjacent land uses, and to have a minimal impact on critical habitats, natural vistas, cultural resources and the environment.

POLICY M-3: Mining and extraction operations will be sited and designed to minimize conflicts with adjacent land uses, and to have a minimal impact on critical habitats, natural vistas, cultural resources and the environment.

POLICY M-7: Use existing topography to screen and minimize blasting, noise, dust, vibration, and visual impacts when developing new mineral extraction sites. Where heavy equipment, mines and pits cannot be effectively screened from residential and/or commercial areas, shorelines of the state and major highways a combination of existing topography, berms and landscaping may be utilized to screen the site.

POLICY M-8: Adequate screening and buffering will be maintained between adjacent land uses and the mining site, and will be the responsibility of the new or expanded mineral extraction development.

POLICY M-9: Ensure that mining sites and associated off-site stockpiles are maintained during the life of the operation, particularly in regard to the control of noxious weeds and dust.

POLICY M-10: Reclamation of mining and extraction sites is an integral part of all mining operations, and will be required and completed in a manner that will encourage future land uses that are compatible with local comprehensive plans.


POLICY M-13: Encourage the designation of new mineral resource lands of long-term commercial significance based on the review guidelines established within this section, and when in accordance with Chapter 365-190-040, and 70, Washington Administrative Code.

CRITICAL AREAS – GEOLOGICALLY HAZARDOUS AREAS

POLICY CA-42: Potential impacts and alternative mitigation measures to eliminate or minimize the impacts in identified geologic hazard areas shall be documented during the review of development applications.

POLICY CA-43: Development proposals should be evaluated to determine 1) whether the proposal is located in a geologic hazard area, 2) the project's potential impact on geologic hazard areas, and 3) the potential impact of geologic hazards on the proposed project.
Applicable provisions of D.C.C., Chapter 18.80.030 “Evaluation Criteria”
A. The proposed use will be harmonious and in accordance with the general and specific objectives of the comprehensive plan and all subarea plans.
B. The proposed use will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity of the area.
C. The traffic generated by the proposed use shall be mitigated so as not to burden the traffic circulation system in the vicinity.
D. The proposed use will be served adequately by facilities and services such as highways, roads, law enforcement, fire protection, drainage, refuse disposal, domestic water and sanitary sewers, and schools; or that persons or agencies responsible for the establishment of the proposed use will provide adequate services.
E. The proposed use will not create excessive additional requirements at public cost for public facilities and services.
F. The proposed use will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or general welfare by reasons of excessive production of traffic, noise, smoke, fumes, vibration, glare, or odors.
G. Proposed ingress and egress, driveway widths, parking, and road improvements shall be approved pursuant to DCC Title 20 and to the satisfaction of the county engineer.
H. Adequate buffering devices such as fencing, landscaping, or topographic characteristics shall be in place in order to mitigate, and protect adjacent properties from potential adverse impacts of the proposed use, including visual or auditory effects.
I. Conditional use permits shall comply with the DCC and all applicable local, state, or federal regulations.
J. The hearing examiner is the review authority and may approve, conditionally approve or deny a request for changing the minimum lot size of a conditional use. Any waiver of minimum lot size shall not be construed as an exemption from the requirements of DCC Title 17 and RCW Chapter 58.17.

Applicable provision of DCC 18.80.180 “Mineral Extraction”
A. Mineral extraction sites shall be located on designated mineral resource lands of long-term commercial significance;
B. The applicant shall submit documentation prepared by an engineer, and/or geologist as appropriate, that the operation(s) will not create hazardous conditions, adversely impact lands and transportation systems in the vicinity, impair the slope stability or cause lateral movements such as slump, creep or landslide, or cause soil erosion or sedimentation;
D. A water supply and management plan shall be submitted for approval in conjunction with the application that discloses the source and volume of water necessary and available for dust control and associated mineral extraction, and how waste water from operations and stormwater retention will be accomplished. The plans shall be implemented through all phases of the operation(s);
E. A dust abatement plan shall be submitted for approval that specifies dust control measures to be employed throughout the life of the operation to assure that fugitive dust from all sources does not escape on-site containment. The dust abatement plan shall identify the names and telephone numbers of persons responsible for dust control on a twenty-four-hour basis;
F. Adequate buffering measures shall be taken to screen the project from public view. Such devices may include landscaping, or topographic characteristics or a combination thereof as approved by the review authority;

G. Site illumination shall be designed and located so that lighting sources are not directly visible from residential uses or public roads. Lighting shall not cast glare on adjacent properties;

H. Hours of operation and duration of the project shall be established by the review authority;

I. Drainage and stormwater runoff control shall be designed and implemented as approved by the county engineer in accordance with DCC Chapter 20.34;

J. Haul route agreements for internal access and external ingress and egress to, and travel on, public roads shall be required between the operator and the department prior to commencing any operations;

K. The review authority may establish minimum setbacks and other requirements for the excavation area, structures, buildings or non-mobile machinery associated with extraction, washing, sorting or crushing that will be adequate to minimize potential adverse impacts to adjoining properties or public road rights-of-way;

L. The maximum height of stock piles shall be determined by the review authority and at no time shall exceed a height of thirty feet. Appropriate measures identified in the dust abatement and water management plans shall be implemented;

M. All top soil shall be retained on-site for the reclamation of the mineral extraction operation and shall not be sold or otherwise disposed of unless it can be demonstrated that there is sufficient top soil to cover the area disturbed by the mineral operation to a minimum depth of three feet and as approved by the review authority at the time of application review;

N. A reclamation plan shall be submitted that provides for:
   1. Top soil retained and set aside from the operation for subsequent use during reclamation. The stock piles shall be revegetated during the time period it is reserved to prevent erosion,
   2. Reclamation in two to ten acre increments, as appropriately responsive to the size and intensity of the particular excavation activities. Revegetation of the reclaimed areas excavated shall be accomplished annually by September 30th,
   3. Reclaimed side slopes that at no time shall be greater than one and one-half feet horizontal to one foot vertical,
   4. The final topography of the site to be consistent with the surrounding area and graded to a maximum of a four-foot horizontal to one-foot vertical slope,

O. The review authority may require financial assurance in accordance with DCC Chapter 14.90 to guarantee/warranty compliance with permit conditions, completion of the reclamation, protection of public facilities and conformance with other applicable requirements of the DCC.

IV. ENVIRONMENTAL REVIEW
Douglas County issued a Determination of Non-Significance on August 1, 2019 in accordance with WAC 197-11-355 (Optional DNS).

V. AGENCY AND PUBLIC COMMENTS:
Applicable agencies have been given the opportunity to review this proposal. These agencies have identified mitigation or project design requirements for the project (Attachment A) that have been included as conditions of approval where appropriate.
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<td>7/19/2019</td>
<td>WA State Dept. of Ecology</td>
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* N/R = No Reply

Agency comments have been included as Attachment A.

No public comments were received at the writing of this staff report

VI. PROJECT ANALYSIS

In review of this proposal it is important to consider the goals and policies of the comprehensive plan, applicable county code, public and agency comments, any identified environmental concerns and state and federal requirements. Identified below is planning staff’s analysis and consistency review for the subject application.

Comprehensive Plan consistency:
The project is located within designated Mineral Resource Lands of Long-Term Commercial Significance and is consistent with Section 5.3 “Mineral Resource Lands” of the Douglas County Comprehensive Plan and is consistent with the goals and policies of Rural Lands and RR-5, as conditioned. A 100-ft buffer will be used between project operations and Highway 2/97. The proposal is designed to minimize impacts to surrounding land uses.

As conditioned, the proposal appears consistent with the requirements of this section.

Consistency with DCC Chapter 18.80.030 “Conditional Uses – Evaluation Criteria”
The project is located within designated Mineral Resource Lands of Long-Term Commercial Significance. RR-5 zoning authorizes mineral extraction as a Conditional Use. The required operational conditions will sufficiently mitigate associated impacts for the duration of permit approval. The project will not create excessive demands on public services. Noise impacts must fall within the parameters of Douglas County Code, Chapter 8.04, “Noise”, as well as State standards.

As conditioned, the proposal appears consistent with the requirements of this section.

Consistency with Chapter 18.80.180, “Conditional Uses – Mineral Extraction”
The applicant has submitted an analysis of the consistency of the project with this section in the Project Narrative submitted with the application materials, dated May 15, 2019 and a revision dated August 2, 2019 (enclosed). Further mineral extraction, crushing and blasting operations are approved and regulated by the WA State Department of Natural Resources (DNR).
As required under 18.80.180, the application materials included:

- Narrative including: hours of operation and site illumination protocol
- Blasting Protocol Plan
- Traffic Impact Analysis
- Storm Drainage Report
- Engineer grading and excavation plans
- Water and dust-abatement information

As conditioned, the proposal appears consistent with the requirements of this section.

**Consistency with DCC 18.30 RR-5:**
The Rural Resource 5 (RR-5) zoning district allows mineral extraction with a Conditional Use Permit (CUP).

The proposal appears consistent with the requirements of the zoning district.

**Douglas County Transportation Department** states that the civil plans, storm drainage report and traffic impact analysis adequately address impacts and project requirements. Preliminary approval is recommended by Transportation with incorporation of the transportation and stormwater suggested conditions of approval included in this staff report.

The applicant has addressed dust abatement and a water plan in the application narrative materials attached. In order to assist the County in providing notification to the site operator regarding dust inquiries, the applicant will need to provide to the County the names and phone numbers of the persons responsible for dust control on the 24 hour basis. This requirement has been included in the suggested conditions of approval below.

**Douglas County Land Services:** Adequate buffering measures shall be taken to screen the project from public view. Such devices may include landscaping or topographic characteristics or a combination thereof as approved by the review authority. The applicant has proposed screening of the project from public view by creating a berm along US 2/97 (see grading and site plan) and with the gravel that will be stockpiled in a manner to shield the crushing equipment as much as possible. The requirement for adequate buffering measures to be provided by the applicant to screen the project from public view is included in the suggested conditions of approval.

Site illumination for night operations shall be designed and located so that light sources are not directly visible from public roads or adjoining lots and that glare is not cast on adjoining property. Site illumination must adhere to the conditions of approval and to the proposed temporary-nature of site illumination in the application materials.

The hours of operation for blasting, crushing and major extraction are proposed to occur up to a few times a year in condensed time periods of up to 3-4 weeks each with operating hours of 6am to 11:30pm Monday - Saturday. Other general operations such as: screening, truck-loading and hauling, stock-piling, and administrative duties are proposed to occur during the hours of 6am to 9pm Monday - Saturday and will occur throughout a given year, not to be restricted to a typical construction season.
The applicant proposes rock blasting that is described in the Blasting Protocol Plan conducted by Elite Explosive Services, LLC, dated June 18, 2019 (attached). Suggested conditions of approval require the applicant follow all protocol, safety and mitigation measures described in the Plan and to include notification to Chelan PUD prior to any blasting operations.

Access to and from the extraction site is limited to Turtle Rock Road. All storm and waste water will be retained on site. A formal haul route agreement is required by Douglas County Transportation and must comply with DCC 12.28.150 prior to commencing operations or within sixty (60) days of CUP approval, whichever comes first.

The project, as proposed, appears to provide adequate setbacks from adjacent properties and from public rights-of-way and proposes shielding through the use of a berm created from excavated topsoil. The project site is adjacent to other mineral extraction sites. The property is over 1,000 feet from residential zoning districts.

The applicant will be required to submit to the County a copy of the DNR permit, once obtained. The requirement is listed in the suggested conditions of approval.

As conditioned, the proposal appears consistent with the provisions of this chapter.

VII. RECOMMENDATION

As conditioned below, this application does not appear to be detrimental to the general public health, safety or welfare and meets the basic intent and criteria associated with Title 18, 19 and 20 of the Douglas County Code and the Douglas County Countywide Comprehensive Plan. Staff recommends approval of CUP-2019-01, subject to the following findings of fact and conditions:

Suggested Findings of Fact

1. The applicant is Pat King, CDS Aggregates, LLC, 1931 Eastmont Ave., East Wenatchee, WA 98802
2. The applicant’s agent is Hank Lewis, 711 Briarwood Dr., East Wenatchee, WA 98802
3. General Description: a conditional use permit application for mineral extraction operations adjacent to the existing Pipkin-Farrington mineral extraction site. The proposal is for gravel mining of approximately 20 acres to include: crushing, processing, blasting and administrative activities.
4. Location: The subject property is zoned Rural Resource 5 (RR-5) and is located within designated Mineral Resource Lands of Long-Term Commercial Significance under Douglas County Code. The property is further described as being located within the NW Quarter of Section 36, Township 24N, Range 20E, W.M. The Assessor’s Parcel Number is: 24203620005.
5. The Comprehensive Plan Designation is Rural Resource 5 (RR-5).
6. The zoning district is Rural Resource 5 (RR-5).
7. Section 18.80.180 of the Douglas County Code establishes minimum conditions for mineral extraction operations.
8. A SEPA Checklist was received with the application materials, signed and dated May 14, 2019. A Determination of Non-Significance was issued on August 1, 2019 in accordance with WAC 197-11-355 (Optional DNS).

9. A Cultural Resource Survey Report, conducted by Columbia Historical Consulting, dated May 5, 2019 was submitted in the application materials. The Report states: "This survey did not locate any archaeological sites or other cultural resources within the project footprint. A traditional cultural property – Turtle Rock – is visible from the project APE. However, effects to this site are unlikely to be considered adverse. Consequently, Columbia Historical Consulting recommends that the project proceed without an archaeological disturbance permit from the DAHP."

10. Initial application materials reviewed by Douglas County Transportation and Stormwater include:
   - Civil plans prepared by Torrence Engineering, received July 29, 2019
   - Storm Drainage Report prepared by Torrence Engineering, received July 29, 2019
   - SEPA Checklist prepared by CDS Aggregates, received May 15, 2019
   - Traffic Impact Analysis prepared by TENW, received May 15, 2019

11. Civil Plans: The civil plans adequately address impacts relating to altered topography and resulting drainage pathways. Appropriate erosion control measures are planned to accommodate the significant cuts created as a result of the mineral extraction operation. The plans include the recommendations noted within the Traffic Impact Analysis.

12. Storm Drainage Report: The Storm Drainage Report provided has adequately addressed stormwater management feasibility associated with the proposed operations and has identified types and locations of proposed stormwater management facilities and appurtenances. Calculations included meet the requirements of Douglas County Code.

13. Traffic Impact Analysis: The Traffic Impact Analysis has recommended the following:
   - "[...] it is recommended that the project should be required to repair the existing pavement edge, stabilize the road shoulder, and widen the project frontage of Turtle Rock Road from the US 2 / SR 97 intersection to the proposed site access roadway to a minimum of 25 feet of paved roadway section and construct the width of the proposed driveway to allow for concurrent truck movements onto/off of Turtle Rock Road."

14. The Chelan PUD has a transmission line which crosses along the southerly portion of the subject property and a distribution line at the westerly boundary of the parcel. The proposed blasting may coat the transmission line insulators with dirt and debris which may require cleaning from time to time. The CCPUD will invoice the applicant for reimbursement for insulator cleaning as determined necessary by the PUD.

15. The subject property is within 300 feet of an off-site residence, which is under the same ownership of the subject property.

16. The subject property is not within 1,000 feet of a residential zoning district.

17. Surrounding property owners were given the opportunity to comment on the proposal, can request a copy of the decision, and can appeal the decision subject to the requirements outlined in DCC Title 14.

18. Comments from reviewing agencies have been considered and addressed where appropriate.
19. Proper legal requirements were met and surrounding property owners were given
the opportunity to comment on the proposal at a public hearing.

20. As conditioned, the development will not adversely affect the general public,
health, safety and general welfare.

Suggested Conclusions:

1. As conditioned, the development meets the goals, policies and implementation
recommendations as set forth in the Douglas County Comprehensive Plan.
2. As conditioned, this proposal is consistent with applicable federal and state laws
and regulations.
3. Public use and interests will be served by approval of this proposal.
4. As conditioned, the proposal is consistent with Title 18 "Zoning" and Title 19

Suggested Conditions of Approval

1. The project shall proceed in substantial conformance with the plans and
application materials of file except as amended by the conditions herein.
2. The applicant and site operators are responsible for compliance with all
applicable local, state and federal rules and regulations.
3. No excavation, extraction or blasting activities shall begin until all necessary
permits are obtained prior to commencing operations. These include, but are not
limited to: Ecology Sand and Gravel General Permit, Sand and Gravel Permit
Portable Facilities Coverage, DNR revised Reclamation Permit. Documentation
of said permits shall be provided to Douglas County.
4. The hours of operation for blasting, crushing and major extraction shall occur up
to a few times a year in condensed time periods of up to 3-4 weeks each with
operating hours of 6am to 11:30pm Monday - Saturday. Other general operations
such as: screening, truck-loading and hauling, stock-piling, and administrative
duties shall occur during the hours of 6am to 9pm Monday - Saturday and shall
be allowed throughout a given year, not to be restricted to a typical construction
season. Should complaints arise from surrounding property owners regarding the
hours of operation, Douglas County Transportation and Land Services reserves
the right to refer the issue back to the Hearing Examiner to review the hours of
operation.
5. Excavation activities shall adhere to a minimum buffer of one-hundred feet from
US 2/97 and continue at the same elevation of the road right-of-way or below so
that the extraction site is not visible from the roadway utilizing the natural
topography and the screening standards in subsection F of DCC 18.80.180.
6. All operations must be conducted in a manner that complies with the applicable
requirements of WAC 173-60, including the maximum permissible environmental
noise levels specified in WAC 173-60-040 and the provisions of Douglas County
Code, Chapter 8.04 "Noise".
7. Pit operations shall be performed in a manner that does not cause damage to the
Chelan County PUD (CCPUD) infrastructure in any way nor hinder the District's
ability to access its infrastructure for any reason.
8. CCPUD staff must be invited to be present during any blasting operations. The
applicant shall provide a 48 hour notice prior to any blasting to the General
Foreman of Line Operations or if unavailable the Line Operations Office. Notice
of Blasting shall also be provided to the Transmission Systems Engineer in the transmission Department.

9. At no time shall stock piles exceed a height of thirty feet. Appropriate measures identified in the dust abatement and water management narratives shall be implemented. The applicant must provide to the County the names and phone numbers of the persons responsible for dust control on the 24 hour basis prior to site operations.

10. Any topsoil retained on site must adhere to the stockpile height requirements and shall be maintained free of noxious weeds;


12. The applicant must contact the CCPUD prior to any blasting activities.

13. The applicant shall be responsible for any costs incurred by the CCPUD for cleaning and maintenance measures necessary from dirt and debris coating transmission line insulators sustained by site operations.

14. Blasting operations must be suspended during any circumstances which make it critical that the CCPUD transmission line remain in service for system reliability, including but not limited to: times of forest fires and during outages of Chelan Dam hydro generators.

15. Access by the CCPUD to both the distribution and transmission lines must be maintained at all times.

16. Site operations must not undermine the stability of the distribution and transmission lines. The applicant is responsible for any expense the CCPUD must undertake to restore damage or structural integrity due to the applicant’s activities.

17. Mitigation measures required of the applicant and indicated in the application materials must include any unforeseen impacts to the Lincoln Rock State Park or the adjacent recreation land owned by the CCPUD and operated by Washington State Parks.

18. A geologic hazard risk assessment must be completed at time of building permit application.

19. All mineral extraction operations shall be screened from public view by topography or berms. The berms will be of sufficient height to achieve the required visual screening standards. As the project progresses through its phases of operation, the screening berms shall be relocated and/or resized as necessary to maintain their function. The berms will be seeded with native or drought tolerant grasses.

20. Site illumination must be designed and located so that lighting sources are not directly visible from residential uses or public roads. Lighting shall not cast glare on adjacent properties.

21. Concurrent with the submittal of the County Approval for Surface Mining (Form SM-6) to Douglas County, the applicant must provide a copy of the reclamation plan submitted to the Department of Natural Resources. Prior to signing the SM-6 form, Douglas County shall verify consistency of the reclamation plan with the comprehensive plan.

22. The applicant must construct the recommended mitigation identified within the Traffic Impact Analysis and as depicted on the civil plans prior to commencing operations. A Right of Way permit is required for this work and shall be obtained prior to commencement.
23. Execute Haul Route Agreement per Douglas County Code Section 12.28.150 prior to commencing operations or within sixty (60) days of CUP approval, whichever comes first.

24. Per Douglas County Code Chapter 12.24: Approaches to County Roads, all new or revised driveways and accesses onto a Douglas County road (including temporary) require an approved access permit. The applicant must obtain an access permit for their temporary access within sixty (60) days of CUP approval.

25. Grading shall comply with Douglas County Code Chapter 15.36: Grading and Excavation.

26. Appropriate measures to prevent sediment from leaving the site shall be maintained until such time as all on-site soils are stabilized. The applicant's TESC Plan shall be kept on-site at all times and updated as necessary to address and prevent sediment and sediment laden water from leaving the project site.

27. Upon the end of operations or expiration of the Conditional Use Permit, an updated grading plan must be submitted by the Professional Engineer (PE) for Douglas County records. The engineer must certify that the grading plan and completed grading are in conformance with Douglas County Code Chapter 15.36: Grading and Excavation.

28. Individual/common plan development for this proposal exceeds 1-acre of disturbed ground. This would meet the threshold by the Washington State Department of Ecology (WSDOE) in administering their general permit to discharge stormwater associated with construction activity. The applicant is responsible for acquisition of all applicable permits prior to beginning ground breaking activities, including but not limited to: Construction Stormwater General Permit, Sand & Gravel Stormwater General Permit, and/or Industrial Stormwater General Permit. Compliance with the Washington State Department of Ecology's regulations is the responsibility of the applicant.

29. If ground disturbing activities reveal any cultural materials (e.g. structural remains, Euro-American artifacts, or Native American artifacts), all activity must cease within 200 feet of the find and the Washington State Historic Preservation Officer shall be notified immediately. The project proponent must then work with the WA State Historic Preservation Officer to develop a management plan for the site prior to recommencing work. If human remains, suspected human remains, or any items suspected to be related to a human burial are encountered during any aspect of the project, operations must cease immediately within 200 ft of the find. The area around the discovery must be secured and the Douglas County Sheriff and the State Historic Preservation Officer shall be contacted by the applicant/operator at once.

Respectfully Submitted,

[Signature]
Suzanne Austin
Associate Planner

Attachments
ATTACHMENT A

AGENCY COMMENTS
I apologize for the late comments and hope they are still able to be included.

State Parks has reviewed the application and plans, we have the following comments to make. While this type of activity is not ideal near a recreation site such as Lincoln Rock State Park. Our concerns would be impacts to the infrastructure of the sewage lagoons which Chelan PUD indicated they did not see this as an issue, secondly we are concerned about noise, dust, and light. The plan indicates the activity will be visually non-detectable and noise of crushing will be contained to the site due to the topography and berms. Also the plan indicates lighting will be designed so that lighting sources are not directly visible from residential areas or public roads. Finally, dust is called out in the plan as being managed through an onsite water system and mobile reservoir. If the efforts for mitigation are accomplished State Parks see’s little impact to the recreation property nearby. But the plan refers to mitigating impacts to residential areas and the HWY, but does not indicate mitigating impacts to the recreation land nearby known as Lincoln Rock State Park. I ask that the mitigation measures being taken within the plan also be indicated in the plan as having the same beneficial outcomes for Lincoln Rock State Park or the adjacent recreation land owned by the PUD and operated by Washington State Parks.

Cordially,

Ryan Layton, Eastern Region Manager - North
Washington State Parks and Recreation
Phone: (509) 665-4313
ryan.layton@parks.wa.gov
WWW.parks.state.wa.us
Suzanne,

The District has a transmission line which crosses along the southerly portion of the subject parcel, and a distribution line at the westerly boundary of the parcel. In addition to the measures to protect the District’s infrastructure outlined in the applicant’s blasting safety protocol, the District provides the following requests and/or comments:

The proposed blasting may coat the transmission line insulators with dirt and debris which may require cleaning from time to time. In this event, the District expects and will invoice the applicant for reimbursement for insulator cleaning as determined necessary by the District.

The District may request blasting operations be suspended during circumstances which make it critical that the transmission line remain in service for system reliability. Examples of conditions which may warrant suspension of blasting to ensure the transmission line remains in service are forest fires and outages of Chelan Dam hydro generators.

The District’s ability to access both the distribution and transmission lines must be maintained at all times.

The applicant must ensure that it’s activities do not undermine the stability of the distribution and transmission lines, and will be responsible for any expense the District must undertake to restore damage or structural integrity due to the applicant’s activities.

Thank you for the opportunity to review and comment. Please contact the District with any questions.

Lisa

Lisa Graves
Real Estate Specialist
PUD No. 1 of Chelan County | Wenatchee, Washington

(509) 661-4196 | lisa.graves@chelanpud.org
A reclamation permit is required for the mineral extraction activities detailed in the CUP-2019-01 application.

RCW 78.44.031

(5) "Disturbed area" means any place where activities clearly in preparation for, or during, surface mining have physically disrupted, covered, compacted, moved, or otherwise altered the characteristics of soil, bedrock, vegetation, or topography that existed prior to such activity. Disturbed areas may include but are not limited to: Working faces, water bodies created by mine-related excavation, pit floors, the land beneath processing plant and stock pile sites, spoil pile sites, and equipment staging areas. Disturbed areas shall also include aboveground waste rock sites and tailing facilities, and other surface manifestations of underground mines.

(17)(a) "Surface mine" means any area or areas in close proximity to each other, as determined by the department, where extraction of minerals results in:
(i) More than three acres of disturbed area;
(ii) Surface mined slopes greater than thirty feet high and steeper than 1.0 foot horizontal to 1.0 foot vertical; or
July 16, 2019

Suzanne Austin  
Douglas County Transportation and Land Services  
140 19th Street N.W.  
East Wenatchee, WA 98802

Re: CUP-2019-01

Dear Suzanne Austin:

Thank you for the opportunity to comment during the optional determination of nonsignificance process for the gravel mining of approximately 20 acres, proposed by CDS Aggregates, LLC. We have reviewed the documents and have the following comments.

AIR QUALITY

While an air permit for the pit site is not required, installation and operation of any new or modified air pollutant source requires a preconstruction air quality permit, unless otherwise exempted. [Washington Administrative Code 173-400-110.] Such air pollution sources include rock crushers, asphalt plants, and concrete batch plants. For additional information regarding air permit applicability and/or process, please contact Ryan Vicente, at (509) 454-7899 or ryan.vicente@ecy.wa.gov.

WATER QUALITY

CDS Aggregates CUP Environmental Review correctly states a Sand & Gravel Permit is required for this project to proceed.

SEPA CHECKLIST  
A Notice of Intent to apply must be filed 180 days prior to start of activities.

If you have any questions or would like to respond to these Water Quality comments, please contact James Leier at (509) 457-7124 or james.leier@ecy.wa.gov.

WATER RESOURCES

All water wells constructed shall be in accordance with the provisions of Chapter 173-160 WAC by a driller licensed in the State of Washington. All wells must be located a minimum of 100
feet from any known, suspected, or potential source of contamination and shall not be located within 1,000 feet of the property boundary of solid waste landfills. A well report must be submitted to the Department of Ecology within thirty days after the completion of a well.

If you have any questions or would like to respond to these Water Resources comments, please contact Jolee Ramos at (509) 454-4173 or email at jolee.ramos@ecy.wa.gov.

Sincerely,

Gwen Clear
Environmental Review Coordinator
Central Regional Office
(509) 575-2012
crosepacoordinator@ecy.wa.gov

201903807
Findings of Fact:
Initial application materials reviewed by Douglas County Transportation and Stormwater include:

- Civil plans prepared by Torrence Engineering, received July 29, 2019.
- Storm Drainage Report prepared by Torrence Engineering, received July 29, 2019.
- SEPA Checklist prepared by CDS Aggregates, received May 15, 2019.
- Traffic Impact Analysis prepared by TENW, received May 15, 2019.

Civil Plans
The civil plans adequately address impacts relating to altered topography and resulting drainage pathways. Appropriate erosion control measures are planned to accommodate the significant cuts created as a result of the mineral extraction operation. The plans include the recommendations noted within the Traffic Impact Analysis.

Storm Drainage Report
The Storm Drainage Report provided has adequately addressed stormwater management feasibility associated with the proposed operations and has identified types and locations of proposed stormwater management facilities and appurtenances. Calculations included meet the requirements of Douglas County Code.

Traffic Impact Analysis
The Traffic Impact Analysis has recommended the following:

- “[...] it is recommended that the project should be required to repair the existing pavement edge, stabilize the road shoulder, and widen the project frontage of Turtle Rock Road from the US 2 / SR 97 intersection to the proposed site access roadway to a minimum of 25 feet of paved roadway section and construct the width of the proposed driveway to allow for concurrent truck movements onto/off of Turtle Rock Road.”

With incorporation of the conditions below, preliminary approval is recommended.
Conditions of Approval:

1. The applicant shall construct the recommended mitigation identified within the Traffic Impact Analysis and as depicted on the civil plans prior to commencing operations. A Right of Way permit is required for this work and shall be obtained prior to commencement.

2. Execute Haul Route Agreement per Douglas County Code Section 12.28.150 prior to commencing operations or within sixty (60) days of CUP approval, whichever comes first.

3. Per Douglas County Code Chapter 12.24: Approaches to County Roads, all new or revised driveways and accesses onto a Douglas County road (including temporary) require an approved access permit. The applicant shall obtain an access permit for their temporary access within sixty (60) days of CUP approval.


5. Appropriate measures to prevent sediment from leaving the site shall be maintained until such time as all on-site soils are stabilized. The applicant’s TESC Plan shall be kept on-site at all times and updated as necessary to address and prevent sediment and sediment laden water from leaving the project site.

6. Upon the end of operations or expiration of the Conditional Use Permit, an updated grading plan shall be submitted by the Professional Engineer (PE) for Douglas County records. The engineer shall certify that the grading plan and completed grading are in conformance with Douglas County Code Chapter 15.36: Grading and Excavation.

7. Individual/common plan development for this proposal exceeds 1-acre of disturbed ground. This would meet the threshold by the Washington State Department of Ecology (WSDOE) in administering their general permit to discharge stormwater associated with construction activity. The applicant is responsible for acquisition of all applicable permits prior to beginning ground breaking activities, including but not limited to: Construction Stormwater General Permit, Sand & Gravel Stormwater General Permit, and/or Industrial Stormwater General Permit. Compliance with the Washington State Department of Ecology’s regulations is the responsibility of the applicant.