EXHIBIT LIST FOR CUP 2018-004
JMAC Resources, LLC

			DATE
Hearing Examiner Application Exhibit List			
HER 1	HER 1.1	Application and supporting documents	April 16, 2018
Includes:	HER 1.2	SEPA Checklist	March 14, 2018
	HER 1.3		
	HER 1.4		
Hearings Examiner Staff Memo Exhibit List - May 21, 2018			
HEM 1	HEM 1.1	Staff Memo	May 14, 2018
Includes:	HEM 1.2	Site and vicinity maps	March 19, 2018
	HEM 1.3	Notice of Application	March 19, 2018
	HEM 1.4	Comments from Benton Clean Air Agency	March 26, 2018
	HEM 1.5	Comments from Benton County Fire Marshal	3/26/2018 & 4/24/18
	HEM 1.6	Comments from Department of Transportation	March 30, 2018
	HEM 1.7	Comments from Washington Department of Ecology	March 30, 2018
	HEM 1.8	Comments from Susan Chapman Abken	April 2, 2018
	HEM 1.9	Comments from Benton County Public Works Department	April 9, 2018
	HEM 1.10	Determination of Non-Significance	April 10, 2018
	HEM 1.11	Notice of Open Record Hearings	May 9, 2018
	HEM 1.12		
	HEM 1.13		
Hearings Examiner Staff Hearing Exhibit List - May 21, 2018			
HEH 1	HEH 1.1		
Includes:	HEH 1.2		
	HEH 1.3		
Hearings Examiner Staff Continued Hearing Memo Exhibit List - May 21, 2018			
HECH 2	HECH 2.1		
Includes:	HECH 2.2		
	HECH 2.3		
	HECH 2.4		
	HECH 2.5		

The Exhibit Numbers are found in the Top Right Hand Corner of each document.

HER = Hearings Examiner Record Exhibits
HEM = Hearings Examiner Memo Exhibits
HEH = Exhibits submitted during Hearing
HECH = Exhibits submitted during a continued hearing

Planning Department
P.O. Box 910
1002 Dudley Avenue
Prosser, WA 99350

Phone (509) 786-5612
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planning.department@co.benton.wa.us
co.benton.wa.us

STAFF REPORT TO HEARINGS EXAMINER

HEM 1.1

MEMO DATE:	MAY 14, 2018
HEARING DATE:	MAY 21, 2018
TO:	BENTON COUNTY HEARINGS EXAMINER
FROM:	CLARK POSEY ASSISTANT PLANNING MANAGER _____ BENTON COUNTY PLANNING DEPARTMENT
RE:	CONDITIONAL USE PERMIT - CUP 2018-004
APPLICANT:	JMAC RESOURCES INC. 1505 N. MILLER STE 260 WENATCHEE, WA. 98801
OWNER:	JOHN CHRISTENSEN 3802 W. 43rd Ave KENNEWICK, WA 99337

I. BACKGROUND INFORMATION

SPECIFIC REQUEST

The applicant is seeking a Conditional Use Permit under BCC 11.34.050(b) which allows a Commercial Sand and Gravel rock quarry to operate in the GMA Agricultural zoning district. The CUP would allow the applicant to excavate, drill, crush and process rock products and the use of portable rock crusher. This permit will allow the applicant to also process and store aggregate products on site and sell rock for commercial sales off-site. The site has a sand and gravel permit under John Christensen Quarry WAG505187 and is currently has an inactive status. This permit would transfer to JMAC Recourses Inc. if approved.

PROJECT CHRONOLOGY

The Conditional Use Permit application was submitted to the Planning Department on April 17, 2018 and was determined to be a complete application on April 19, 2019 at which time a letter of completion was sent to the applicant. The Conditional Use application was sent out for Agency Review on April 20, 2018. The Notice of Application for Mineral Extraction was mailed to property owners of record within 300 feet of the outer boundaries of the parcel on April 6, 2018 and the Notice of Open Record Hearing was published on May 11, 2018 in the Tri-City Herald. The Open Record Hearing is scheduled for May 21, 2018.

SITE DESCRIPTION

The subject property is the existing John Christensen Quarry, on S. Amon Road Kennewick, WA on 30.0 acres of a 235.2-acre parcel in the Northwest Quarter and a fraction of the West one/half of the Northeast Quarter of Section 30, Township 8 North, Range 29 East, W.M. Parcel Number: 1-3089-100-0002-000. No critical areas have been identified on the site.

SURROUNDING ZONING & LAND USE

The subject property being requested is within the GMA-AG Zoning District. The surrounding land uses include agricultural, rural residential, and pasture ground. The Comprehensive Plan designates the site as agricultural. The surrounding areas are zoned GMA-AG (Growth Management Act Agriculture).

The operation of a rock quarry for excavating, drilling, crushing and processing of rock products would not hinder or discourage the development of outright permitted uses on neighboring properties in the GMA-AG Zoning District as a result of the location, size, noise or dust of the proposed use.

STATE ENVIRONMENTAL POLICY ACT:

A SEPA Environmental checklist was submitted on 14, 2018 and has been reviewed under the requirements of the State Environmental Policy Act and a Determination of Non-Significance was issued on April 10, 2018. The Environmental Checklist, the Determination of Non-Significance and the comments received from reviewing agencies are attached to this memorandum.

II. APPLICABLE DEVELOPMENT REGULATIONS

Benton County Code (BCC) 11.34.050 Uses Requiring a Conditional Use Permit. The following uses may be permitted on a single parcel of record within the Growth Management Act (GMA-AG) if a conditional use permit is issued by the Hearings Examiner after notice and a public hearing as provided by BCC 11.52.090.

(e) Concrete plant.

Benton County Code 11.52.090(a) states "*Conditional Use/Special Permit General Standards.* The conditional use/special permit application process allows the Hearings Examiner to review the location and design of certain proposed uses, the configuration of improvements, and the potential impacts on the surrounding area. The application process also allows the Hearings Examiner to ensure that development in each zoning district protects the integrity of that district. The notice, hearing, decision and enforcement procedures are as set forth herein and in BCC 11.52.089.

Certain uses are classified as conditional uses/special uses because of their unusual nature, infrequent occurrence, special requirements, or potentially significant impacts to the environment, public infrastructure or adjacent properties, and/or possible safety hazards and other similar reasons.

Once granted, a conditional use/special permit may be transferred by a holder thereof after written notice to the Hearings Examiner; provided the use and location must remain the same and the transferee must continue to comply with the conditions of the permit and, if applicable, the requirements set forth in BCC 11.52.070."

III. DECISION CRITERIA

Benton County Code 11.52.090(d) states: "*Conditional Use/Special Permit—Permit Granted or Denied.* A conditional use/special permit shall be granted only if the Hearings Examiner can make findings of fact based on the evidence presented sufficient to allow the Hearings Examiner to conclude that, as conditioned, the proposed use:

1. is compatible with other uses in the surrounding area or is no more incompatible than are any other outright permitted uses in the applicable zoning district;
2. will not materially endanger the health, safety, and welfare of the surrounding

community to an extent greater than that associated with any other permitted uses in the applicable zoning district;

3. would not cause the pedestrian and vehicular traffic associated with the use to conflict with existing and anticipated traffic in the neighborhood to an extent greater than that associated with any other permitted uses in the applicable zoning district;

4. will be supported by adequate service facilities and would not adversely affect public services to the surrounding area; and

5. would not hinder or discourage the development of permitted uses on neighboring properties in the applicable zoning district as a result of the location, size or height of the buildings, structures, walls, or required fences or screening vegetation to a greater extent than other permitted uses in the applicable zoning district."

If reasonable conditions cannot be imposed so as to allow the Hearings Examiner to make the conclusions required above, the Conditional Use Permit shall be denied.

IV. FINDINGS OF FACT

Based on the application and information received, the planning staff makes the following findings.

1. The applicant is JMAC Resources Inc.1505 N. Miller Suite 260 Wenatchee, WA. 98801 The property owners are John Christensen 3802 w. 43rd Ave Kennewick, WA 99337

2. The subject property is located at 39505 S. Amon Road Kennewick, WA, 99337 in the Northwest Quarter and a fraction of the West one/half of the Northeast Quarter of Section 30, Township 8 North, Range 29 East, W.M. Parcel Number. 1-1089-100-0002-000.

3. The CUP would allow the applicant to excavate, drill, crush and process rock products and use of a portable rock crusher. This permit will allow the applicant to also process and store aggregate products on site and sell rock for commercial sales off-site. The subject property is zoned GMA-AG. The proposed use is consistent with the GMA-AG designation within the Benton County Code 11.34.

4. The applicant requests the hours of operation be Monday through Friday with hours of operation from 5:00 a.m. to 7:00 p.m. seven (7) days a week. Infrequent contracts may require 24-hour operation.

5. The application for CUP 2018-004 was submitted to Benton County on April 19, 2018 with a complete letter sent on April 21, 2018.

6. The notice for the Open Record Hearing for application CUP 2018-004 was published on May 9, 2018, in the Tri-City Herald and Notice mailed to property owners of record within 300 feet of the outer boundaries of the parcel on May 9, 2018. The Open Record Hearing is scheduled for May 21, 2018.

7. A Determination of Non-Significance was issued for EA 2018-006 /CUP 2018-004 on April 10, 2018. A SEPA Environmental Checklist was submitted March 14, 2018

8. Washington State Department of Transportation commented that

    a. The subject project is adjacent to Locust Grove Road Interchange on Interstate 82(I-82 Exit 114, a fully-controlled limited access facility with a posted speed limit of 70 miles per hour. Locust Grove Road transitions to State Route 397 (SR 397) through the Interchange, SR 397 is a managed access class two highway with a posted speed of 40 miles per hour transitioning to 60 miles per hour after a quarter mile. Access to I-82 and SR 397 is available through Locust

Grove Road.

b. All loads transported on WSDOT rights-of-way must be within the legal size and load limits or have a valid oversized and/or overweight permit.

c. It is the applicant's responsibility to keep and maintain the road from the quarry pit to I-82 & 397 free of debris being transported from the quarry site.

9. Benton Clean Air Agency commented that for operation of a rock crusher or possibly a concrete and asphalt batch plat that under Washington Administrative Code (WAC) 173-400-110 New source review for sources and portable sources, including the operations described may require:

(2) Approval requirements.

a Notice of Construction application must be filed and an order of approval must be issued by the permitting authority prior to the establishment of any new source

Benton Clean Air Agency regulation 1 requires that sources complete a Notice of Construction (NOC), submit the appropriate filing and engineering fees, and receive an approval to operate prior to operation of the source.

10. The Benton County Road Department commented,

a. The site is currently served by Amon Road a County operated and maintained roadway. Amon Road begins at Locust Grove Road and extends 3,325 feet northerly to the project site, where the road terminates. The first 830 feet of Amon Road is paved from its intersection with Locust Grove Road. The remaining 2,400 feet is unpaved gravel roadway

b. The unpaved portion of Amon Road is insufficient to support the traffic that will be generated by this proposal. The applicant will be required to improve the unpaved portion of Amon Road, beginning at the end of the existing pavement to the terminus of the road, to current Benton County standards for a paved roadway. The applicable standard is R-1. Work shall be done in accordance with the Washington State Department of Transportation Standard Specifications. Plans for road improvements shall be prepared by a professional engineer licensed to practice in the State of Washington.

c. Additionally the applicant will be required to obtain a road approach permit and construct the approach to applicable County Standards prior to being open for business. The design of the approach should take into consideration the type of traffic generated by the proposal (i.e. predominately heavy loaded trucks).

11. The Department of Ecology had the following comments,

Water Quality, the site has a sand and gravel permit under John Christensen Quarry WAG505187 and currently has an inactive status. This permit would transfer to JMAC Recourses Inc. if the discharges or site will change Ecology will need an updated site map.

Water Resources, if you plan to use water for dust suppression at your site, be sure that you have a legal right. Temporary permits may be obtainable in a short time-period. The concern of water resources is for existing water rights. In some instances, water may need to be obtained from a different area and hauled in or from an existing water right holder.

12. Benton Franklin Health District commented that they have not received any applications from the applicants regarding their plans for septic systems or public drinking water sources.

V. SUGGESTED CONDITIONS OF APPROVAL

If the Hearings Examiner decides to approve Conditional Use Permit File number CUP 2018-004 then the following are suggested conditions recommended by the Planning Department:

1. Any conditions imposed by the Hearings Examiner shall be completed prior to the Planning Department issuing the Conditional Use Permit. The applicant shall notify the Benton County Planning Department in writing when the conditions set forth herein have been completed. The Planning Department shall not issue the Conditional Use Permit until those conditions have been met. The Conditional Use Permit shall not become effective until issued by the Planning Department.

2. If the conditions of approval have not been met and the Planning Department does not issue the Conditional Use Permit within one (1) year from the time the Hearings Examiner conditionally approved the Conditional Use Permit, the Hearings Examiner may declare its approval null and void at a regular Hearings Examiner meeting. Prior to doing so, the applicant shall be notified in writing at the applicant's last known address at least twelve (12) days in advance of the upcoming Hearings Examiner meeting.

3. That the applicant obtains the appropriate building permits. The applicant must submit written documentation to the Planning Department that all the required permits and approvals have been obtained from the Benton County Building Department. The applicant shall meet this requirement for any additional buildings that may be constructed on site while Conditional Use Permit - CUP 2018-004 is in effect.

4. That the applicant complies with all Benton Franklin Health District requirements while Conditional Use Permit - CUP 2018-004 is in effect and provide proof of such compliance to the Planning Department.

5. The applicant provides a dust control plan as required under WAC 173-400-040(9)(a) which is approved by the Benton Clean Air Authority and provide a copy of said plan to the Planning Department. The applicant shall continue to meet all such requirements while Conditional Use Permit - CUP 2018-004 is in effect.

6. That the applicant complies with all Washington Department of Ecology requirements and provide proof of such compliance for Site Permit Coverage, and Portable Facilities Permit Coverage. Permit coverage requires a site management plan (SMP). The SMP includes Best Management Practices (BMPs) for preventing water pollution. The SMP consists of monitoring, erosion sediment control, spill, and storm water pollution prevention plans. Copies of such approvals must be submitted to the Planning Department prior to operating the quarry. The applicant shall continue to meet all such requirements while Conditional Use Permit - CUP 2018-004 is in effect.

7. That the applicant complies with the Benton PUD requirements regarding easements for all primary underground or overhead line extensions and provide proof of such compliance to the Planning Department. The applicant shall continue to meet all such requirements while Conditional Use Permit - CUP 2018-004 is in effect.

8. Benton County Road Department requires:

Item 14 A. The site is currently served by Amon Road a County operated and maintained roadway. Amon Road begins at Locust Grove Road and extends 3,325 feet northerly to the project site, where the road terminates. The first 830 feet of Amon Road is paved from its intersection with Locust Grove Road. The remaining 2,400 feet is unpaved gravel roadway

Item 14 D. The unpaved portion of Amon Road is insufficient to support the traffic that will be generated by this proposal. The applicant will be required to improve the unpaved portion of Amon Road, beginning at the end of the existing pavement to the terminus of the road, to current Benton County standards for a paved roadway. The applicable standard is R-1. Work shall be done in accordance with the Washington State Department of transportation Standard Specifications. Plans for the road improvements shall be prepared by a professional engineer licensed to practice in the State of Washington.

Additionally, the applicant will be required to obtain a road approach permit and construct the approach to applicable County standards prior to being open for business. The design of the approach should take into consideration the type of traffic generated by the proposal (i.e. predominately heavy loaded trucks).

9. That the presence of customers/clients and employees shall be limited to the hours of 7:00 a.m. and 5:00 p.m. as stated in the application. The applicant shall continue to meet all such requirements while Conditional Use Permit - CUP 2018-004 is in effect.

10. The property owner and the proprietor(s) of the business shall comply with all requirements of the Benton County Road Department, Benton County Building Department, the Benton County Fire Marshal, the Benton-Franklin Health District, and all other local, state and federal regulations pertinent to the business activity pursued. The requirements of, or permission granted by, the Hearings Examiner shall not be construed as an exemption from such regulations. The applicant shall continue to meet all such requirements while Conditional Use Permit - CUP 2018-004 is in effect.

11. Any lighting to be used on-site must be shielded in a downward direction Furthermore, accessories will be added where appropriate to shield glare from neighboring properties all together (i.e. House side shields and louvers will be used to block direct view of the luminous LEDs from specific viewing points, namely, behind the fixture). Other accessories, such as visors and lensing will be used to reduce glare and contribute to visual comfort where appropriate. Finally, pole heights will be selected based on location to balance the requirements of efficiently distributed light on the target area against the management of controlling direct glare and light trespass". The applicant shall continue to meet all such requirements while Conditional Use Permit - CUP 2018-004 is in effect.

12. That any waste created as a result of this Conditional Use Permit must be disposed of off-site in compliance with all local, state and/or federal regulations in a timely manner.

13. Conditions may be altered, added or deleted by the Hearings Examiner when making a decision on this permit after conclusion of the public hearing.

HER 1.1

RECEIVED
APR 16 2018
Benton Co. Planning Dept.

BENTON COUNTY PLANNING DEPARTMENT
CONDITIONAL USE APPLICATION
FILE NO. CUP 2018-004
EA-2018-006

1. Applicant Name JMAC Resources Inc.
   Applicant Address: 1505 N. Miller Ste 260
   Wenatchee, Wa 98801
   Telephone number: Home Work 509 492-8847

2. Legal owners name: John Christensen
   Legal Owners address: 3802 W. 43rd Ave
   Kennewick, Wa 99337
   Telephone number: Home 509 531-0057 Work

   If you wish to be contacted by email please list your email address:
   jasonn@jmacresources.com

If you wish to be contact via email please provide your email address. jasonn@jmacresources.com

3. Legal description or Parcel Numbers of property on which mineral extraction/use will occur.
   Parcel 130891000002000, 39505 S AMON RD WA .
   SECTION 30 TOWNSHIP 8 NORTH RANGE 29: THE NORTHWEST QUARTER, FRACTIONAL

4. Total acreage of parcel involved: 235.20 (30 acre pit)

   What type of Mineral Resource (i.e. sands, gravel): Top Soil & Basalt Quarry

   Acreage of all adjacent parcels: 0 adjacent parcels used for mining.

5. Current statues as a commercial site: ○ Active ☒ Inactive ○ New

   Currently used as a private resource: ◉ Yes ○ No

   Surface Mining Permit Number issued by the Department of Natural Resources (if any): _____ Date Issued: _____

   Provide Special/Conditional Use Permit Number provided by the Benton County Planning Department(if any): _____

6. Estimate the amount of Mineral Resource that exists on the Subject Property (provide in cubic yards): 2.4 Million

   If the site is an active mineral resource area estimate the amount of mineral resource that existed prior to extraction and provide the amount extracted to date:

   Unknown

7. List Utilities currently serving the parcel:

Water	N/A	Sewer	N/A
Power	Benton County PUD	Telephone	
Irrigation	N/A	Natural Gas	N/A

8. Zoning Classification of property: GMA Agricultural District (GMA)

9. Describe all existing improvements and uses currently on the subject property:

Open Space, Dryland Farming

Portable office to be Located on site

10. Describe existing land uses on lands adjacent to and within 500 feet of subject property:

Farming and Farm associated industrial. There are no residences within 500'.

Site was used Prior by Another Company 5+ years ago

11. Attach a site plan of the property, drawn to a scale of one inch equals 100 feet (1"=100'), unless otherwise specifically approved by the Planning Department, showing the following information:
    A. Dimensions of the property.
    B. Location and size of existing improvements.
    C. Location and size of the mineral resource area to be protected and its location relative to existing buildings and property lines.
    D. All street, roads, easements, and rights-of-way located on or adjacent to the subject property. (All structures, roads, and easements must be properly labeled.)
    E. All natural features such as water bodies, wetlands, creeks, canals, ditches and steep slopes.

12. Attach the report prepared by a Qualified Professional describing the nature of the resource(s) and its long-term commercial value.

COMMENTS OR PERTINENT INFORMATION:
If you have any comments or pertinent information that may affect the decision of this application please provide on a separate sheet of paper.

I certify that the information given above is true and complete.

Signature Block for individuals only.

Applicant's Signature	JASON VEAS	3/13/2018
	Print Name	Date
Signature of Legal Owners	CHARLES JOHN CHRISTENSEN	3-13-18
	Print Name	Date

1/~~1/15~~ JN

7. List Utilities currently serving the parcel:

Water		Sewer	
Power	Benton County PUD	Telephone	
Irrigation		Natural Gas	

8. Zoning Classification of property: GMA Agricultural District (GMA)

9. Describe all existing improvements and uses currently on the subject property:

Open Space, Dryland Farming

10. Describe existing land uses on lands adjacent to and within 500 feet of subject property:

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If you have any comments or pertinent information that may affect the decision of this application please provide on a separate sheet of paper.

I certify that the information given above is true and complete.

Signature Block for individuals only.

Applicant's Signature	JASON VEES	3/13/2018
	Print Name	Date
Signature of Legal Owners	CHARLES JOHN CHRISTENSEN	3-13-18
	Print Name	Date

1/~~1/15~~ JN

Signature of Person with additional ownership interest | Print Name | Date

ALL persons with an ownership interest in the property on which the land use action is proposed must sign the application other than interests exclusively limited to ownership of the parcel's mineral rights.

If the applicant is a corporation/partnership/LLC etc. please use the following signature block.

Applicant or Legal Owner: _____

By: JASON Deer (print name), Construction Manager (Title)

Signature: _____ (Signature), _____ (Title)

The above signed officer of JMAC Resources Inc. (name of entity) warrants and represents that all necessary legal and corporate actions have been duly undertaken to permit JMAC Resources Inc. to submit this application and that the above signed officer has been duly authorized and instructed to execute this application.

Any information submitted to the Benton County Planning is subject to public records disclosure law for the State of Washington (RCW Chapter 42.17) and all other applicable law that may require the release of the documents to the public.

AN APPLICATION FEE OF $300.00 MUST BE SUBMITTED WITH THE APPLICATION. PLEASE MAKE THE CHECK PAYABLE TO THE BENTON COUNTY TREASURER. THIS FEE IS NOT REFUNDABLE.

FOR OFFICIAL USE ONLY:

Critical Area Review Completed by _____ **on** _____.

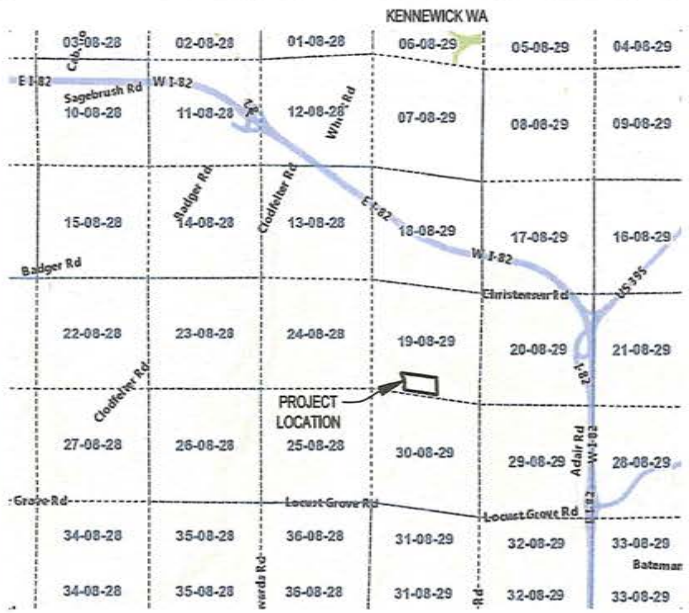
Application approved for processing by _____ **on** _____.

Zoning _____ **Comp Plan Designation** _____.

~~1/1/15~~ JW

VICITITY MAP

SCALE IN FEET
0 700 1400



PROJECT LOCTION

ESTIMATED VOLUME OF AVAILABLE MATERIAL – 2,400,000 CUBIC YARDS

PARCEL INFORMATION	PERMIT CONTACT
PARCEL #130891000002000 ZONE = GMA AGRICULTURE 30 ACRE PERMIT AREA	JASON NEER (509) 492 – 8847 JASONN@JMACRESOURCES.COM

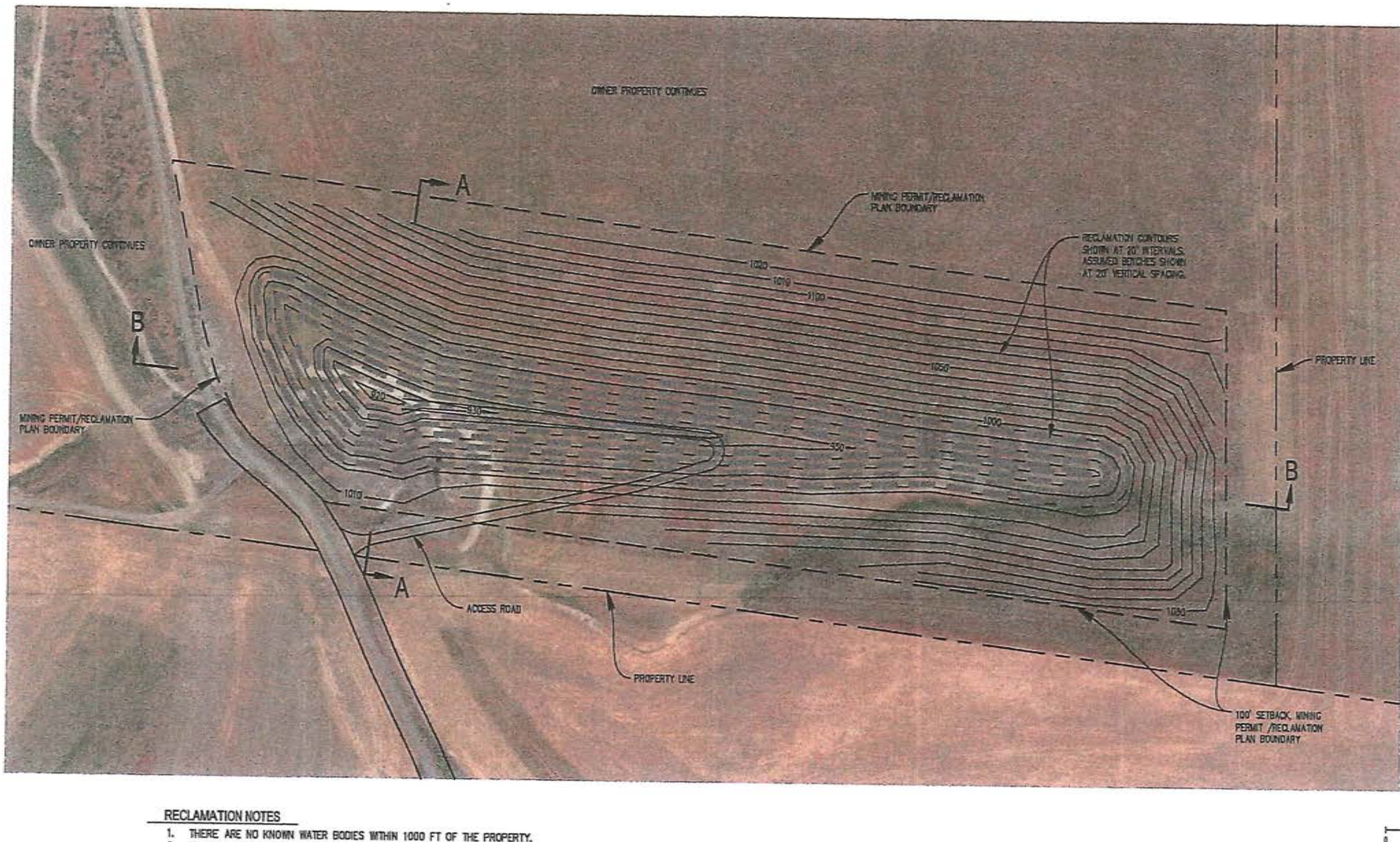
JMAC resources

CHRISTENSEN PIT
SECTION 30 - T8N - R29E
BENTON COUNTY, WA

VICINITY MAP & PROJECT LOCATION

FIG No.: FIG-A

SHEET No.: 1 of 4



RECLAMATION NOTES

1. THERE ARE NO KNOWN WATER BODIES WITHIN 1000 FT OF THE PROPERTY.
2. NO DRAINAGE WILL LEAVE THE AFFECTED LANDS.
3. APPROVED WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES BEST MANAGEMENT PRACTICES (BMP'S) SHALL BE USED TO PREVENT AND CONTAIN RUNOFF AND EROSION.
4. NO SURFACE WATER WILL BE IMPACTED DURING MINING OR RECLAMATION.
5. ROADS SHOWN ON THE RECLAMATION PLAN WILL BE STABILIZED WITH CRUSHED ROCK.
6. DISTURBED AREAS WILL BE SEEDED WITH NATIVE GRASSES USING MIXES AND BMP'S APPROVED BY BENTON COUNTY AND THE DNR.

PARCEL INFORMATION
PARCEL #130891000002000
ZONE = GMA AGRICULTURE
30 ACRE PERMIT AREA

PERMIT CONTACT
JASON NEER
(509) 492 - 8847
JASONN@JMACRESOURCES.COM

JMAC resources

CHRISTENSEN PIT
SECTION 30 - T8N - R29E
BENTON COUNTY, WA
RECLAMATION PLAN

FIG No: FIG-A
SHEET No: 3 of 4

March 10, 2018

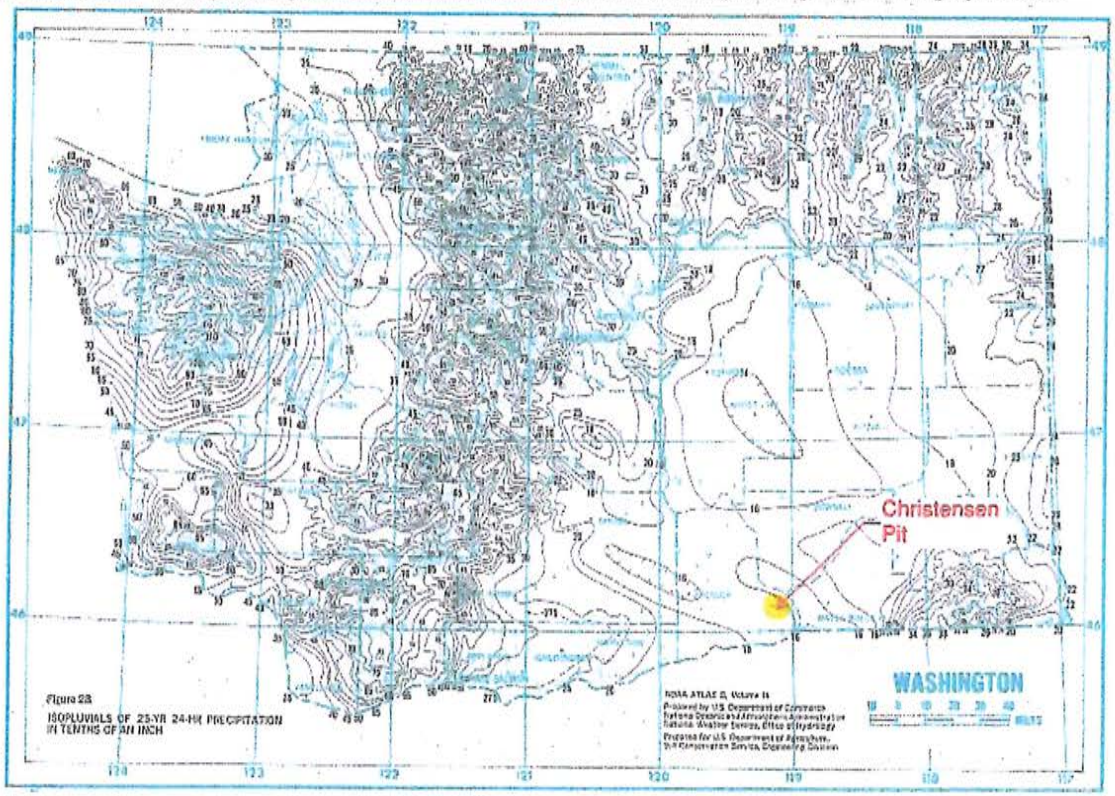
Calculations for containing a 25 year, 24 hour Peak Rain Event at the Christensen Pit south of Kennewick WA.

The total acreage of the site is 30 acres (1,307,000 s.f.)
The total Rainfall intensity is 18 tenths of an inch (0.150 ft) per 24 hrs based on the map attached.

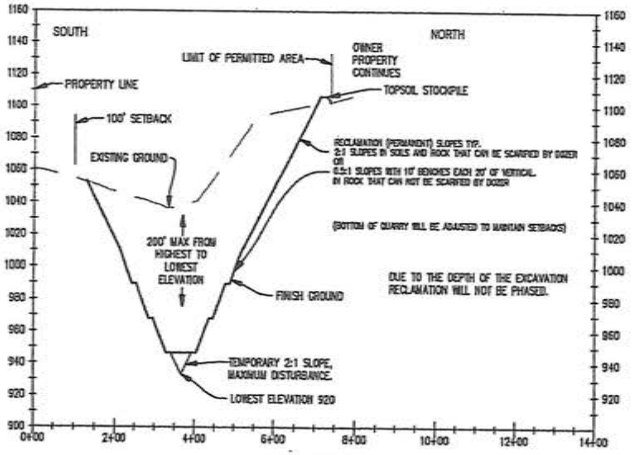
Assuming that the entire site is impervious (which it is not) then the total water volume to contain is
1,307,000 s.f. x 0.150 ft = 196,050 c.f. of water

The upon clearing and grading a depression will be created of approximately 150,000 s.f.
196,050 c.f. of water / 150,000 s.f. = 1.307 ft of water.

Conclusion: During a 25 year, 24 hour Peak Rain Event with zero infiltration the bottom of the pond will have approximately 1.3' of water. The initial topsoil removal and stockpiling for stage 1 will be at least 5' deep, resulting in at least 3.7' of freeboard available at project onset and increasing through the mining operation.

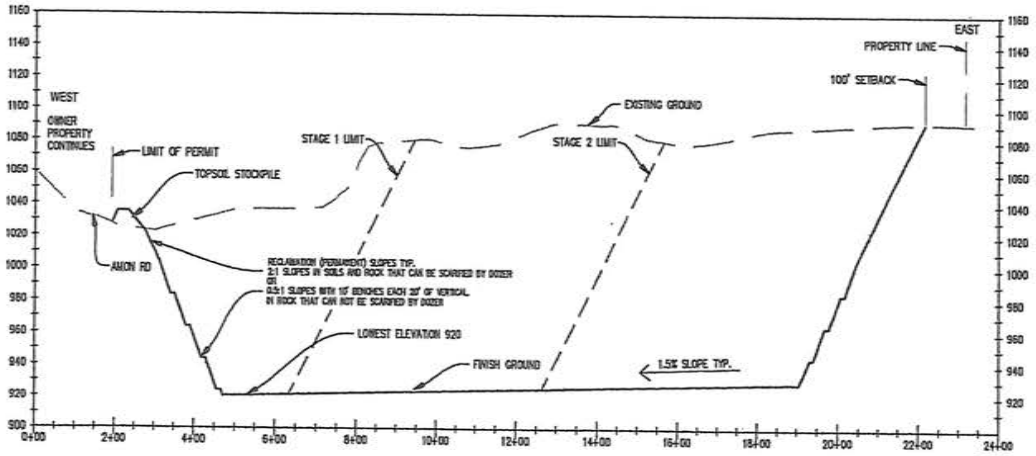


Dusty Jones, Sr. Engineering Technician
JMAC Resources, Inc.
dustyj@jmacresources.com



VERTICAL EXAGGERATION 4:1

SECTION A-A

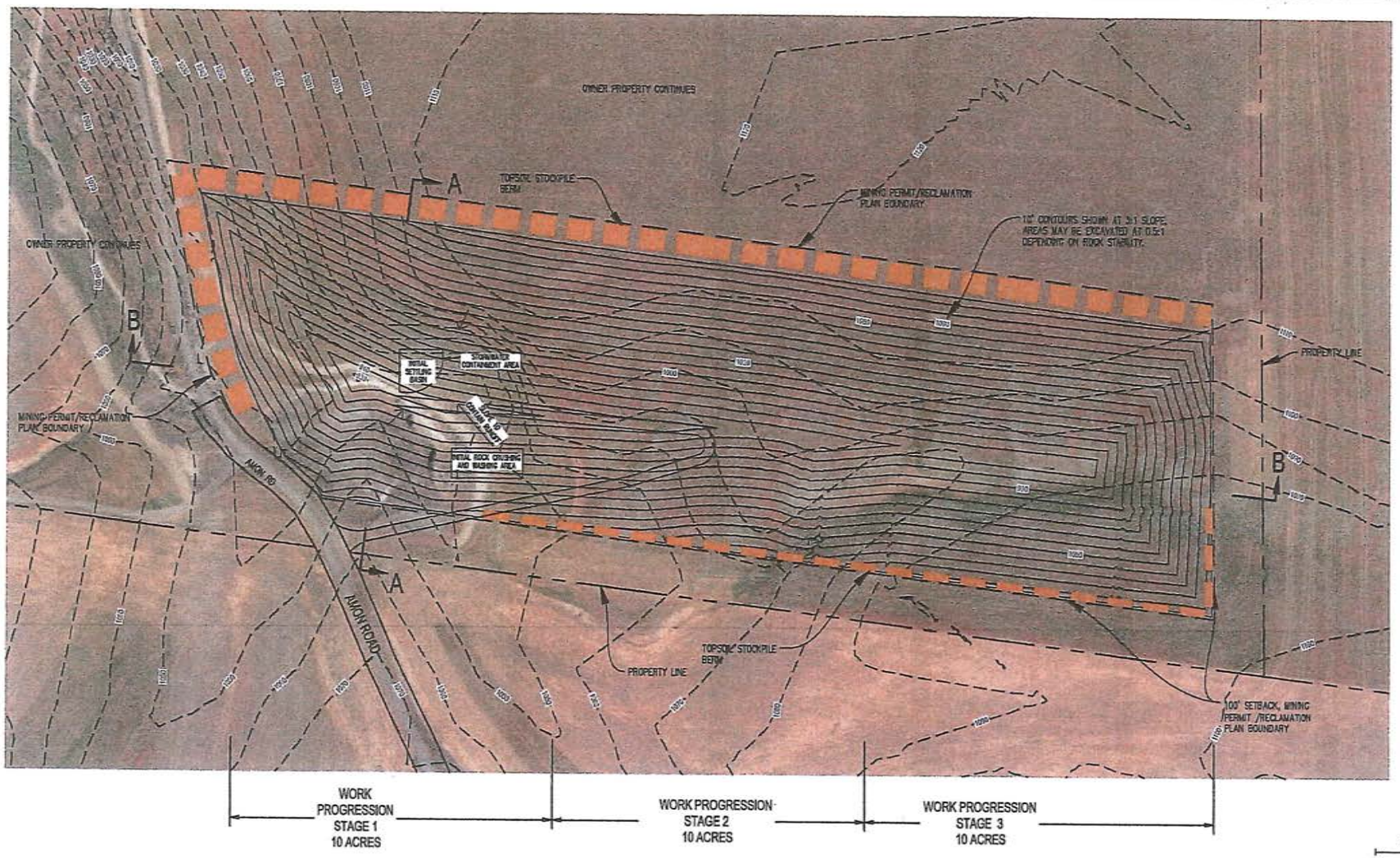


VERTICAL EXAGGERATION 4:1

SECTION B-B

JMAC resources

CHRISTENSEN PIT SECTION 30 - T8N - R29E BENTON COUNTY, WA CROSS SECTIONS	FIG No: FIG-A SHEET No: 4 of 4



ESTIMATED VOLUME OF AVAILABLE MATERIAL – 2,400,000 CUBIC YARDS

PARCEL INFORMATION

PARCEL #1308100000 2000
ZONE = GMA AGRICULTURE
30 ACRE PERMIT AREA

PERMIT CONTACT

JASON NEER
(509) 492 – 8847
JASON@JMACRESOURCES.COM

JMAC resources

CHRISTENSEN PIT
SECTION 30 - T8N - R29E
BENTON COUNTY, WA

EXCAVATION PLAN

FIG No.: FIG-A

SHEET No.: 2 OF 4

March 10, 2018

Benton County Planning
Benton County, WA
1002 Dudley Ave
PO Box 910
Prosser, WA 99350

Report describing the nature of resources and long term commercial value of the proposed Christensen Pit

JMAC Resources, Inc. (JMAC) desires to create a quarry on Parcel 130891000002000 for the production of crushed rock and gravel.

The proposed quarry will create a long term source of crushed rock for Benton County communities.

The surface/subsurface investigations and the determination that the geology of the site will provide a long term rock source have been done by Dean Gill. Mr. Gill has been in the mineral resources business for over 25 years. He has experience prospecting, permitting and developing quarries in Washington, Idaho, Montana and North Dakota. Mr. Gill's knowledge of the geology of the Benton County and his experience with mining, project bidding, and retail sales of rock products makes him qualified to determine the nature and commercial value of the resources at the proposed Christensen Pit.

Mr. Gill has the following professional resume:

14 years - Estimator at Morrell Asphalt
6 years – Operations Manager at Basin Asphalt and Concrete
5 years – Prospector at JMAC Resources.

Subsurface exploration was performed in 2018. Drill logs reflect an average of :

18"	Topsoil,
4½ '	Overburden
2'	Broken Basalt
60+'	Solid to Broken Basalt

Market demand has been taken into account in the selection of this site and it has been determined that there is good long term commercial value in developing the Christensen Pit.

Jason Neer
JMAC Resources, Inc.
jasonn@jmacresources.com

EA 2018-006
JMAC Resources
Quarry on Amon Rd

RECEIVED
MAR 14 2018
Benton Co. Planning Dept.

SEPA ENVIRONMENTAL CHECKLIST

HER 1.2

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.

The help links in this checklist are intended to assist users in accessing guidance on the checklist questions. Links are provided to the specific sections of the guidance applicable to the questions. However, the links may not work correctly on all devices. If the links do not work on your device, open the guidance at www.ecy.wa.gov/programs/sea/sepa/apguide/EnvChecklistGuidance.html and navigate to the appropriate section.

Use of checklist for nonproject proposals: [help]

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

1. Name of proposed project, if applicable: Christensen Pit
2. Name of applicant: JMAC Resources Inc.
3. Address and phone number of applicant and contact person:
   Jason Neer
   509-492-8847
   1505 N. Miller Ste 260.
   Wenatchee, WA
   98801
4. Date checklist prepared: 3/15/2018
5. Agency requesting checklist: Planning & DNR

6. Proposed timing or schedule (including phasing, if applicable): Mining to start Spring of 2018. Existing ground will be cleared in phases to prevent erosion and dust.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. Possible concrete or asphalt batch plants if approved by county in future.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. None known

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.
    Benton county – Conditional Use Permit
    Dept of Ecology – Air Quality Permit & Storm Water Permit
    Dept of Natural Resources – Reclamation Permit

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)
    Create a rock quarry for the sale of commercial sands and gravels.
The property is 235 acres and the permitted mine site will be 30 acres with the remainder being used for existing farming operations, topsoil storage berms, and setbacks.

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.
BentonCounty Washington,

Property is 1.5 miles west of the Interstate 82 exit 114 then 0.5 miles North of the intersection of Locust Grove Road and AmonRoad.

Parcel 130891000002000, 39505 S AMON RD WA .
SECTION 30 TOWNSHIP 8 NORTH RANGE 29: THE NORTHWEST QUARTER, FRACTIONAL: THE WEST ONE/HALF OF THE NORTHEAST QUARTER.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site:
(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

b. What is the steepest slope on the site (approximate percent slope)? 5%

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. 1 to 3 feet of Ritzville Silt Loam overlying 1 to 6 feet of Kiona Very Silty Loam atop Basalt Bedrock. Topsoil will be stockpiled during mining and replaced during reclamation. The soil is rocky on this area and removing these soils will have little affect on crop production in the area.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. No

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.
The affected excavation area will include 30 acres total. The rock removed could reach 2.4 million cubic yards over the life of the pit. No fill will be used.

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

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? >1 %

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
Clear & grub only as needed for mining operations. Limit stock pile heights to 30'. Create berms to contain any drainage on-site. Seeding of all berms with dryland seed mix.

2. Air

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.
Operation - Dust from crushing and moving materials.
Completed – Dust from reclaimed and seeded topsoil.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. No

b. Proposed measures to reduce or control emissions or other impacts to air, if any:
Watering of haul roads and seeding top soil stockpiles.

3. **Water**

a. Surface Water:

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. No

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. No

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. None

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. No

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. No

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. No

b. Ground Water:

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. No, Water will be imported for crushing and dust control.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the

number of animals or humans the system(s) are expected to serve. None, portable toilets will be used.

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 – All storm waters will be contained on site with use of drainage swales/berms.

2) Could waste materials enter ground or surface waters? If so, generally describe. No, Shallow soils atop bedrock.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. No, All stormwater to be contained on-site.

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

4. **Plants**

a. Check the types of vegetation found on the site:

____deciduous tree: alder, maple, aspen, other
____evergreen tree: fir, cedar, pine, other
_X__shrubs
_X__grass
____pasture
_X__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 - Sagebrush

b. What kind and amount of vegetation will be removed or altered? A long range total of 30 acres of native grasses and sagebrush will be disturbed

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: Native grasses will be placed by seeding per DNR Reclamation Plan.

e. List all noxious weeds and invasive species known to be on or near the site. None Known

5. **Animals**

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

Examples include:

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other: Coyotes

fish: bass, salmon, trout, herring, shellfish, other _____

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

c. Is the site part of a migration route? If so, explain. No

d. Proposed measures to preserve or enhance wildlife, if any: Reclamation will include grading to a natural appearance and seeding with natural grasses.

e. List any invasive animal species known to be on or near the site. None Known.

6. **Energy and Natural Resources**

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. Electricity is available on site. No other power sources are anticipated.

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

b. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:
None

7. **Environmental Health**

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. No

1) Describe any known or possible contamination at the site from present or past uses. No

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. No

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. Diesel and oils. All hazardous material will be stored in secondary containment structures

4) Describe special emergency services that might be required. None

5) Proposed measures to reduce or control environmental health hazards, if any: All equipment and excavation will use the current Best Management Practices for construction and mine operations. All hazardous material will be stored in secondary containment structures.

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? None

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. Truck traffic, back up alarms and crushing operations. Normal hours 5 AM to 7 PM. Infrequent contracts may require 24 hour operation.

3) Proposed measures to reduce or control noise impacts, if any: An earthen berm will be used to shield the community from noise.

8. **Land and Shoreline Use**

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 site is a dryland farm. Nearby uses include dryland farming. There is a farming homestead to the North.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? Portions of the 285 acre property is currently used for dryland farming and a homestead. The initial phase of the pit is located on an existing gravel pit. We intend to reopen the existing 10 acres pit for mining and continue farming the remaining 20 acres. Eventually the other 20 acres will be converted from farmland to mining.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: No

c. Describe any structures on the site. None

d. Will any structures be demolished? If so, what? None

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

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

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. No

i. Approximately how many people would reside or work in the completed project? One equipment operator, one manager and 8 intermittent truck drivers would work on site.

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

k. Proposed measures to avoid or reduce displacement impacts, if any: None

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: None

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: None

9. **Housing**

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. None

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. None

c. Proposed measures to reduce or control housing impacts, if any: None

10. **Aesthetics**

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? Rock stockpiles not to exceed 30'.

b. What views in the immediate vicinity would be altered or obstructed? The site will be partially visible form surrounding areas.

c. Proposed measures to reduce or control aesthetic impacts, if any: Only as required by County Codes. (Reclamation plan and reseeding)

11. **Light and Glare**

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? Equipment lighting during early/late hours of operation.

b. Could light or glare from the finished project be a safety hazard or interfere with views? No

c. What existing off-site sources of light or glare may affect your proposal? None

d. Proposed measures to reduce or control light and glare impacts, if any: None

12. **Recreation**

a. What designated and informal recreational opportunities are in the immediate vicinity? None

b. Would the proposed project displace any existing recreational uses? If so, describe. No

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: None

13. **Historic and cultural preservation**

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. No

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. No

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. None

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. None

14. **Transportation**

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.
Truck traffic will be primarily on Locust Grove Road to I-84 with some traffic using South Clodfelter Road to access the south Kenewick area.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? No

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? None

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). No

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. No

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? Ten to forty loads per day, peak volume would be 7 am to 4 pm. Estimates were based on similar uses in the area.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. No

h. Proposed measures to reduce or control transportation impacts, if any: None

15. **Public Services**

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. No

b. Proposed measures to reduce or control direct impacts on public services, if any. None

16. **Utilities**

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

other _____ None

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. Overhead power to be provided by existing lines on east edge of property.

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Name of signee Jason Neer

Position and Agency/Organization Construction Manager

Date Submitted: 5-14-2018

D. supplemental sheet for nonproject actions

(**IT IS NOT NECESSARY** to use this sheet for project actions)

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

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

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

   No non-project inceases are anticipated.

   Proposed measures to avoid or reduce such increases are:

   None

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

   None

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

   None

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

None

Proposed measures to protect or conserve energy and natural resources are:
None

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?
None

Proposed measures to protect such resources or to avoid or reduce impacts are:
None

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?
None

Proposed measures to avoid or reduce shoreline and land use impacts are:
None

6. How would the proposal be likely to increase demands on transportation or public services and utilities? None

Proposed measures to reduce or respond to such demand(s) are:
None

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment. None

ESA LISTED SALMONIDS CHECKLIST

The Listed Salmonids Checklist is provided in order that the county may initially identify a project's potential impacts (if any) on salmonids that have been listed as "threatened" or "endangered" under the Federal Endangered Species Act (ESA). A salmonid is any fish species that spends part of its life cycle in the ocean and returns to fresh water. Potential project impacts that may result in a "taking" of listed salmonids must be avoided, or mitigated to insignificant levels. Generally, under ESA, a "taking" is broadly defined as any action that causes the death of, or harm to, the listed species. Such actions include those that affect the environmental in ways that interfere with or reduce the level of reproduction of the species.

If ESA listed species are present or ever were present in the watershed where your project will be located, your project has the potential for affecting them, and you need to comply with the ESA. The questions in this section will help determine if the ESA listing will impact your project. The Fish Program Manager at the appropriate Department of Fish and Wildlife (DFW) regional office can provide information for the following two questions. Please contact the Dept. of Fish and Wildlife at 1701 S. 24th, Yakima WA 98902-5720, Phone No. 509-575-2740.

1. Are ESA listed salmonids currently present in the watershed in which your project will be?
YES____ NO X
Please Describe.

2. Has there ever been an ESA listed salmonid stock present in this watershed?
YES____ NO X
Please Describe.

If you answered "yes" to either of the above questions, you should complete the remainder of this checklist.

PROJECT SPECIFIC: The questions in this section are specific to the project and vicinity.

A1. Name of watershed N/A

A2. Name of nearest waterbody N/A

A3. What is the distance from this project to the nearest body of water?
N/A

Often a buffer between the project and a stream can reduce the chance of a negative impact to fish. N/A

A4. What is the current land use between the project and the potentially affected water body (parking lots, farmland, etc.)

N/A

A5. Is the project above a:

Natural permanent barrier (waterfall)	YES____	NO X
Natural temporary barrier (beaver pond)	YES____	NO X
Man-made barrier (culvert, dam)	YES____	NO X
Other (explain)		

A6 If yes, are there any resident salmonid populations above the blockage?
YES____ NO____ Don't Know ____

A7. What percentage of the project will be impervious surface (including pavement & roof area)?

None

FISH MIGRATION: The following questions will help determine if this project could interfere with migration of adult and juvenile fish. Both increases and decreases in water flows can affect fish migration.

B1. Does the project require the withdrawal of

a. Surface water? Yes____ No X
Amount ____
Name of surface water body____

b. Ground water? Yes____ No X
Amount ____
From Where____
Depth of well ____

B2. Will any water be rerouted? YES____ NO X
If yes, will this require a channel change?

B3. Will there be retention ponds? YES____ NO X
If yes, will this be an infiltration pond or a surface discharge to either a municipal storm water system or a surface water body?

If to a surface water discharge, please give the name of the waterbody.

B4. Will this project require the building of new roads? Increased road mileage may affect the timing of water reaching a stream and may, thus, impact fish habitat. No

B5. Are culverts proposed as part of this project? Yes_____ No X

B6. Will topography changes affect the duration/direction of runoff flows?
Yes_____ No X

If yes describe the changes.

B7. Will the project involve any reduction of the floodway or floodplain by filling or other partial blockage of flows? Yes_____ No X

If yes, how will the loss of flood storage be mitigated by your project?

WATER QUALITY: The following questions will help determine if this project could adversely impact water quality. Such impacts can cause problems for listed species. Water quality can be made worse by runoff from impervious surfaces, altering water temperature, discharging contaminants, etc.

C1. Do you know of any problems with water quality in any of the streams within this watershed? YES____ NO X

If yes please describe.

C2. Will your project either reduce or increase shade along or over a waterbody?
YES____ NO X Removal of shading vegetation or the building of structures such as docks or floats often result in a change in shade.

C3. Will the project increase nutrient loading or have the potential to increase nutrient loading or contaminants (fertilizers, other waste discharges, or runoff) to the waterbody?
YES____ NO X

C4. Will turbidity be increased because of construction of the project or during operation of the project? In-water or near water work will often increase turbidity. YES____ NO X

C5. Will your project require long term maintenance, i.e., bridge cleaning, highway salting, chemical sprays for vegetation management, clearing of parking lots?
YES____ NO X
Please Describe.

Vegetation: The following questions are designed to determine if the project will affect riparian vegetation, thereby, adversely impacting salmon.

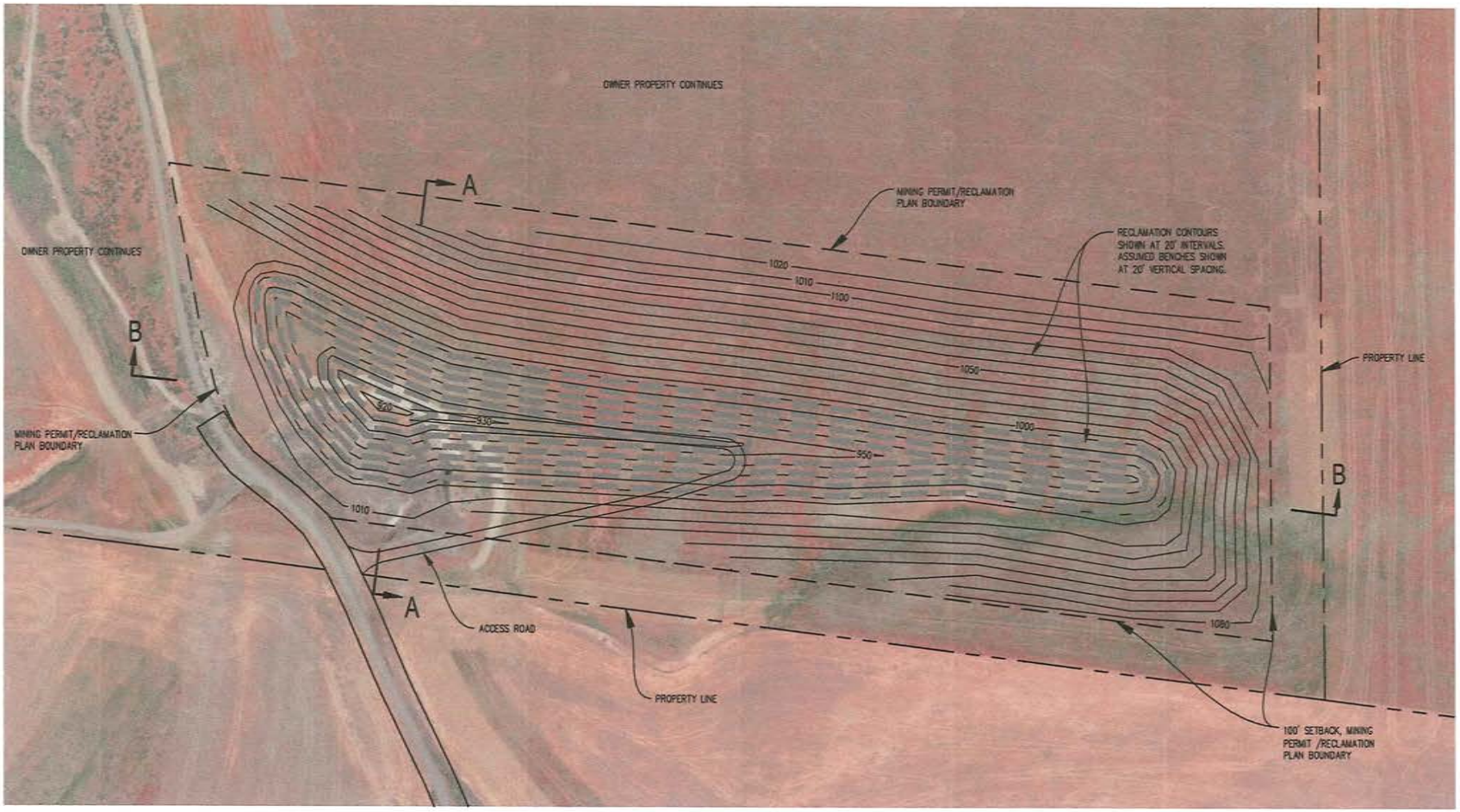
D1. Will the project involve the removal of any vegetation from the stream banks?
YES_____ NO X

If yes, please describe the existing conditions and the amount and type of vegetation to be removed.

D2. If any vegetation is removed, do you plan to re-plant? YES X NO____
If yes, what types of plants will you use?

Native Grasses

FOR OFFICIAL USE ONLY:
Critical Area Review Completed by _____ on _____
Application approved for processing by _____ on _____
Zoning and Comp Plan Designation_____



RECLAMATION NOTES

1. THERE ARE NO KNOWN WATER BODIES WITHIN 1000 FT OF THE PROPERTY.
2. NO DRAINAGE WILL LEAVE THE AFFECTED LANDS.
3. APPROVED WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES BEST MANAGEMENT PRACTICES (BMP'S) SHALL BE USED TO PREVENT AND CONTAIN RUNOFF AND EROSION.
4. NO SURFACE WATER WILL BE IMPACTED DURING MINING OR RECLAMATION.
5. ROADS SHOWN ON THE RECLAMATION PLAN WILL BE STABILIZED WITH CRUSHED ROCK.
6. DISTURBED AREAS WILL BE SEEDED WITH NATIVE GRASSES USING MIXES AND BMP'S APPROVED BY BENTON COUNTY AND THE DNR.

JMAC resources

PARCEL INFORMATION

PARCEL #130851000002000
ZONE = GMA AGRICULTURE
30 ACRE PERMIT AREA

PERMIT CONTACT

JASON NEER
(509) 492 – 8647
JASONN@JMACRESOURCES.COM

CHRISTENSEN PIT
SECTION 30 - T8N - R29E
BENTON COUNTY, WA

RECLAMATION PLAN

FIG No.: FIG-A

SHEET No.: 3 OF 4

March 10, 2018

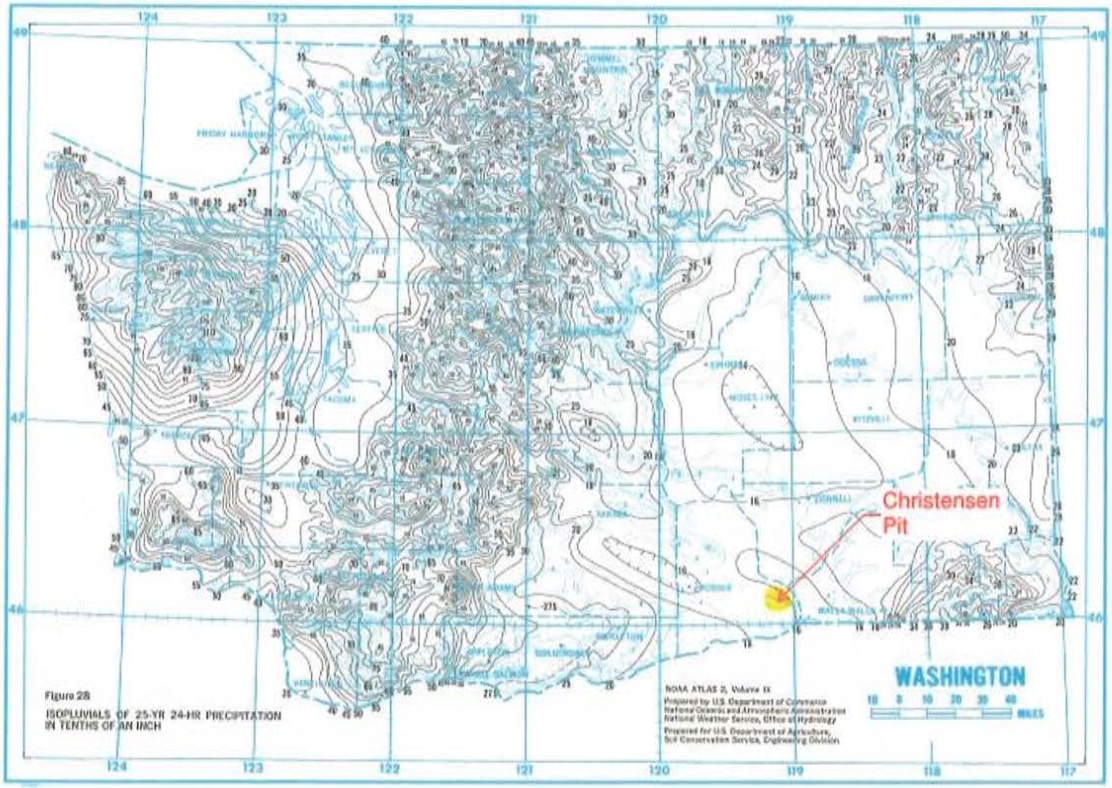
Calculations for containing a 25 year, 24 hour Peak Rain Event at the Christensen Pit south of Kennewick WA.

The total acreage of the site is 30 acres (1,307,000 s.f.)
The total Rainfall intensity is 18 tenths of an inch (0.150 ft) per 24 hrs based on the map attached.

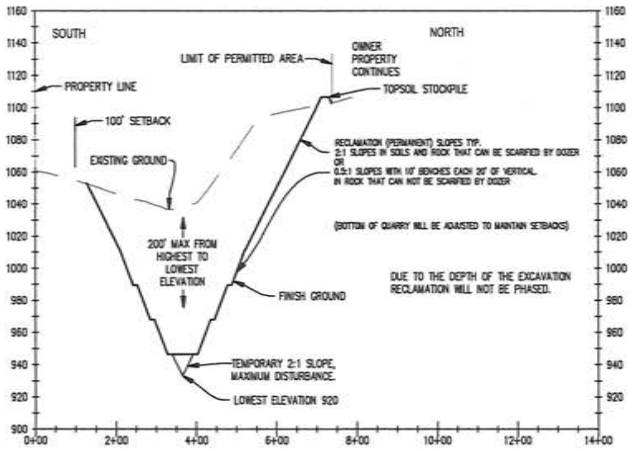
Assuming that the entire site is impervious (which it is not) then the total water volume to contain is
1,307,000 s.f. x 0.150 ft = 196,050 c.f. of water

The upon clearing and grading a depression will be created of approximately 150,000 s.f.
196,050 c.f. of water / 150,000 s.f. = 1.307 ft of water.

Conclusion: During a 25 year, 24 hour Peak Rain Event with zero infiltration the bottom of the pond will have approximately 1.3' of water. The initial topsoil removal and stockpiling for stage 1 will be at least 5' deep, resulting in at least 3.7' of freeboard available at project onset and increasing through the mining operation.

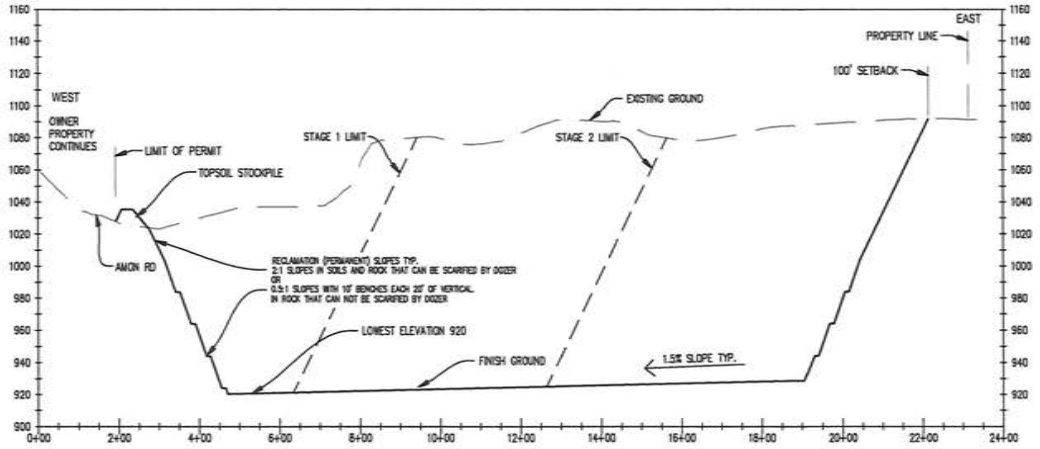


Dusty Jones, Sr. Engineering Technician
JMAC Resources, Inc.
dustyj@jmacresources.com



VERTICAL EXAGGERATION 4:1

SECTION A-A



VERTICAL EXAGGERATION 4:1

SECTION B-B

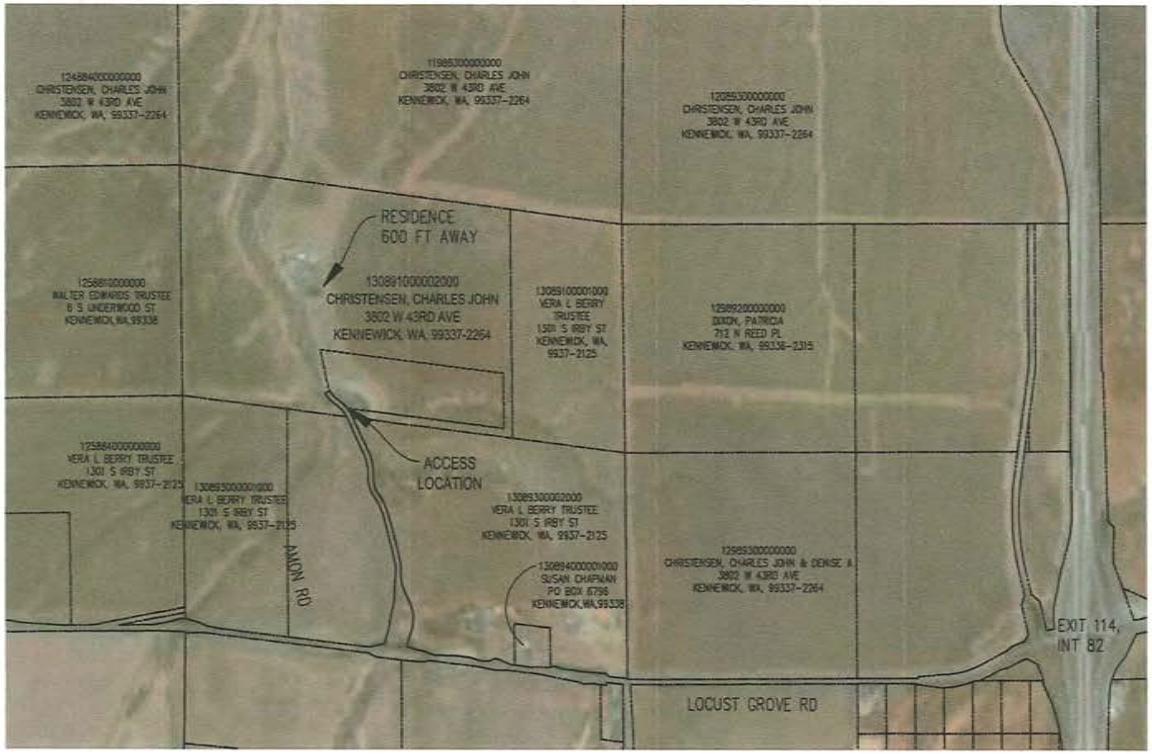
JMAC resources

CHRISTENSEN PIT
SECTION 30 - T8N - R29E
BENTON COUNTY, WA

CROSS SECTIONS

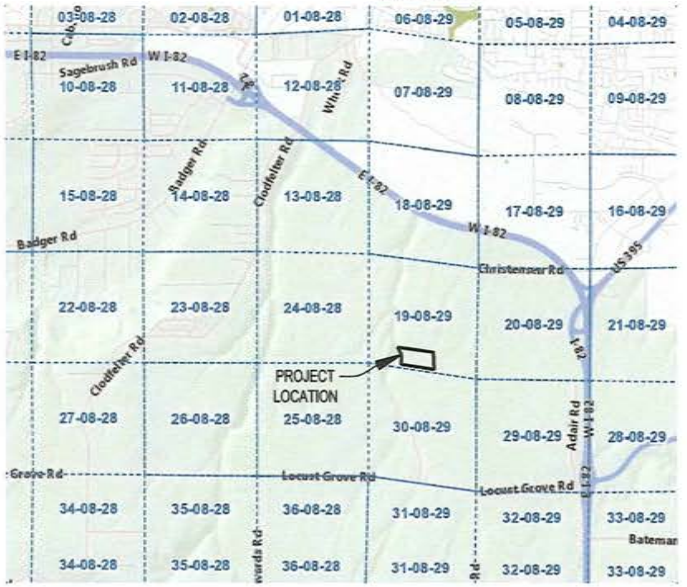
FIG No.: FIG-A

SHEET No.: 4 of 4



VICITITY MAP

SCALE IN FEET
0 700 1400



PROJECT LOCTION

ESTIMATED VOLUME OF AVAILABLE MATERIAL – 2,400,000 CUBIC YARDS

PARCEL INFORMATION

PARCEL #130891000002000
ZONE = GMA AGRICULTURE
30 ACRE PERMIT AREA

PERMIT CONTACT

JASON NEER
(509) 492 – 8847
JASONN@JMACRESOURCES.COM

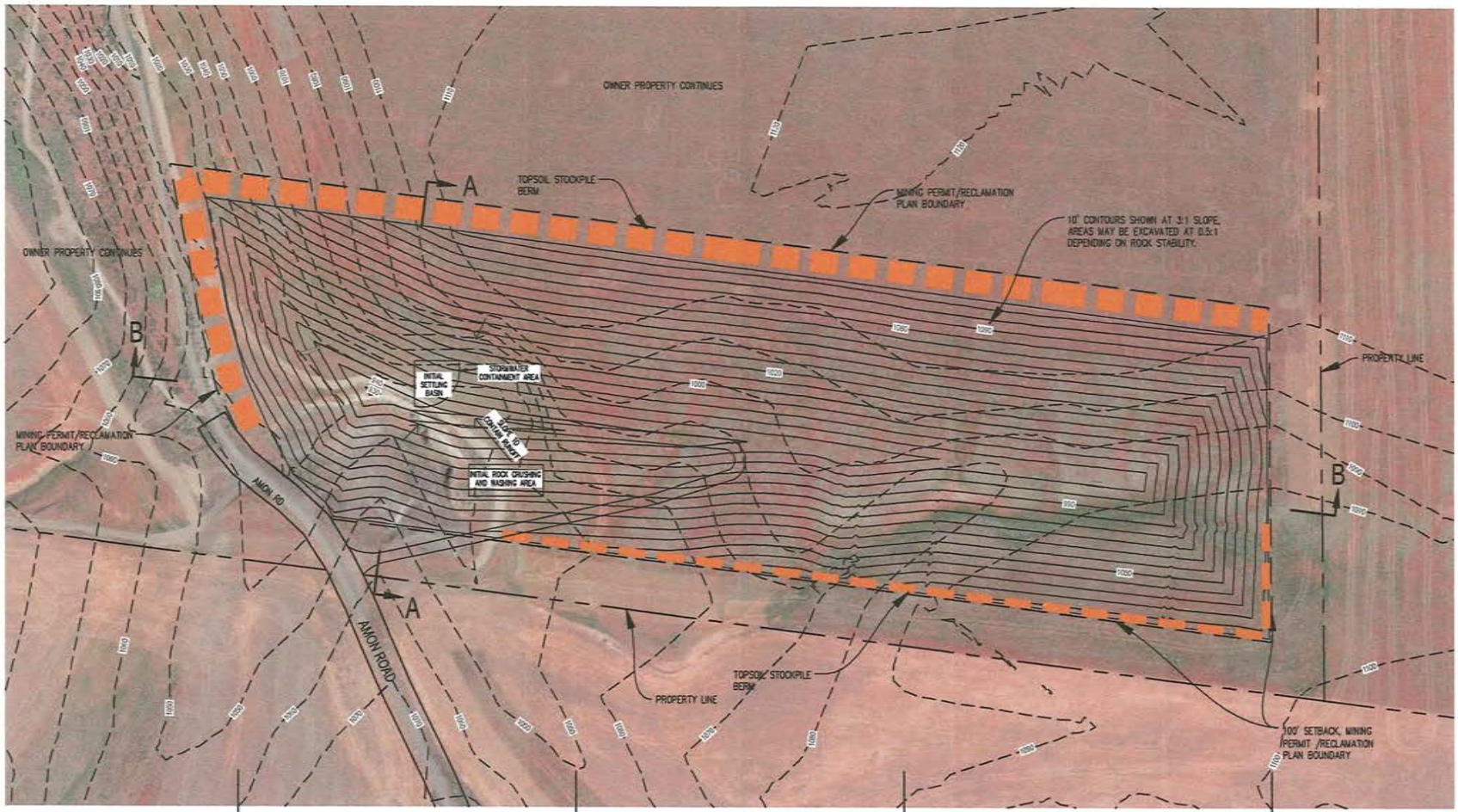
JMAC resources

CHRISTENSEN PIT
SECTION 30 - T8N - R29E
BENTON COUNTY, WA

VICINITY MAP & PROJECT LOCATION

FIG No.: FIG-A

SHEET No.: 1 OF 4



ESTIMATED VOLUME OF AVAILABLE MATERIAL – 2,400,000 CUBIC YARDS

PARCEL INFORMATION

PARCEL #1308510000020000
ZONE = GMA AGRICULTURE
30 ACRE PERMIT AREA

PERMIT CONTACT

JASON NEER
(509) 492 – 8847
JASONN@JMACRESOURCES.COM

JMAC resources

CHRISTENSEN PIT
SECTION 30 - T8N - R29E
BENTON COUNTY, WA

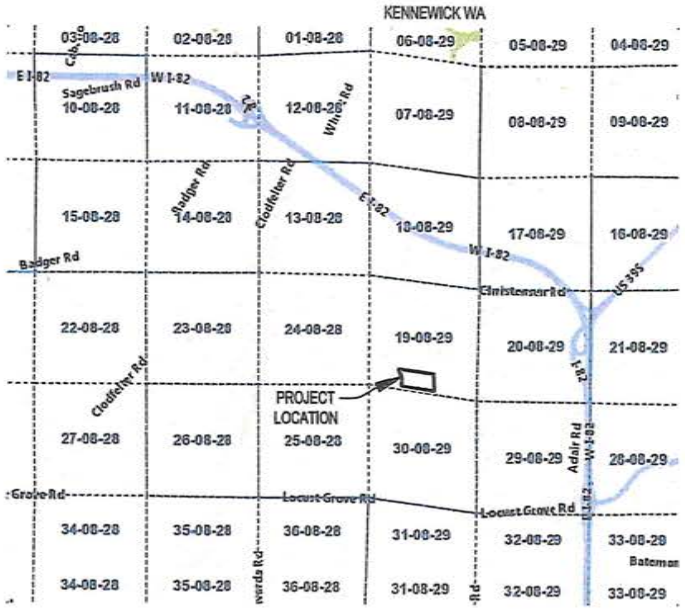
EXCAVATION PLAN

FIG No.: FIG-A

SHEET No.: 2 OF 4

VICITITY MAP

SCALE IN FEET
0 700 1400



PROJECT LOCTION

ESTIMATED VOLUME OF AVAILABLE MATERIAL – 2,400,000 CUBIC YARDS

PARCEL INFORMATION

PARCEL #130810000002000
ZONE = GMA AGRICULTURE
30 ACRE PERMIT AREA

PERMIT CONTACT

JASON NEER
(509) 492 – 8847
JASONN@JMACRESOURCES.COM

JMAC resources

CHRISTENSEN PIT
SECTION 30 - T8N - R29E
BENTON COUNTY, WA

VICINITY MAP & PROJECT LOCATION

FIG No.: FIG-A

SHEET No.: 1 OF 4

WASHINGTON STATE DEPARTMENT OF
Natural Resources

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

RECEIVED
MAR 14 2018
Benton Co. Planning Dept.

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

JMAC Resources Inc.

MAILING ADDRESS

Jason Neer

1505 N. Miller Ste 260.
Wenatchee, WA
98801

Telephone 509-492-8847

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 30 acres

Maximum vertical depth below pre-mining topographic grade is 200 feet

Maximum depth of excavated mine floor is 920 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
SE	NW	30	08	29
SW	NE	30	08	29

Proposed subsequent use of site upon completion of reclamation

Range Land and Industrial, Zoned GMA Agriculture

Signature of company representative or individual applicant(s)	Name and title of company representative *(please print)*	Date signed
	Jason Neer	3-13-2018

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 appropriate Department of Natural Resources regional office.

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

CLARK A. POSEY

Signature

Title *(please print)*

Assistant Planning MGR

Address

Benton County Planning
P.O. BOX 910
PROSSER, WA 99350

Telephone 509 786-5612

Date 4/11/2018

FOR DEPARTMENT USE ONLY:

DNR Reclamation Permit No.

WASHINGTON STATE DEPARTMENT OF
Natural Resources

APPLICATION FOR RECLAMATION PERMIT (Form SM-8A)

Check appropriate box(es): ☒ new permit ☐ revision of existing permit ☐ transfer of permit ☐ expansion

NOTE: Do not attempt to complete this form until you have carefully read "Instructions for Form SM-8A".

1. NAME OF APPLICANT/PERMIT HOLDER(S)
JMAC Resources Inc.

2. MAILING ADDRESS
1505 N Miller, Ste 260, Wenatchee WA 98801

3. Telephone **509-492-8847** Email **jasonn@jmacresources.com**

4. NAME OF MINE
Christensen Pit

5. Street address and milepost of surface mine
Property is 1.5 miles west of the Interstate 82 exit 114 then 0.5 miles North of the intersection of Locust Grove Road and Amon Road.
Existing Pit is on the right (East) of Amon Rd.

6. Distance (miles)	**7.** Direction from	**8.** Nearest community
4	**S**	**Kennewick**

9. COUNTY **Benton**
No attachments will be accepted. Legal Description of permit area:

1/4	1/4	Section	Township	Range
SE	**NW**	**30**	**08**	**29**
SW	**NE**	**30**	**08**	**29**

10. TOTAL ACREAGE OF PERMIT AREA APPLIED FOR:
(Include all acreage to be permitted. See Form SM-6.) **30** acres

11. Do you or any person, partnership, or corporation associated with you now hold, or have you held, a surface mining operating or reclamation permit? ☒ yes ☐ no
If you answered yes to the above, please list:

Permit Number	Active Operation?		Reclamation current/complete?	
	Yes	No	Yes	No
70-013187 (EPHRATA EAST PIT)	☐	☒	☐	☒
	☐	☐	☐	☐
	☐	☐	☐	☐
	☐	☐	☐	☐

12. Are all of these mines now in compliance with RCW 78.44, WAC 332-18, and conditions of the permits? ☒ yes ☐ no

13. Have you ever had a surface mine operating or reclamation permit revoked? ☐ yes ☒ no
Have you ever had a reclamation security forfeited? ☐ yes ☒ no
If you answered yes to either of the above, give permit number(s):

14. Type of proposed or existing mine: ☐ pit ☒ quarry
Material(s) to be mined: ☒ sand and gravel ☒ rock or stone ☐ clay ☐ metal ☐ limestone ☐ silica ☐ other
Deposit type: ☐ glacial ☐ river floodplain (alluvial) ☐ river channel deposits ☐ talus ☒ bedrock ☐ lode ☐ unknown ☐ other

15. Total disturbed acreage and maximum depth of permit area:
(Include all acreage to be disturbed by mining and reclamation during the life of the mine.)
Total area to be disturbed: **30** acres.
Area to be disturbed in next 36 months: **20** acres.
Maximum vertical depth (thickness) mined below pre-mining topographic grade will be **200** feet.
Lowest elevation of excavated mine will be **920** feet relative to mean sea level.
Highest elevation of excavated mine will be **1120** feet relative to mean sea level.

16. Expected start date of mining:	**17.** Estimated number of years:
5/1/2018	**30**

18. Total quantity to be mined over life of mine (estimated):	**19.** Estimated annual production:
2.4 MILLION ☐ tons or ☒ cu yds	**287K** ☐ tons or ☒ cu yds

20. Subsequent land use: ☒ industrial ☐ commercial ☐ residential ☒ agricultural ☐ forestry ☐ wetlands and lakes ☐ other
Reclaimed elevation of floor of mine: **1920** feet relative to mean sea level
Reclaimed elevation is shown on cross sections? ☒ yes ☐ no
Subsequent land use is compatible with County or Municipal comprehensive plan? ☒ yes ☐ no
County or Municipality Approval for Surface Mining (Form SM-6) attached? ☒ yes ☐ no
SEPA Checklist required? ☒ yes ☐ no
If any answers are no, explain:

21. Application fee for a new reclamation permit is herewith attached? ☒ yes ☐ no

APPLICATION FOR RECLAMATION PERMIT

22. SEGMENTAL RECLAMATION

Permit area has been divided into segments for mining and a mining schedule has been developed? ☒ yes ☐ no
If no, explain:

Permit area has been divided into segments for reclamation and a reclamation schedule has been developed? ☐ yes ☒ no
If no, explain: **Due to the small acreage and large depth of the site phased reclamation is impractical.**

23. SITE PREPARATION

23A. Permit and Disturbed Area Boundaries

Boundary of the permit area has been marked on the ground with permanent boundary markers? ☒ yes ☐ no
Explain boundary markers: **Permit area has been staked with lath and rebar.**

23B. Saving Topsoil, Subsoil, and Overburden for Reclamation

Thickness of topsoil is **1.5** feet Thickness of subsoil is **4.5** feet Depth to bedrock is **8-40** feet
Total volume of topsoil is **72,600** cubic yards Total volume of subsoil is **217k** cubic yards
Volume of stored topsoil/subsoil (2' deep for entire site) is **96,800**cubic yards and will require **2.0** acres for storage.

Storage areas are shown on maps and have been marked on the ground with permanent boundary markers? ☒ yes ☐ no

Topsoil will be salvaged? ☒ yes ☐ no
If no, explain:

Topsoil and overburden will be moved to reclaim an adjacent depleted segment? ☒ yes ☐ no
If no, explain: **Due to the small acreage and large depth of the site phased reclamation is impractical.**

Before materials are moved, vegetation will be cleared and drainage planned for soil storage areas? ☒ yes ☐ no
If no, explain:

Soil storage areas will be stabilized with vegetation to prevent erosion if materials will be stored for more than one season? ☒ yes ☐ no
If no, explain:

23C. Setbacks and Screens

The setback for this site will be **100** feet wide.

Is a permanent, undisturbed buffer planned for this site? ☒ yes ☐ no
If no, explain:

Setbacks are shown on maps and have been marked on the ground with permanent boundary markers? ☒ yes ☐ no
If no, explain:

Does this site have a backfilling plan that addresses the protection of adjacent property and how the final, stable slopes are to be achieved? ☒ yes ☐ no
If no, explain:

23D. Buffers to Protect Streams and Flood Plains

A stream buffer of at least 200 feet has been marked on the ground with permanent boundary markers? ☐ yes ☒ no
If yes, see "Additional Requirements for Mines in Flood Plains" in "Instructions for SM-8A".

A buffer of at least 200 feet from the 100-year flood plain has been marked on the ground with permanent boundary markers? ☐ yes ☒ no
If no, explain: **No flood plain within 2000' of the site.**

Copy of Shoreline Permit from local government or the Department of Ecology is attached? ☐ yes ☒ no

Hydraulic Project Approval from the Department of Fish and Wildlife is attached? ☐ yes ☒ no

23E. Conservation Buffers

Conservation buffers will be established for the following purpose(s): *(Check all that apply)*
☐ unstable slopes ☐ wildlife habitat ☐ water quality ☐ other
Describe the nature and configuration of the conservation buffer(s):

APPLICATION FOR RECLAMATION PERMIT

Conservation setbacks are shown on maps and have been marked on the ground with permanent boundary markers? None ☐ yes ☒ no

23F. Ground Water

High water table depth is _____ feet ☐ relative to mean sea level, ☐ below original surface, or ☒ unknown.
Low water table depth is _____ feet ☐ relative to mean sea level, ☐ below original surface, or ☒ unknown.
Annual fluctuation of water table is from _____ feet on _____ to _____ feet on _____.
Direction of ground water flow: _____

Are well logs attached? ☐ yes ☒ no

Is the aquifer perched? ☐ yes ☒ no

The shallowest aquifer is ☐ confined ☒ unconfined?

The site will be mined: ☐ wet ☒ dry ☐ both
Describe mining method: **Open Pit**

The site is in a:
☐ critical aquifer recharge area ☐ sole source aquifer ☐ public water supply watershed
☐ wellhead protection area ☐ special protection area ☐ designated aquifer protection area

Ground water study attached? ☐ yes ☒ no
If yes, see "Additional Requirements for Mines in Hydrologically Sensitive Areas" in "Instructions for SM-8A". If no, explain:

23G. Archeology

Are archeological/cultural resource sites present? ☐ yes ☒ no
If yes, describe how you will protect these resources:

24. MINING PRACTICES TO FACILITATE RECLAMATION

24A. Soil Replacement

Topsoil will be saved? ☒ yes ☐ no
If no, explain:

Up to 4 feet of topsoil and (or) subsoil will be restored? ☒ yes ☐ no
If "yes" give details. If "no", explain: **There is an abundance of topsoil that will be stockpiled into berms a restored as part of the reclamation plan.**

Topsoil will be restored and seedbeds prepared as necessary to promote effective revegetation and to stabilize slopes and mine floor? ☒ yes ☐ no
If "yes" give details. If "no", explain: **Topsoil will be placed and seeded with 3 seedmix native grasses.**

Subsoil will be replaced to an approximate depth of 1 feet on the pit floor and a depth of 1 feet on slopes.
Topsoil will be replaced to an approximate depth of 1 feet on the pit floor and a depth of 1 feet on slopes.

Topsoil will be distributed evenly over the site? ☒ yes ☐ no
If no, explain:

If topsoil is in short supply, it will be strategically placed in depressions and low areas in adequate thickness to conserve moisture and promote revegetation? ☒ yes ☐ no
If no, explain:

Topsoil will be moved when conditions are not overly wet or dry? ☒ yes ☐ no
If no, explain:

Topsoil will be imported? ☐ yes ☒ no
If yes, describe source. If no, explain: **As available, topsoils from future construction sites will be imported for soil sales and future reclamation. There is sufficient topsoil on site for reclamation.**

Synthetic topsoil made from compost, biosolids, or other amendments will be used and (or) made on site to supplement existing topsoil? ☐ yes ☒ no

APPLICATION FOR RECLAMATION PERMIT

Materials such as till, loess, and (or) silt are available on site that could be used to supplement topsoil for reclamation. If yes, explain:	☐ yes ☒ no
Silt from settling ponds or a filter press will be used for reclamation?	☒ yes ☐ no
Settling pond clay slurries will be pumped or hauled to other segments for reclamation? If yes, explain:	☐ yes ☒ no
Topsoil will be replaced with equipment that will minimize compaction, or it will be plowed, disked, or ripped following placement? If no, explain:	☒ yes ☐ no
Topsoil will be immediately stabilized with grasses and legumes to prevent loss by erosion, slumping, or crusting? If no, explain:	☒ yes ☐ no
Topsoil stockpile areas are shown on maps and will be marked on the ground with permanent boundary markers to protect from loss? If no, explain:	☒ yes ☐ no
Segmental topsoil removal and replacement is shown on maps? If no, explain:	☒ yes ☐ no
Topsoil salvage and replacement plan included? If no, explain: **Topsoil will be preserved in stockpiles. Replacement will be according to best management practices and will be placed evenly over the site.**	☒ yes ☐ no
24B. Removal of Vegetation	
Vegetation will be removed sequentially from areas to be mined to prevent unnecessary erosion? If no, explain:	☒ yes ☐ no
Small trees and other transplantable vegetation will be salvaged for use in revegetating other segments? If yes, give details. If no, explain: **No trees or transplantable vegetation exists on the site.**	☐ yes ☒ no
Wood and other organic debris will be: ☐ recycled ☐ removed from site ☐ chipped ☐ burned ☐ buried ☐ used to synthesize topsoil or mulch ☒ other (*explain*) **No organic debris on site.** Solid waste disposal, burning, and land use permits are attached?	☐ yes ☐ no
Some coarse wood (logs, stumps) and other large debris will be salvaged for fish and wildlife habitats? If yes, give details. If no, explain: **No trees or large vegetation on the site.**	☐ yes ☒ no
24C. Erosion control for Reclamation	
Pit floor will slope at gentle angles toward highwall, sediment retention pond, or proper drainage? If yes, give details. If no, explain: **Retention ponds will be established**	☒ yes ☐ no
Revegetation, sheeting, and (or) matting will be used to protect areas susceptible to erosion? If yes, give details. If no, explain: **Hydro seeding with fertilizer, mulch and tackifier will be performed on the entire site.**	☒ yes ☐ no

Water control systems used for erosion control during segmental reclamation will:

Divert clean water around pit? **None to divert.**	☐ yes	☒ no
Trap sediment-laden runoff before it enters a stream? **No streams near site.**	☐ yes	☒ no
Result in essentially natural conditions of volume, velocity, and turbidity?	☒ yes	☐ no
Handle a 25-year, 24-hour peak event?	☒ yes	☐ no
(Have you attached calculation?)	☒ yes	☐ no
Be removed or reclaimed?	☒ yes	☐ no

If any answers are no, explain: **No offsite water enters the site and all on-site water will be contained by berms on the site perimeter.**

Will any water control systems be removed upon final reclamation? ☐ yes ☒ no

If yes, explain:

Water control measure will be established to prevent erosion of setbacks and neighboring properties? ☐ yes ☒ no

If yes, give details. If no, explain: **Berms to control site runoff will perform the function of preventing setback and neighboring property erosion. Final grading will prevent water from leaving the site.**

Storm-water conveyance ditches and channels will be lined with vegetation or riprap? ☐ yes ☒ no

If yes, give details. If no, explain: **No conveyance ditches or channels exist or will be developed within the site.**

Natural and other drainage channels will be kept free of equipment, wastes, stockpiles, and overburden? ☒ yes ☐ no

If no, explain:

25. RECLAMATION TOPOGRAPHY

25A. Final Slopes

Final slopes will be created using the cut-and-fill method? ☐ yes ☒ no

Explain procedure to be used: **No backfilling will be used on final grades. Mining will be limited to angles used on the reclamation plan by using the cut method.**

Slopes will be created by mining to the final slope using the cut method? ☒ yes ☐ no

Explain procedure to be used:

Slopes will vary in steepness? ☒ yes ☐ no

If no, explain:

Slopes will have a sinuous appearance in both profile and plan view? ☒ yes ☐ no

If no, explain:

Large rectilinear (that is, right angle, or straight, planar) areas will be eliminated? ☒ yes ☐ no

If no, explain:

Where reasonable, tracks of the final equipment pass will be preserved and oriented to trap moisture, soil, and seeds, and to inhibit erosion? ☒ yes ☐ no

If no, explain:

25B. Slope Requirements for Pits and Overburden/Waste Rock Dumps (non-saleable products)

If the mine is a quarry or in hard rock, skip to Quarry section (25C). **Mine is a quarry.**

Slopes will vary between 2 and 3 feet horizontal to 1 foot vertical or flatter, except in limited areas where steeper slopes are necessary to create sinuous topography and control drainage? ☐ yes ☐ no

If no, explain:

For pits, slopes will not exceed 2 feet horizontal to 1 foot vertical except as necessary to blend with adjacent natural slopes? ☐ yes ☐ no

Give details:

Slope stability analysis required? ☐ yes ☐ no

If yes, see "Additional Requirements for Mines with Steep or Potentially Unstable Slopes" in "Instructions for SM-8A".

Slope stability analysis provided by .

25C. Slope Requirements for Quarries and Hardrock Metal Mines

If mine is a pit in unconsolidated materials covered by Section 25B, go to Section 25D

Check the appropriate box(es)

☐ Slopes will not exceed 2 feet horizontal to 1 foot vertical.

☒ Slopes steeper than 1 foot horizontal to 1 foot vertical are an acceptable subsequent land use as confirmed on Form SM-6.

☐ Hazardous slopes or cliffs are indigenous to the immediate area and already present a potential threat to human life. Photo and maps attached to document presence of cliffs.

☐ Geologic or topographic characteristics of the site preclude slopes being reclaimed at a flatter angle and are an acceptable subsequent land use as confirmed on Form SM-6.

Slope stability analysis required? ☐ yes ☒ no

If yes, see "Additional Requirements for Mines with Steep or Potentially Unstable Slopes" in "Instructions for SM-8A".

Slope stability analysis provided by

Measures will be taken to limit access to the top and bottom of hazardous slopes? ☒ yes ☐ no

Describe measures, or if no, explain: **Posting and surface berm 50' from pit edge.**

Selective blasting will be used to remove benches and walls and to create chutes, buttresses, spurs, scree slopes, and rough cliff faces that appear natural? ☐ yes ☒ no

Describe procedures, or if no, explain: **Benches will be used for slope stability and to provide maintenance access after reclamation. Vegetation will be used to create a more natural look.**

Reclamation blasting will be used to reduce the entire highwall to a scree or rubble slope less than 2 feet horizontal to 1 foot vertical? ☐ yes ☒ no

Blasting plan is attached?

If no, explain:

Access to benches will be maintained for reclamation blasting? ☐ yes ☒ no

If no, explain:

Small portions of benches will be left to provide habitat for raptors and other cliff-dwelling birds? ☒ yes ☐ no

25D. Backfilling

Slopes will require backfilling? **No Backfilling will be used.** ☐ yes ☒ no

Depth of backfilling is _____ feet.

Slope stability compaction analysis required? ☐ yes ☒ no

Compaction analysis provided by

Backfilling plan and (or) permits are attached? ☐ yes ☒ no

If no, explain: **No Backfilling will be used.**

Backfilling will be done with overburden material after topsoil has been separated? ☐ yes ☒ no

If no, describe composition and source of backfill material:

Explain method of placement of fill: **During mining – overburden will be stockpiled separate from topsoil. For reclamation a dozer will be used to redistribute overburden material to create a more natural appearance. Then topsoil will be placed evenly on the site.**

Locations of stockpiles are shown on maps and will be marked on the ground with permanent boundary markers? **The overburden area is shown on the map but it will not be staked as it is an offset of the permanent boundary marker stakes and therefore easily located in the field.** ☐ yes ☒ no

Will backfill be imported? ☐ yes ☒ no

If yes, give volumes needed to meet reclamation plan:

Areas to be backfilled are shown on maps? If no, explain: **Surface reclamation only.**	☐ yes ☒ no
All grading/backfilling will be done with clean, inert, non-organic solids? If yes, give details. If no, explain:	☒ yes ☐ no
Backfilled slopes will be compacted? If yes, give details. If no, explain: **Slopes will be dozer tracked. If roadways require fill it will be compacted.**	☐ yes ☒ no
Will you be backfilling into water? If yes, is slope stability analysis attached? If yes, describe method:	☐ yes ☒ no ☐ yes ☒ no
25E. Mine Floors	
Flat areas will be formed into gently rolling mounds? If yes, give details. If no, explain: **Site will slope generally to the North and towards a depression as shown on the reclamation plan.**	☒ yes ☐ no
Mine floor will be gently graded into sinuous drainage channels to preclude sheetwash erosion during intense precipitation? If yes, give details. If no, explain: **Floor will be dozer graded and cat walked.**	☒ yes ☐ no
Mine floor and other compacted areas will be bulldozed, plowed, ripped, or blasted to foster revegetation? If yes, give details. If no, explain: **Natural compaction of final grading will help prevent wind erosion and promote natural grasses. Floor will be dozer graded and cat walked.**	☐ yes ☒ no
25F. Lakes, Ponds, and Wetlands	
Is water currently present in the area or will the mining penetrate the water table? ***If no, go to Section 25G.***	☐ yes ☒ no
Reclaimed areas below the permanent low water table in soil, sand, gravel, and other unconsolidated material will have a slope no steeper than 1.5 feet horizontal to 1 foot vertical? If yes, give details. If no, explain:	☐ yes ☐ no
If not already present, soils, silts, and clay-bearing material will be placed below water level to enhance revegetation? If yes, give details. If no, explain:	☐ yes ☐ no
Some parts of pond and lake banks will be shaped so that a person can escape from the water?	☐ yes ☐ no
Armored spillways or other measures to prevent undesirable overflow or seepage will be provided to stabilize bodies of water and adjacent slopes? If yes, give details. If no, explain:	☐ yes ☐ no
Wildlife habitat will be developed, incorporating such measures as: Sinuous and irregular shorelines? Varied water depths? Shallow areas less than 18 inches deep? Islands and peninsulas? Give details:	 ☐ yes ☐ no ☐ yes ☐ no ☐ yes ☐ no ☐ yes ☐ no
Ponds or basins will: Be located in stable areas? Have sufficient volume for expected runoff? Have an emergency overflow spillway? Spillways and outfalls will be protected (for example, rock armor) to prevent failure and erosion? If any answers are no, explain:	 ☐ yes ☐ no ☐ yes ☐ no ☐ yes ☐ no ☐ yes ☐ no

APPLICATION FOR RECLAMATION PERMIT

Proper measures will be taken to prevent seepage from water impoundments that could cause flooding outside the permitted area or adversely affect the stability of impoundment dams or adjacent slopes? ☐ yes ☐ no

If yes, give details. If no, explain:

Written approval from other agencies with jurisdiction to regulate impoundment of water is attached? ☐ yes ☐ no

If no, explain:

25G. FINAL DRAINAGE CONFIGURATION

Drainage will be capable of carrying the peak flow of the 25-year, 24-hour precipitation event? ☒ yes ☐ no
(*Data are available at DNR Region offices*)

If yes, are calculations attached? ☒ yes ☐ no

If yes, give details. If no, explain: **Drainage detention area is very oversized**

Drainages will be constructed on each reclaimed segment to control surface water, erosion, and siltation? ☒ yes ☐ no

Clean runoff is directed to a safe outlet? ☐ yes ☒ no

If either yes, give details. If no, explain: **Drainage will be contained on-site.**

Are these shown on maps? ☐ yes ☒ no

The grade of ditches and channels will be constructed to limit erosion and siltation? ☒ yes ☐ no

If yes, give details. If no, explain: **To keep stormwater on site.**

Natural-appearing drainage channels will be established upon reclamation? ☒ yes ☐ no

If yes, give details. If no, explain: **Site will be graded to provide flow to the water containment depression without creating defined channels that would cause erosion.**

26. SITE CLEANUP AND PREPARATION FOR REVEGETATION

26A. Dealing with Hazardous Materials

Hazardous materials are present at the mine site? ☐ yes ☒ no

If no, go to Section 26B

The final ground surface drains away from any hazardous natural materials? ☐ yes ☐ no

If yes, give details. If no, explain:

Plan for handling hazardous mineral wastes indigenous to the site is attached? ☐ yes ☐ no

If no, written approval from all appropriate solid waste regulatory agencies attached? ☐ yes ☐ no

26B. Removal of Debris

All debris (garbage, 'bone piles', treated wood, old mining equipment, etc.) will be removed from the mine site? ☒ yes ☐ no

All sheds, scale houses, and other structures will be removed from the site? ☐ yes ☒ no

If either answer is yes, give details. If no, explain: **Site will be cleaned of all equipment and garbage prior to final grading and reseeding.**

27. REVEGETATION

The mine site is in: ☒ eastern Washington ☐ western Washington

The mine site is: ☐ wet ☒ dry?

The average precipitation is **16-18** per year.

Revegetation will start during the first proper growing season (fall for grasses and legumes, fall or late winter for trees and shrubs) following restoration of slopes? ☒ yes ☐ no

If yes, give details. If no, explain: **Fall planting of natural grasses will promote spring growth. Hydroseeded with natural grasses, fertilizer and tackifier.**

Test plots will be used to determine optimum vegetation plans? ☐ yes ☒ no

APPLICATION FOR RECLAMATION PERMIT

The site will not be revegetated because:

☐ It is a rural area with a rainfall exceeding 30 inches annually and erosion will not be a problem (requires approval of DNR).

☐ Demonstration plots and areas will be used to show that active revegetation is not necessary.

☐ Revegetation is inappropriate for the approved subsequent use of this surface mine.

Explain:

Documentation is attached? ☐ yes ☐ no

27A. Recommended Pioneer Species

In the Sections below, check the species that will be planted at your mine site:

**** indicates nitrogen-fixing species***

Western Washington Dry Areas

☐ alfalfa*	☐ lupine*	☐ clover*	☐ orchard grass
☐ cereal rye	☐ perennial rye	☐ colonial bent grass	☐ ponderosa pine
☐ creeping red fescue	☐ red alder*	☐ Douglas fir	☐ shore pine
☐ ground cover	☐ shrubs	☐ other	

Western Washington Wet Areas

☐ birdsfoot trefoil	☐ sedges	☐ cedar	☐ tubers
☐ cottonwood	☐ wetland grasses	☐ creeping red fescue	☐ willow
☐ red alder*	☐ other		

Eastern Washington Dry Areas

☐ alder*	☒ grasses	☐ alfalfa*	☐ juniper
☐ black locust	☐ lodgepole pine	☐ clover	☐ lupine*
☐ deciduous trees	☐ ponderosa pine	☐ shrubs	☐ deep-rooted ground cover
☐ diverse evergreens	☐ other		

Eastern Washington Wet Areas

☐ alder*	☐ cottonwood	☐ poplar	☐ sedges
☐ serviceberry	☐ tubers	☐ willow	
☐ other			

Give planting details (stems/acres of trees and shrubs, see Forest Practices manual; lbs/acre of grass, legume, or forb mixture):

Planting will be done by a local hydroseeding company.

Describe weed control plan:

Weed control will be performed by the owner as needed after reclamation. Site will be inspected for noxious weeds annually.

27B. Planting Techniques

Revegetation at this site will require:

Ripping and tilling?	☐ yes	☒ no
Blasting to create permeability?	☐ yes	☒ no
Mulching?	☐ yes	☒ no
Irrigation?	☐ yes	☒ no
Fertilization?	☐ yes	☒ no
Importation of clay- or humus-bearing soils?	☐ yes	☒ no
Other soil conditioners or amendments?	☐ yes	☒ no

Give details: **Fertilization or mulching will be per recommendations of the local hydroseeding company.**

Trees and shrubs will be planted in topsoil or in subsoil amended with generous amounts of organic matter? ☐ yes ☒ no

If yes, give details. If no, explain: **This area is too dry to grow native trees or shrubs.**

Mulch will be piled around the base of trees and shrubs?	☐ yes	☒ no
High quality stock will be used?	☐ yes	☒ no
Trees and shrubs will be planted while they are dormant?	☐ yes	☒ no
Stock will be properly handled, kept cool and moist, and planted as soon as possible?	☐ yes	☒ no
Seeds will be covered with topsoil or mulch no deeper than one-half inch?	☐ yes	☒ no
If any answers are no, explain: **This area is too dry to grow native trees or shrubs. Sagebrush will infill naturally.**		

28. FINAL CHECKLIST

All required maps are attached? (***See "Instructions for SM-8A" for detailed requirements.***)	☒ yes	☐ no
All required cross sections are attached? (***See "Instructions for SM-8A" for detailed requirements.***)	☒ yes	☐ no
Geologic map attached (if required)? (***See "Instructions for SM-8A" for detailed requirements.***)	☐ yes	☒ no
All documents submitted have the date, the name and address of the permit holder, and the application number on every page of the material?	☒ yes	☐ no
The plan contains predominantly relevant information?	☒ yes	☐ no
Have you completed the SM-6 and has it been signed by the local jurisdiction?	☒ yes	☐ no
Have you provided the SEPA checklist?	☒ yes	☐ no
Have you provided a copy of the SEPA determination (DNS, MDNS, or DS)?	☒ yes	☐ no
Have you attached photographs?	☒ yes	☐ no
Are additional supplemental studies included?	☐ yes	☒ no

If yes, check the appropriate box(es) below:

☐ Archeological ☐ Geohydrologic ☐ Backfill ☐ Slope stability
☐ Topsoil ☐ Flood plain ☐ Conservational ☐ Vegetation
☐ Other

Other permits required? ☒ yes ☐ no

If yes, check the appropriate box(es) below:

☐ Shoreline Permit ☐ Water Discharge Permit ☐ Solid Waste Permit
☐ Air Quality Permit ☐ NPDS or General Discharge Permit ☐ Hydraulic Project Approval
☒ Special or Conditional Use Permit ☐ Other

APPLICATION FOR RECLAMATION PERMIT

When signed by the applicant and approved by the Department of Natural Resources, this document and the associated maps, cross sections, reclamation narrative, and other attachments will be the approved reclamation plan for this permit that the permit holder must follow. Significant variations from the approved reclamation plan may require that a new plan be submitted to the Department for approval.

The applicant shall be considered as the permit holder for this surface mine and shall be responsible for compliance with Chapter 78.44 RCW, Chapter 332-18 WAC, the approved reclamation plan and attachments, and the conditions of the permit if issued by the Department of Natural Resources.

I hereby agree to comply with this plan. ***Signature of applicant or company representative*** X [signature]	Name and Title of Company Representative *(Please print)* JASON NEER Construction Manager	Date signed 3-13-2018

SURFACE OWNERSHIP Give names, addresses, and signatures of all individuals with possessory interest in land. *(Attach signed copies of this page if more than one.)*	OWNERSHIP OF RIGHTS TO REMOVE MINERALS BY SURFACE MINING Give names, addresses, and signatures of all individuals with rights. *(Attach signed copies of this page if more than one.)*
I verify that the applicant has my permission to mine from my land. ***Signature of landowner(s)*** ***Date signed*** X [signature] 3-13-18	I verify that the applicant has my permission to mine this land. ***Signature of rights owner(s)*** ***Date signed*** X _____
I hereby verify that I have seen and approved this plan. ***Signature of landowner(s)*** ***Date signed*** X _____	I hereby verify that I have seen and approved this plan. ***Signature of rights owner(s)*** ***Date signed*** X _____

----------FOR DEPARTMENTAL USE ONLY----------

Date accepted	Accepted by:	Title:	Reclamation Permit No.

Comments by Department:

March 10, 2018

Department of Natural Resources
Geology and Earth Resources Division
1111 Washington Street SE
PO Box 47007
Olympia, WA 98504-7007

Washington Department of Natural Resources Application for Reclamation Plan - Narrative, Christensen Pit

JMAC Resources, Inc. (JMAC) desires to create a quarry on Parcel 130891000002000 for the production of crushed rock and gravel.

The proposed 30 acre mine site encompasses a small Southeast portion of the 235 acre property . The property is zoned as (GMA Agriculture). The quarry will create a long term source of crushed rock for Benton County communities.

The development will bring good paying jobs to approximately four to ten local people. It is anticipated that within three years the company could grow substantially thereby creating a strong tax base and more employment.

Operations will include; excavating crushing and processing rock and gravel and the importation of construction materials from other sites for processing. There may be a need to drill and shoot the hard rock out crop being mined. All blasting operations (if needed) will meet State of Washington regulations, notifications and monitoring. Operations will start in the west sector of the quarry site working towards the east. Hours of operation for crushing and site work will be 5 am to 7 pm six days per week with occasional 24 hr operations to meet client construction schedules.

The use of berms will help mitigate noise for adjacent land owners. Dust will be controlled using water for abatement. Stockpiled top soils for future reclamation will be seeded to prevent erosion.

During the life of the mining process all storm water will be contained on site. The use of berms and lowering of the existing surface will insure containment. Precipitation rates average about 16 to18 inches per year. Soil borings show an average depth of 1.5' topsoil, 4' overburden, 2' broken basalt and 60'+ of solid to broken basalt. Exposed basalt areas will have fully contained pooling during heavy precipitation.

Truck traffic will be primarily on Locust Grove Road to the I-84 with some traffic using South Codfelter Road to access the south Kenewick area. JMAC anticipates about fifteen to twenty five round trips per day.

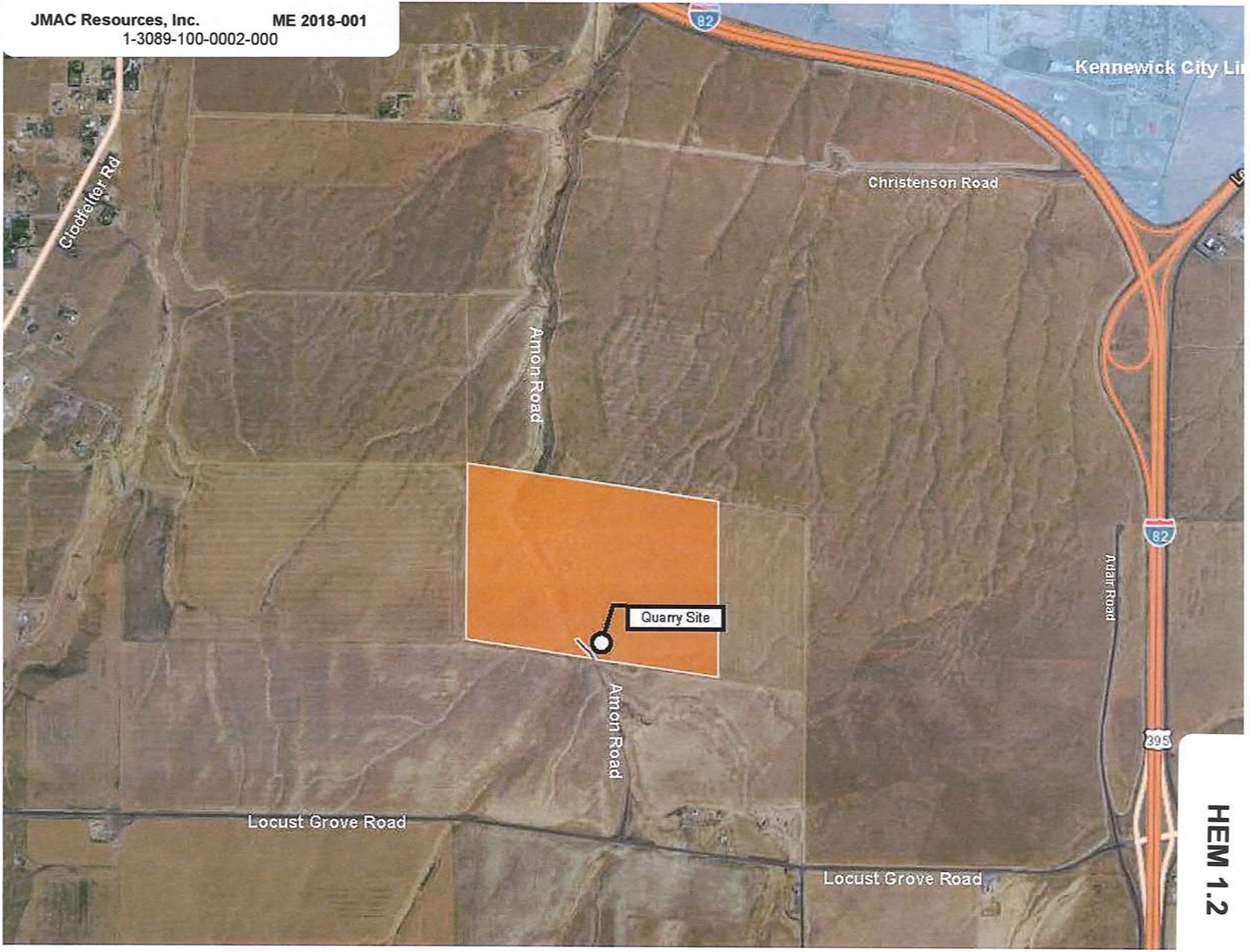
Reclamation will follow mining operations and will be assured by a bond. All top soil will be stockpiled within the mining setback areas and will be used for reclamation. Rock faces will be reclaimed to 0.5:1 maximum slopes, with 10' wide benches every twenty vertical feet with a +/- 2% back slope. Floor areas will be reclaimed to varying slopes with a natural appearance then seeded with approved seed mix. Crusher reject materials with no other marketable value will be placed prior to placement of top soil within the floor area. Sediment from silt ponds will be tested for contaminants prior to being incorporated into the stockpiled top soils for final reclamation. Contaminates that are above ecology tolerance will be treated to mitigate contamination or disposed of at a permitted special waste landfill. The reclaimed area will be monitored for noxious weeds and if needed sprayed for weed control. All slopes and reclamation will follow Washington State regulations. Top edge of quarry will maintain a fence and safety berm to prevent entry to quarry.

It is anticipated that the cost of reclamation will be about $118,700. This includes soil placement, grading, seeding, weed control, and fencing. Adding an additional ten percent for other unforeseen costs results in a total reclamations cost of $130,570.

Jason Neer
JMAC Resources, Inc.
jasonn@jmacresources.com

Calculation for bond:
Permitted mining area 29+/- acres = 2.61m s.f.
68,000 s.f. x 1.5 feet of soils = 51,000 cubic yards of overburden/topsoil.
51,000 c.y. to place at $1.8 per cubic yard = $91,800
Seeding $600.00 per acre x 29 acre = $17,000
Weed control $100.00 per acre x 29 acre = $2,900
Fencing 5,000 l.f. x $1.40 per ft = $7,000
Subtotal = $118,700 x 10%
Total estimated cost to reclaim $130,570

JMAC Resources, Inc. **ME 2018-001**
1-3089-100-0002-000



HEM 1.2

Benton County Planning Department

Planning Annex, P.O. Box 910, 1002 Dudley Avenue, Prosser WA 99350, Phone: (509) 786-5612 or (509) 736-3086, Fax (509) 786-5629

HEM 1.3

NOTICE OF APPLICATION

NOTICE IS HEREBY GIVEN that there has been proposed to the Benton County Planning Department, an application (File No. EA 2018-006) dated March 14, 2018 for creation of a rock quarry for the sale of commercial sands and gravels by: JMAC Resources, Inc. The date of the written determination of completeness on this action is March 16, 2018. The site is located at 39505 South Amon Road, Kennewick in Section 30, Township 8 North, Range 29 East, W.M.

NOTICE IS FURTHER GIVEN that the Benton County Planning Department will review said application and a public hearing may be scheduled at a later date. If a public hearing is scheduled, property owners within 300 feet of the boundaries of the project site will receive a public hearing notice.

NOTICE IS GIVEN that said proposal will be reviewed under the requirements of the State Environmental Policy Act. The Benton County Planning Department expects to issue a Determination of Non-Significance (DNS) utilizing the optional DNS process set forth in WAC 197-11-355. A copy of the subsequent threshold determination for this proposal may be obtained from the Benton County Planning Department.

NOTICE IS GIVEN that all concerned persons will have fourteen (14) days from the date of publication of this notice to comment in writing on this action. This comment period may be the only opportunity to comment on the environmental impacts of this proposal. Comments should be submitted to the Benton County Planning Department, P.O. Box 910, Prosser, WA 99350. Any information submitted to Benton County is subject to the public records disclosure law for the State of Washington (RCW Chapter 42.17) and all other applicable law that may require the release of the documents to the public.

More information concerning this action can be obtained by contacting the Benton County Planning Dept. P.O. Box 910, Prosser, WA, 99350, (509) 786-5612 or (509) 736-3086.

Dated at Prosser, Washington on this 19th day of March, 2018

Jerrod MacPherson

Jerrod B. MacPherson, Planning Manager

PUBLISH ON: March 23, 2018

HEM 1.4

BENTON CLEAN AIR AGENCY

March 23, 2018

Re: Quarry
File No: **ME 2018-001**

Benton County Planning Dept.
P.O. Box 910
Prosser, WA 99350

Proponent:
JMAC Resources Inc.
1505 N. Miller, Ste 260
Wenatchee, WA 98801

Dear Sirs;

It has come to our attention that you are reviewing a proposed project which may include a rock crusher, or possibly a concrete and asphalt batch plants, on site for the above named applicant in Benton County, WA.

Washington Administrative Code **(WAC) 173-400-110 New source review for sources and portable sources**, including the operations described above, may require:

(2) Approval requirements.

(a) A notice of construction application must be filed and an order of approval must be issued by the permitting authority prior to the establishment of any new source …

Benton Clean Air Agency Regulation 1 requires that sources complete a Notice of Construction (NOC), submit the appropriate filing and engineering fees, and receive an approval to operate prior to operation of the source.

Thank you for the opportunity to comment on this proposal. If you have any questions, or would like further information on this subject, please contact us at (509) 783-1304.

Sincerely,

Rob L Rodger
Air Quality Engineer

• 526 South Clodfelter Road • Kennewick, Washington 99336 • Fax Number 509-783-6562
Phone: 509.783.1304 • Website: bentoncleanair.org

Benton County Fire Marshal's
Review of Proposed Planning Applications

HEM 1.5

TO: Clark Posey

Mineral Extraction 18 -01

Date Received 3-19-18 Date Returned 3-27-19

Comments:

RE: Mineral Extraction Permit Application
File # ME 2018-001

Dear Agencies,

Enclosed is a copy of an application for a top soil and basalt quarry in Section 30, Township 8 North, Range 29 East, W.M. by JMAC Resources, Inc. for your review.

Required: None

RECEIVED
MAR 26 2018
Benton Co. Planning Dept.

Benton County Fire Marshal's Comments
Planning Department's Referral Forms

TO: Clark Posey, Assistant Planning Manager
EA 18-006
Date Received 4-17-18
Date Returned ___ 4-20-18

Applicant's Comments: JMAC Resources proposes to open a rock quarry parcel 1-3089-100-0002-000.

Fire Marshal's Comments: No Requirements

RECEIVED
APR 24 2018
Benton Co. Planning Dept.

HEM 1.6

Washington State Department of Transportation

South Central Region
2809 Rudkin Road
Union Gap, WA 98903-1648
509-577-1600 / FAX: 509-577-1603
TTY: 1-800-833-6388
www.wsdot.wa.gov

March 5, 2018

Benton County Planning Department
PO Box 910
Prosser, WA 99350-0910

Attention: Jerrod MacPherson, Planning Manager

Subject: EA 2018-006 JMAC Resources Inc.
I-82 Exit 114 – Locust Grove Road Interchange

We have reviewed the proposed project and have the following comments.

- The subject project is adjacent Locust Grove Road Interchange on Interstate 82 (I-82) Exit 114, a fully-controlled limited access facility with a posted speed limit of 70 miles per hour. Locust Grove Road transitions to State Route 397 (SR 397) through the Interchange. SR 397 is a managed access class two highway with a posted speed of 40 miles per hour transitioning to 60 miles per hour after a quarter mile. Access to I-82 and SR 397 is available through Locust Grove Road.

- All loads transported on WSDOT rights-of-way must be within the legal size and load limits or have a valid oversize and/or overweight permit.

- It is the applicant's responsibility to keep and maintain I-82 & SR 397 free of debris.

Thank you for the opportunity to review and comment on this proposal. If you have any questions regarding our comments, please contact Jacob Prilucik at (509) 577-1635.

Sincerely,

for:

Paul Gonseth, P.E.
Planning Engineer

PG: jjp/mnk

cc: SR 82, File #3
Kara Shute, Area 3 Maintenance Superintendent

HEM 1.7

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
1250 W Alder St • Union Gap, WA 98903-0009 • (509) 575-2490

March 30, 2018

RECEIVED
MAR 30 2018
Benton Co. Planning Dept.

Jarrod MacPherson
Benton County Planning
PO Box 910
Prosser, WA 99350

Re: EA 2018-006

Dear Mr. MacPherson:

Thank you for the opportunity to comment during the optional determination of nonsignificance process for the creation of a rock quarry, proposed by JMAC Resources Inc. We have reviewed the documents and have the following comments.

WATER QUALITY

The site has a Sand and Gravel General Permit, John Christensen, Christensen Quarry WAG505187, currently with inactive operating status. The permit will be transferred to JMAC Resources Inc. If the discharges or site will change Ecology will need an updated site map.

If you have any questions or would like to respond to these Water Quality comments, please contact **Pam Perun** at (509) 454-7869 or pamela.perun@ecy.wa.gov .

WATER RESOURCES

If you plan to use water for dust suppression at your site, be sure that you have a legal right. Temporary permits may be obtainable in a short time-period. The concern of Water Resources is for existing water rights. In some instances water may need to be obtained from a different area and hauled in or from an existing water right holder.

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

Sincerely,

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

HEM 1.8

March 31, 2018

Benton County Planning Dept
P O Box 910
Prosser, WA 99350

RE: File # EA2018-006

Board Members,

The only concern I have with the rock quarry is any blasting/drilling that might take place.
I have a well that is over 800 ft deep with a pump suspended also that deep. I'm afraid of any viberation from blasting/drilling could damage the well and pump.
If they can guarantee me that there would not be any viberation or if there is then they would pay for any repairs/replacement of well caused by the blasting/drilling, then I'm all for quarry.
Sincerely,

Susan Abken

Susan Chapman Abken
128910 E Locust Grove Road
Kennewick, WA 99338

HEM 1.9

Benton County

Public Works Department
Post Office Box 1001 - Courthouse
Prosser, Washington 99350-0954
Prosser: (509) 786-5611/Tri Cities: (509)736-3084
Fax: (509) 786-5627

TO: PLANNING DEPARTMENT

FROM: ROAD DEPARTMENT

DATE: APRIL 6, 2018

SUBJECT: EA 2018-006

The Road Department has the following comments:

Item 14 A: The site is currently served by Amon Road a County operated and maintained roadway. Amon Road begins at Locust Grove Road and extends 3,325 feet northerly to the project site where the road terminates. The first 830 feet of Amon Road is paved from its intersection with Locust Grove Road. The remaining 2,400 feet is unpaved gravel roadway.

Item 14 D: The unpaved portion of Amon Road is insufficient to support the traffic that will be generated by this proposal. The applicant will be required to improve the unpaved portion of Amon Road, beginning at the end of existing pavement to the terminus of the road, to current Benton County standards for a paved roadway. The applicable standard is R-1. Work shall be done in accordance with the Washington State Department of Transportation Standard Specifications. Plans for the road improvements shall be prepared by a professional engineer licensed to practice in the State of Washington.

Additionally the applicant will be required to obtain a road approach permit and construct the approach to applicable County standards prior to being open for business. The design of the approach should take into consideration the type of traffic generated by the proposal (i.e. predominately heavy loaded trucks).

DETERMINATION OF NONSIGNIFICANCE

File Number: EA 2018-006

Description of proposal: creation of a rock quarry for the sale of commercial sands and gravels

Proponent: JMAC Resources, Inc.

Location: The site is located at 39505 South Amon Road, Kennewick in Section 30, Township 8 North, Range 29 East, W.M.

Lead agency **BENTON COUNTY**
The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

THERE IS NO COMMENT PERIOD FOR THIS DNS DETERMINATION

Responsible Official: Jerrod MacPherson
Position/Title: Planning Manager
Address: P.O. Box 910, Prosser WA 99350
Email: planning.department@co.benton.wa.us
Phone/Fax: (509)786-5612/(509) 786-5629

Date: 4/10/2018 Signature:

Clark A. Posey, Assistant Planning Manager

THERE IS NO AGENCY APPEAL

DISTRIBUTION:

Applicant
News Media
Benton County Building Department
Department of Natural Resources (Olympia)
Department of Natural Resources (Ellensburg)
Benton Clean Air Authority
Bureau of Reclamation
Benton County Roads Department
Benton Franklin Health District
Futurewise
Department of Transportation
Washington State Department of Health
Department of Ecology (Olympia)
Department of Ecology (Yakima)
Fire District #1
Benton County Fire Marshal
Bureau of Land Management
Washington State Department of Fish and Wildlife
Department of Archaeology & Historic Preservation

Benton County Planning Department

Planning Annex, P.O. Box 910, 1002 Dudley Avenue, Prosser WA 99350, Phone: (509) 786-5612 or (5

NOTICE OF OPEN RECORD HEARINGS **HEM 1.11**

NOTICE IS HEREBY GIVEN that the following applications have been proposed to the Benton County Hearings Examiner of Benton County, Washington.

CUP 2018-001 Applicant Matthew Mahany is proposing a business to service, install & deliver water softeners at 11108 Cottonwood Drive Kennewick in Section 10, Township 08 North, Range 28 East, W.M. The date of the written determination of completeness on this action is March 22, 2018.

CUP 2018-002 Applicants Lauriano Garcia & Jose Ramirez are proposing to run an event center for weddings, receptions and other special events with a small farm animal petting zoo area at 41807 S. Finley Road in Kennewick in Section 26, Township 08 North, Range 30 East, W.M. The date of the written determination of completeness on this action is April 11, 2018.

CUP 2018-003 (EA 2018-008) Applicant Central Washington Asphalt is proposing to run a commercial gravel pit/mining operation and a portable asphalt batch plant in the Northeast ¼ of Section 35, Township 8, Range 28 East, W.M. The date of the written determination of completeness on this action is April 11, 2018.

CUP 2018-004 (EA 2018-010) Applicant JMAC Resources, Inc. is proposing to run a top soil and basalt quarry for commercial mineral extraction at 39505 S Amon Road in Section 30, Township 8 North, Range 29 East, W.M. The date of the written determination of completeness on this action is March 16, 2018.

VAR 2018-001 The applicant, APC Services/Ira Hickman, is requesting a variance of 25' to the required 25' setback from the drainfield access easement on the west boundary line of lot 21, allowing a structure to be built abutting the easement. The date of the written determination of completeness on this action is April 30, 2018. The site is located in Section 5, Township 8 North, Range 28 East, W.M. and is legally described as The Ridge at Reata West Phase 4, Lot 21.

NOTICE IS GIVEN that said applications will be considered by the Benton County Hearings Examiner at the public hearings on Monday, May 21, 2018 at 10:00 a.m. in the Planning Annex Hearing Room, 1002 Dudley Avenue, Prosser WA 99350. All concerned persons may appear and present any support for or objections to the applications or provide written testimony to the Hearings Examiner in care of the Planning Department on or before the date of the hearings. More information concerning these actions can be obtained by contacting Clark A. Posey, Assistant Planning Manager at the Benton County Planning Department, 1002 Dudley Avenue, P.O. Box 910, Prosser, WA 99350 or by calling (509) 786-5612. Any information submitted to Benton County is subject to the public records disclosure law for the State of Washington (RCW Chapter 42.17) and all other applicable law that may require the release of the documents to the public. It is suggested that if you plan on attending the hearing that you call the Benton County Planning Department by 8:30 a.m. the morning of the hearing to confirm that the hearing will be conducted as scheduled.

It is Benton County's policy that no qualified individual with a disability shall, by reason of such disability be excluded from participation in or be denied the benefits of its services, programs, or activities or be subjected to discrimination. If you wish to use auxiliary aids or require assistance to comment at this public meeting, please download and submit the Request for Reasonable Accommodation Form 48 hours prior to the date of the meeting. The form is located on the Benton County website (https://tinyurl.com/RRAform) or you may contact the Benton County Planning Department for assistance.

Dated this May 4, 2018

SUSAN E. DRUMMOND
Benton County Hearings Examiner

CLARK A. POSEY, Assistant Planning Manager
Benton County Planning Department

PUBLISH: May 9, 2018