

**Planning Department**

(509) 786-5612  
P.O. Box 910  
Prosser, WA 99350



[www.co.benton.wa.us](http://www.co.benton.wa.us)

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**Prosser Office:** 620 Market Street, 1<sup>st</sup> Floor

**Kennewick Office:** 102206 East Wiser Parkway

**HEM 1.1**

**STAFF REPORT TO THE  
BENTON COUNTY HEARINGS EXAMINER**

Aquilini: Sale of Aggregate from Mining Operation

**FILE NO:** CUP 2020-004

**HEARING DATE:** June 15, 2020

**APPLICANT:** Aquilini Red Mountain Vineyards LP, (Contact: Nick Tennant), Gate 16 in Rogers Arena, 700 Pat Quinn Way, Vancouver, BC V6B 6G1

**OWNER:** Aquilini Red Mountain Vineyards LP, 700 Pat Quinn Way, Vancouver, BC V6B 6G1

**LOCATION:** General Location: The property is located approximately .1 miles south of the intersection of SR 224 and Antinori Road in Benton City.  
Legal: That Portion of the West Half of the Northwest Quarter of Section 15, Township 9 North, Range 27 East, W.M.  
Parcel Number: 1-1597-200-0002-001

**PROPERTY SIZE:** 21.52 acres

**AREA TO BE USED:** Approximately 4.5 acres

**LAND USE:** Mining and Agriculture

**ZONING:** Rural Land 5 Acre

**COMPREHENSIVE PLAN DESIGNATION:** Rural Remote

**RECOMMENDATION:**

Planning Department recommends approval of the applicant's request, subject to the suggested Findings of Fact and Conditions of Approval outlined in this Staff Report.

**APPLICATION DESCRIPTION:**

The applicant is requesting a Conditional Use Permit to sell mineral aggregate extracted during mining activities from an existing pit site south of Highway 224 in Benton City. The Conditional Use proposal is to allow the applicant to extract approximately 30,000 cubic yards of material and sell the product off site as necessary. The parcel is approximately 1.5 miles east of the City of Benton City and is designated Rural Remote in the Benton County Comprehensive Plan.

The project site occupies roughly 4.5 acres of a 21-acre property and is zoned Rural Land 5 Acre District. The project property consists of an ongoing quarry operation and a vineyard.

## **PUBLIC NOTICE:**

1. The application for CUP 2020-004 was submitted to the Benton County Planning Department on March 18, 2020
2. The application was declared complete for processing on April 7, 2020.
3. The application documents were distributed to reviewing agencies on April 15, 2020.
4. The Benton County Hearings Examiner Notice of Open Record Hearing was published on June 3, 2020 in the Prosser Record Bulletin.
5. The Notice was mailed to property owners of record within 300 feet of the outer boundaries of the parcel on June 3, 2020.
6. The Open Record Hearing is scheduled for June 15, 2020.

## **APPLICABLE STANDARDS/ORDINANCES:**

1. Benton County Comprehensive Plan  
3.3.2.3 Rural Land Use Designations  
Rural Remote is the predominant rural land use in the County. This land is located mostly between the agricultural lands (GMA Agriculture), Rural Transition, and the UGAs. Rural Remote land use is intended to enhance and preserve the County's rural character, which includes: rural open space, low densities, wildlife habitat, public open space for outdoor recreational activities, and rural home sites on which a limited range of agricultural activities may be conducted. Allowable density in Rural Remote land use is 1Du/5acres.
2. Benton County Code (BCC)  
Title 11 Zoning  
Chapter 11.11 Rural Lands Five Acre District (RL-5)  
Section 11.11.060(d) Uses Requiring a Conditional Use Permit  
"A sand or gravel pit, stone quarry and similar use for the development of natural resources extracted on-site."
3. Benton County Code (BCC)  
Title 11 Zoning  
Chapter 11.50 Variance and Conditional Use  
Section 11.50.040 Conditional Use - General Standards  
"The conditional use 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 11.50.050.

Certain uses are classified as conditional 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 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 Chapter 11.51 BCC.”

Section 11.50.040 (d) Conditional Use – Permit Granted or Denied

“A conditional use 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.

It is the applicant's burden to present sufficient evidence to allow the above conclusions to be made. If such evidence is not presented or all necessary reasonable conditions are not identified by the applicant so as to allow the Hearings Examiner to make the conclusions required above, the conditional use application shall be denied.”

In addition to considering the impacts of the proposed use, the Hearings Examiner must also consider any evidence presented regarding any similar impacts of uses allowed outright in this zone, and if such evidence is received, compare those impacts to those of the proposed use.

If negative impacts are identified, the Hearings Examiner must try to identify reasonable conditions that would mitigate those impacts sufficiently to allow the Hearings Examiner to make the findings necessary to grant the permit. The applicants may be asked to identify reasonable conditions, but the Hearings Examiner may independently identify conditions. Further, an applicants’ disagreement with a particular condition should not dissuade the Hearings Examiner from granting the permit with such condition(s), as opposed to outright denial, if the Hearings Examiner is able to conclude that the condition(s) is/are reasonable in their judgment.

**AGENCY COMMENTS:**

- 1. The application documents were distributed to the following reviewing agencies on April 15, 2020.

Benton Clean Air Authority	Futurewise
Benton County Building Department	Kennewick Irrigation District
Benton County Code Enforcement	WA Department of Archaeology & Historic Preservation
Benton County Fire Marshal	WA Department of Ecology - Olympia
Benton County Public Works Department	WA Department of Ecology - Yakima

Benton PUD	WA Department of Fish and Wildlife
Benton-Franklin Health District	WA Department of Health
Bureau of Land Management	WA Department of Natural Resources - Olympia
Bureau of Reclamation	WA Department of Natural Resources -Ellensburg
Environmental Review Inc.	WA Department of Transportation
Fire District #4	

2. Agency comments were received from:
  - a. Washington State Department of Transportation (HEM 1.7)
  - b. Washington State Department of Ecology; (HEM 1.8)
  - c. Benton Clean Air Agency; (HEM 1.9)
  - d. Kennewick Irrigation District (HEM 1.12) and
  - e. Benton PUD (HEM 1.13)
  
3. A SEPA Determination of Non-Significance was issued for the project on April 30, 2020. (HEM 1.10)
  
4. Benton County Planning Department  
The following are general comments and discussion points from the Planning Department:
  - a. The adjoining properties to the West, South, and East as well as approximately 75% of the project site property are used for agricultural purposes. Adjoining lands are owned by Aquilini (West and South), Shaw Red Mountain LLC (East), and Washington Department of Natural Resources (North).
  
  - b. Upon completion of a review of BCC Title 15 and the Benton County Critical Area Maps, no designated critical areas have been identified on this property. A critical area report is not required for the processing of a Conditional Use Permit for the proposed activity at this location.

**FINDINGS OF FACT AND CONDITIONS OF APPROVAL:**

The following suggested Findings of Fact and Conditions of Approval are based on comments received up to the date of this staff memo. Any comments received after the completion of this staff memo or submitted during the advertised public hearing for this application will need to be considered by the Hearings Examiner and may be added to the Findings of Fact and Conditions of Approval as set forth below. The Hearings Examiner may decide to adopt these as their own or amend/add to these Findings of Fact and Conditions of Approval after holding the open public hearing.

Based on the information received to date, the Planning Staff recommends approval and with the following Findings of Fact and Conditions of Approval:

**SUGGESTED FINDINGS OF FACT:**

1. The Conditional Use Permit would allow the applicant to commercially sell mineral aggregate extracted during mining activities from an existing pit site. The proposal involves mining of approximately 30,000 cubic yards of material to be crushed and sold from a 4.5-acre quarry operation until May 2021.
  
2. Public notice and application requirements have been met for this Conditional Use Permit request.
  - a. The application for CUP 2020-004 was submitted to the Benton County Planning Department on March 18, 2020.

- b. The application was declared complete for processing on April 7, 2020.
  - c. The application documents were distributed to reviewing agencies on April 15, 2020.
  - d. The Benton County Hearings Examiner Notice of Open Record Hearing was published on June 3, 2020 in the Prosser Record Bulletin.
  - e. The Notice of Open Record Hearing was mailed to property owners of record within 300 feet of the outer boundaries of the parcel on June 3, 2020.
  - f. The Open Record Hearing is scheduled for June 15, 2020.
3. The applicant is Aquilini Red Mountain Vineyards LP (Contact: Nick Tennant) Gate 16 in Rogers Arena 700 Pat Quinn Way Vancouver, BC V6B 6G1.
  4. The property owner is Aquilini Red Mountain Vineyards LP Gate 16 in Rogers Arena 700 Pat Quinn Way Vancouver, BC V6B 6G1.
  5. The property is located approximately .1 miles south of the intersection of SR 224 and Antinori Road in Benton City. It is legally describes as that Portion of the West Half of the Northwest Quarter of Section 15, Township 9 North, Range 27 East, W.M. Parcel Number: 1-1597-200-0002-001
  6. The property is approximately 21.52 acres in size. The area to be used for the project site is approximately 4.5 acres.
  7. The surrounding land uses include agricultural, rural residential, and pasture ground. The Comprehensive Plan designates the site as Rural Remote. The surrounding areas are zone Rural Lands – 5 acre.
  8. Agency comments were received from:
    - a. Washington State Department of Transportation (HEM 1.7)
    - b. Washington State Department of Ecology; (HEM 1.8)
    - c. Benton Clean Air Agency; (HEM 1.9)
    - d. Kennewick Irrigation District (HEM 1.12) and
    - e. Benton PUD (HEM 1.13)
  9. A SEPA Determination of Non-Significance was issued for the project on April 30, 2020. (HEM 1.10)
  10. The Benton County Comprehensive Plan has designated the property for rural remote uses.
    - a. 3.3.2.3 Rural Land Use Designations states: Rural Remote is the predominant rural land use in the County. This land is located mostly between the agricultural lands (GMA Agriculture), Rural Transition, and the UGAs. Rural Remote land use is intended to enhance and preserve the County's rural character, which includes rural open space, low densities, wildlife habitat, public open space for outdoor recreational activities, and rural home sites on which a limited range of agricultural activities may be conducted. Allowable density in Rural Remote land use is 1Du/5acres.
  11. The property is zoned Rural Lands Five Acre District (RL-5).
    - a. The proposed project is a sand or gravel pit, stone quarry and similar use for the development of natural resources extracted on-site.

- b. The purpose of the Rural Lands 5 acre District (RL-5) is to enhance and preserve the County's rural character, which includes: rural open space, low densities, wildlife habitat, public open space for outdoor recreational activities, and rural home sites on which a limited range of agricultural activities may be conducted.
- c. BCC Section 11.11.060(d) requires a sand or gravel pit, stone quarry and similar use for the development of natural resources extracted on-site to obtain a Conditional Use Permit.

12. Benton County Code, Chapter 11.50.040 (a) Conditional Uses, states the following:

GENERAL STANDARDS. The conditional use 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 11.50.050.

Certain uses are classified as conditional 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 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 Chapter 11.51 BCC.

13. Benton County Code, Chapter 11.50.040 (d) Conditional Uses, states the following:

PERMIT GRANTED OR DENIED. A conditional use 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.

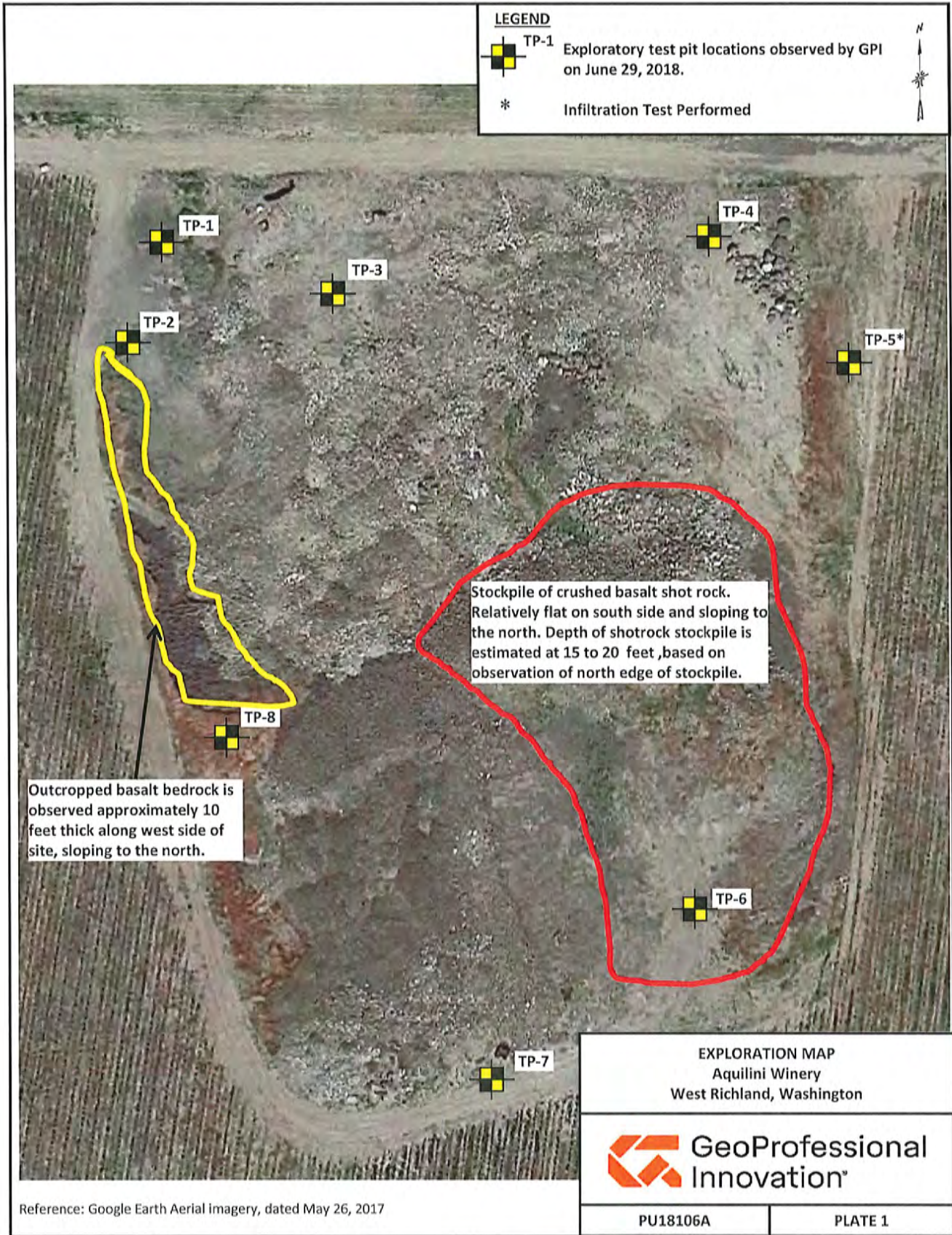
***Suggested Conditions of Approval:***

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 Conditional Use Permit shall not become effective until issued by the Planning Department.


1. Applicant shall obtain a grading permit from the Benton County Building Department
2. Applicant shall be in compliance and obtain necessary permitting, if applicable, from:
  - i. Washington State Department of Transportation (HEM 1.7)
  - ii. Washington State Department of Ecology; (HEM 1.8)
  - iii. Benton Clean Air Agency; (HEM 1.9)
  - iv. Washington State Department of Natural Resources;
  - v. Kennewick Irrigation District (HEM 1.12) and
  - vi. Benton PUD (HEM 1.13)
3. That the presence of customers/clients and employees shall be limited to the hours between 7:00 a.m. and 7:00 p.m.
4. 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 altogether (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.
5. 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.
6. The property owner and the proprietor(s) of the business shall comply with all requirements of the Benton County Public Works 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 this Conditional Use Permit (CUP 2020-004) is in effect.

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.





**LEGEND**

- 
**TP-1** Exploratory test pit locations observed by GPI on June 29, 2018.
- \* Infiltration Test Performed



Outcropped basalt bedrock is observed approximately 10 feet thick along west side of site, sloping to the north.

Stockpile of crushed basalt shot rock. Relatively flat on south side and sloping to the north. Depth of shotrock stockpile is estimated at 15 to 20 feet, based on observation of north edge of stockpile.

EXPLORATION MAP  
 Aquilini Winery  
 West Richland, Washington



Reference: Google Earth Aerial Imagery, dated May 26, 2017

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CONDITIONAL USE PERMIT APPLICATION

File No. CUP2020-004



APPLICANT INFORMATION

Please check the box indicating primary contact person for this application

Name of Applicant/Agent: Nick Tennant  
Mailing Address: Gate 16 In Rogers Arena, 700 Pat Quinn Way City: Vancouver State: BC ZIP: V6B 6G4  
Phone #1: 604-899-5344 Phone #2: 604-369-6731  
Email Address(es): nick.tennant@aquilini.com  
Signature: Nicholas Tennant Date: 03/06/20

Name of Property Owner(s) (if different): Aquilini Red Mountain Vineyards LP  
Mailing Address: 27718 E Kennedy Rd NE City: Benton City State: WA ZIP: 99320  
Phone #1: 604-899-5398 Phone #2: \_\_\_\_\_  
Email Address(es): \_\_\_\_\_  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

\*If there are additional owners please copy this section, sign, and attach to the application

If the property is owned by a corporation, trust, partnership or LLC please complete the entity signature block below showing that the person signing has the authority to sign on behalf of the company.

ENTITY SIGNATURE BLOCK

Applicant/Legal Owner name: Aquilini Red Mountain Vineyards LP  
Officer name: Luigi Aquilini Title: Owner  
Signature: \_\_\_\_\_ Date: 03/06/20

THE ABOVE SIGNED OFFICER OF (name of entity) Aquilini Red Mountain Vineyards LP WARRANTS AND REPRESENTS THAT ALL NECESSARY LEGAL AND CORPORATE ACTIONS HAVE BEEN DULY UNDERTAKEN TO PERMIT (name of applicant) Nick Tennant 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 Department 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.

PARCEL INFORMATION

4. Subject property address including city: \_\_\_\_\_

5. Parcel #(s): 1 - 1 5 9 7 - 2 0 0 - 0 0 0 2 - 0 0 1 - - - - -

6. Acreage: 21.52

7. Access:       County Road                       State Road/Highway                       Private Road

8. Utilities:

Power:       Benton PUD               Benton REA                       Other: No power

Sewer:       Septic Tank               City Sewer                       Other: No sewer

Water:       Individual well(s)       One well serving 2-4 lots       One well serving 5+ lots  
 City System      Provider: \_\_\_\_\_  
 Private System      Provider name and address: \_\_\_\_\_

Gas:       No  
 Yes                      Provider name: \_\_\_\_\_

Irrigation:       No  
 Yes                      Provider name: Kennewick Irrigation District

9. Current use(s) on property: Mineral extraction and Vineyard

10. What are you proposing to do that requires a Conditional Use Permit? We want to sell some of the aggregate from the ongoing quarry operation. We current have a grading permit for this work, permit #32736

**For the following proposed uses, please attach the appropriate addendum form:**  
Business Use, Detached Accessory Dwelling Unit, Child Care Facility (Type B), Bed & Breakfast, Mineral Extraction (Commercial Sand & Gravel), Commercial Kennel, Winery.

11. Additional comments or information: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

If further explanation is needed for any of the questions above, please attach additional pages.

(FOR STAFF USE ONLY)

Application Complete:      Y      N

Critical Areas:      N      Y: \_\_\_\_\_      Zoning: \_\_\_\_\_

Reviewed by: \_\_\_\_\_      Date: \_\_\_\_\_

Any information submitted to the Benton County Planning Department 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.

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**MINERAL EXTRACTION ADDENDUM  
FOR CONDITIONAL USE PERMIT APPLICATIONS**

1. Surface Mining Permit Number issued by the Department of Natural Resources (if any):  
Please see attached email from Bryan Massey of DNR Date issued: \_\_\_\_\_
  
2. Estimate the amount of mineral resources that you plan to extract from the subject property in cubic yards and how long you anticipate this project to last:  
30,000 cubic yards of material. Until May 2021.
  
3. 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:  
85,000 cubic yards existed prior to extraction, we have extracted 2,000 cubic yards to date.
  
4. Describe all existing improvements and uses currently on the subject property:  
The parcel is mostly used for agricultural purposes, as it has ~ 15 acres of planted grape vines.  
There are no other improvements on the site.  
\_\_\_\_\_  
\_\_\_\_\_
  
5. Describe existing land uses on properties adjacent to and within 500 feet of the subject property:  
Properties to the East, West, and South are grape vineyards, owned and operated by Aquilini, and Shaw Red Mountain LLC. The property to the North is owned by DNR, but Aquilini holds the lease and is pursuing further grape vineyards. There is a highway (WA 224) north of the property ~480 ft away.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**Nick Tennant**

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**From:** Massey, Bryan (DNR) <Bryan.Massey@dnr.wa.gov>  
**Sent:** Tuesday, February 18, 2020 8:18 AM  
**To:** Nick Tennant  
**Subject:** RE: Aquilini Red Mountain Quarry

Nick,  
We don't have any specific exemptions for timing during grading permits but we also try to avoid double regulating sites. Selling access material won't be an issue with us since there is a grading permit in place. What's the timeline on your grading permit, and your expected duration to complete the grading phase of the project in case I get questions about the project.  
Sorry for my slow response.

Bryan Massey LG, LHG  
Reclamation Geologist  
Washington Geological Survey  
Surface Mine Reclamation Program  
1111 Washington St  
MS 47007  
Olympia, WA 98504  
Cell: 360-688-0724



---

**From:** Nick Tennant <nick.tennant@aquilini.com>  
**Sent:** Thursday, February 13, 2020 8:31 AM  
**To:** Massey, Bryan (DNR) <Bryan.Massey@dnr.wa.gov>  
**Subject:** RE: Aquilini Red Mountain Quarry

Good Morning Bryan,

Just checking in to see if you had any updates about this?

Thank you,

**Nick Tennant**  
**Regulatory & Development Coordinator**  
**Aquilini Group**  
Aquilini Centre, Gate 16 in Rogers Arena  
800 Griffiths Way, Vancouver, BC, V6B 6G1  
T 604-899-5344 | M 604.369.6731 | E [nick.tennant@aquilini.com](mailto:nick.tennant@aquilini.com)

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**From:** Massey, Bryan (DNR) <Bryan.Massey@dnr.wa.gov>  
**Sent:** Wednesday, February 5, 2020 4:46 PM  
**To:** Nick Tennant <[nick.tennant@aquilini.com](mailto:nick.tennant@aquilini.com)>  
**Subject:** Re: Aquilini Red Mountain Quarry

Nick,  
Nice talking to you too. I'll check on your situation. I should be able to get back to you next week.

Sent from my iPad

On Feb 5, 2020, at 3:49 PM, Nick Tennant <[nick.tennant@aquilini.com](mailto:nick.tennant@aquilini.com)> wrote:

Hi Bryan,

Good talking with you just now. As discussed here is some additional information on our Quarry pit in Benton County. We received our grading permit (attached) from Benton County last March, and have been crushing some rock since then. We now hope to sell some of the material, and estimate we have around 30,000 cubic yards that can be sold. If there are exemptions based on the operations timeline we will aim to meet them.

Locations: [Google Maps Location](#), [Benton County GIS Map](#). Geo ID: 115972000002001

Please let me know if you have any questions. All the best.

**Nick Tennant**  
**Regulatory & Development Coordinator**  
**Aquilini Group**  
Aquilini Centre, Gate 16 in Rogers Arena  
800 Griffiths Way, Vancouver, BC, V6B 6G1  
T 604-899-5344 | M 604.369.6731 | E [nick.tennant@aquilini.com](mailto:nick.tennant@aquilini.com)

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<Grading Permit.PDF>  
<PARCEL MAP-01.JPG>  
<PARCEL MAP-02.JPG>  
<180904-MINERAL EXTRACTION SITE-AVRM LP-01.pdf>

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## WARNING

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SEPA ENVIRONMENTAL CHECKLIST

File No. EA 2020-015



A. BACKGROUND

- 1. Name of proposed project, if applicable: Aquilini Quarry
- 2. Name of applicant: Nick Tennant
- 3. Address and phone number of applicant and contact person: Gate 16 in Rogers Arena, 700 Pat Quinn Way, Vancouver, BC V6B 6G1. 604-899-5344
- 4. Date checklist prepared: March 16, 2020
- 5. Agency requesting checklist: Benton County
- 6. Proposed timing or schedule (including phasing, if applicable): Summer 2020 to May 2021. Possible 2 year extension if grading permit is extended.
- 7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.  
Not at this time.
- 8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. None.
- 9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. None known.
- 10. List any government approvals or permits that will be needed for your proposal, if known. Conditional Use Permit, Grading Permit (already issued).
- 11. Give a 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.  
Aquilini has previously applied for a winery located on the project site. We have been grading on site since April 2019. There is an additional 30,000 cubic yards of aggregate to crush, within the 4.5 acre project site. The full parcel is 18 acres.

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.

Project located off SR-224 and just south of Antinori Road. Tax parcel is #115972000002001 and #115792000002002. Access to the site will come off of SR-224. Refer to attached site plan for general site location.

**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)? 12%

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.

Well graded sands (starbuck silt loam) and gravel along with basalt. Aggregate will be removed. See soil attached soil study.

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

None

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.

Total area is approximately 17 acres with 85,000+/- CY Cut and 45,000+/- CY Fill

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

Yes, wind and water erosion could occur during clearing/grading, erosion control methods will be implemented if needed.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? None, we are clearing and grading the site.

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

A temporary erosion and sediment system will be installed during operation. (silt fence, hay bails if needed)

**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.

The intermittent exhaust from the machinery used on site.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.  
None

---

c. Proposed measures to reduce or control emissions or other impacts to air, if any: \_\_\_\_\_

None needed

---

### 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. \_\_\_\_\_

None.

---

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. \_\_\_\_\_

None.

---

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.

N/A

---

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.

---

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.

\_\_\_\_\_

No waste material will be discharged into the ground.

---

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. Stormwater will be collected on-site and retained in surface swales in accordance with \_\_\_\_\_ the local governing jurisdiction requirements. run-off will not flow off-site
- 2) Could waste materials enter ground or surface waters? If so, generally describe. \_\_\_\_\_  
No. No surface water nearby, will not affect groundwater.
- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. \_\_\_\_\_  
No.

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

4. **Plants**

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

- |   |  |
|---|--|
| <input type="checkbox"/> Deciduous tree ( <i>alder, maple, aspen, other</i> ) | <input checked="" type="checkbox"/> Orchards, <b>vineyards</b> or other permanent crops                |
| <input type="checkbox"/> Evergreen tree ( <i>fir, cedar, pine, other</i> )    | <input type="checkbox"/> Wet soil plants ( <i>cattail, buttercup, bullrush, skunk cabbage, other</i> ) |
| <input type="checkbox"/> Shrubs   | <input type="checkbox"/> Water plants ( <i>water lily, eelgrass, milfoil, other</i> )                  |
| <input type="checkbox"/> Grass  | <input checked="" type="checkbox"/> Other types of vegetation  |
| <input type="checkbox"/> Pasture  |  |
| <input type="checkbox"/> Crop or grain  |  |

- b. What kind and amount of vegetation will be removed or altered? \_\_\_\_\_  
Existing scrub brush and grape vineyards will be removed
- 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: \_\_\_\_\_  
Low maintenance arid type landscaping
- 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; fish: bass, salmon, trout, herring, shellfish, other. \_\_\_\_\_

Ferruginous Hawk and Townsend's Ground Squirrel, (WDFW PHS Web Map)

b. List any threatened and endangered species known to be on or near the site. \_\_\_\_\_

Ferruginous Hawk.

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

Area is within the Pacific Flyway.

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

If any Hawks or nests are found on site, work will be stopped, and we will notify WDFW and the County.

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. \_\_\_\_\_

None.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. \_\_\_\_\_

No

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: \_\_\_\_\_

N/A

**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. \_\_\_\_\_

Only risk of fire would be from equipment. Fire extinguishers will be on site.

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

None known.

2) Describe existing hazardous chemicals/conditions that might affect project development and design. \_\_\_\_\_

This includes underground hazardous liquid and gas transmission pipelines located within the project

area and in the vicinity. \_\_\_\_\_

None known.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

None known.

- 4) Describe special emergency services that might be required. \_\_\_\_\_

Only those typically provided by County services

- 5) Proposed measures to reduce or control environmental health hazards, if any: \_\_\_\_\_

None.

**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. \_\_\_\_\_

Noise from the crushing equipment. Noise will be restricted to normal business hours.

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

Operation will be restricted to normal business hours. Site is away from residential areas.

**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. \_\_\_\_\_

Existing site and nearby parcels mainly consist of vineyards.

- 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? \_\_\_\_\_

Parcel is used for vineyards. The 4 acre quarry area cannot be planted and we are removing aggregate from site.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversized equipment access, the application of pesticides, tilling, and harvesting?  
If so, how: \_\_\_\_\_

No anticipated affects to surrounding working farm. Aquilini is the majority owner of nearby properties

c. Describe any structures on the site. \_\_\_\_\_  
No structures on site.

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

e. What is the current zoning classification of the site? RL-5

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

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? \_\_\_\_\_  
Zero

j. Approximately how many people would the completed project displace? \_\_\_\_\_  
Zero

k. Proposed measures to avoid or reduce displacement impacts, if any: \_\_\_\_\_  
N/A

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

m. Proposed measures to reduce or control impacts to 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. N/A

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

c. Proposed measures to reduce or control housing impacts, if any: \_\_\_\_\_  
N/A

**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?  N/A

b. What views in the immediate vicinity would be altered or obstructed?  N/A

c. Proposed measures to reduce or control aesthetic impacts, if any:  N/A

**11. Light and Glare**

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?  
 None

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?    
 No

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:    
 N/A

**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 ? 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. \_\_\_\_\_

None known, not professional studies completed.

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. \_\_\_\_\_

Washington State's Department of Archaeology + Historic Preservaion WISAARD map and database.

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. \_\_\_\_\_

Private road extends to SR-224

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. None.

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? \_\_\_\_\_

Approximately 8 trips a day, all being commercial trucks for transporting aggregate.

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 system

other \_\_\_\_\_

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

None.

### C. SIGNATURE

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

Signature: Nicholas Tennant  03/20/20

Name of Signee Nicholas Tennant

Position and Agency/Organization Regulatory Coordinator, Aquilini Red Mountain Vineyard LP

Date Submitted: 03/18/2020

**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? \_\_\_\_\_

\_\_\_\_\_

a. Proposed measures to avoid or reduce such increases are: \_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_

a. Proposed measures to protect or conserve plants, animals, fish, or marine life are: \_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_

a. Proposed measures to protect or conserve energy and natural resources are: \_\_\_\_\_

\_\_\_\_\_

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?

\_\_\_\_\_

\_\_\_\_\_

a. Proposed measures to protect such resources or to avoid or reduce impacts are: \_\_\_\_\_

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? \_\_\_\_\_

\_\_\_\_\_

a. Proposed measures to avoid or reduce shoreline and land use impacts are: \_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

a. Proposed measures to reduce or respond to such demand(s) are: \_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_



SR 224

SR 224

DNR | 240.00 Acres

1099740000090000

1099740000100000

9974000007000

0000000000

01

116971000001003

ARMV LP | 20.22 Acres

115972000002001

ARMV LP | 21.52 Acres

116971000001004

115972000002002

115972000001001

SHAW RM LLC | 55.00 Acres

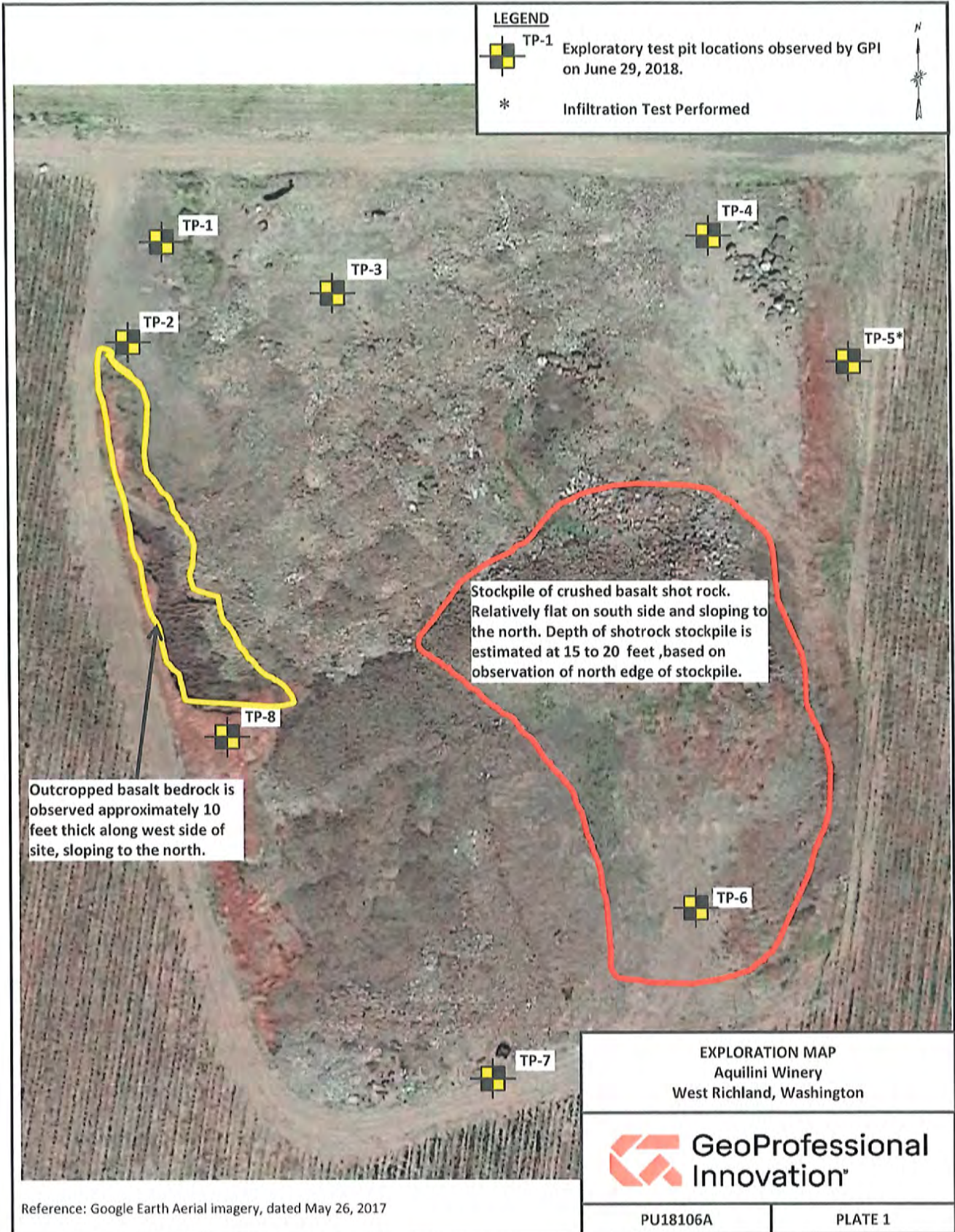
115971000001001

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7002



# **APPENDIX A**

## **Unified Soil Classification System (USCS) Exploration Logs**

# UNIFIED SOIL CLASSIFICATION SYSTEM

MAJOR DIVISIONS			GRAPHIC SYMBOL	GROUP SYMBOL	TYPICAL NAMES
COARSE GRAINED SOIL	GRAVEL	CLEAN GRAVEL		GW	WELL-GRADED GRAVEL, GRAVEL-SAND MIXTURES.
		GRAVEL WITH FINES		GP	POORLY-GRADED GRAVEL, GRAVEL-SAND MIXTURES.
	SAND	CLEAN SAND		GM	SILTY GRAVEL, GRAVEL-SAND-SILT MIXTURES.
				GC	CLAYEY GRAVEL, GRAVEL-SAND-CLAY MIXTURES.
		SAND WITH FINES		SW	WELL-GRADED SAND, GRAVELLY SAND.
				SP	POORLY-GRADED SAND, GRAVELLY SAND.
FINE GRAINED SOIL	SILT AND CLAY LIQUID LIMIT LESS THAN 50%		SM	SILTY SAND, SAND-SILT MIXTURES.	
			SC	CLAYEY SAND, SAND-CLAY MIXTURES.	
			ML	INORGANIC SILT, SANDY OR CLAYEY SILT.	
			CL	INORGANIC CLAY OF LOW TO MEDIUM PLASTICITY, SANDY OR SILTY CLAY.	
	SILT AND CLAY LIQUID LIMIT GREATER THAN 50%		CL-ML	INORGANIC MIXED CLAY AND SILT.	
			OL	ORGANIC SILT AND CLAY OF LOW PLASTICITY.	
			MH	INORGANIC SILT, MICA-CEOUS SILT, PLASTIC SILT.	
			CH	INORGANIC CLAY OF HIGH PLASTICITY, FAT CLAY.	
			OH	ORGANIC CLAY OF MEDIUM TO HIGH PLASTICITY.	
			PT	PEAT, MUCK AND OTHER HIGHLY ORGANIC SOILS.	

## BORING LOG SYMBOLS

STANDARD 2 INCH OD SPLIT SPOON SAMPLE



CALIFORNIA MODIFIED 3 INCH OD SPLIT SPOON SAMPLE



ROCK CORE



SHELBY TUBE 3 INCH OD UNDISTURBED SAMPLE



## TEST PIT LOG SYMBOLS

GRAB BAG SAMPLE



BULK SAMPLE



RING SAMPLE



## GROUNDWATER SYMBOLS

GROUND WATER AFTER 24 HOURS



GROUND WATER AT TIME OF DRILLING







GROUND WATER AT THE END OF DRILLING





**GeoProfessional  
Innovation®**

GPI TEST PIT - STRATA.GDT - 7/13/18 12:28 - I:\STRPULS\MAIN\ENGINEERING\GINT FILES\PU18106 - AQLINI WINERY.GPJ


USCS Description	Depth (ft)	U.S.C.S. Class	Symbol	Sample Type	% Passing No. 200 Sieve	Dry Density (pcf)	Moisture Content (%)	Pocket Pen. (tsf)	Atterberg Limits		Remarks
									LL	PI	
UNCONTROLLED FILL - WELL GRADED GRAVEL WITH SAND, (GW) gray to brown, dense to very dense, dry	0.0	GW		BG			4.2				No vegetation and organics encountered at the ground surface.
(RX) WEATHERED BEDROCK - BASALT, moderately to highly weathered, highly fractured, lightly vesicular, black-gray, very dense, iron oxide staining		RX									
(RX) BEDROCK - BASALT, moderately weathered, moderately fractured, black, hard, iron oxide staining	2.5	RX									
Test Pit Terminated at 3.0 Feet.											Test pit terminated due to refusal on competent bedrock. Test pit loosely backfilled with site soil.

Client: Upward Architecture	Test Pit Number: TP-1		<b>EXPLORATORY TEST PIT LOG</b>
Project: PU18106A	Date Excavated: 06-29-2018		
Backhoe: Kobelco 140 SR	Bucket Width: 3'		
Depth to Groundwater: N.E.	Logged By: JTK		
			Sheet 1 Of 1




GPI TEST PIT - STRATA.GDT - 7/13/18 12:28 - I:\STRPULS\MAIN\ENGINEERING\GINT FILES\PU18106 - ACILINI WINERY.GPJ

USCS Description	Depth (ft)	U.S.C.S. Class	Symbol	Sample Type	% Passing No. 200 Sieve	Dry Density (pcf)	Moisture Content (%)	Pocket Pen. (tsf)	Atterberg Limits		Remarks
									LL	PI	
UNCONTROLLED FILL - WELL GRADED GRAVEL WITH SAND, (GW) gray to brown, dense to very dense, dry	0.0	GW		BG	7.4		6.9				No vegetation and organics encountered at the ground surface. ASTM D4318: Atterberg Limits = Non-plastic
(RX) WEATHERED BEDROCK - BASALT, moderately to highly weathered, highly fractured, lightly vesicular, black-gray, very dense, iron oxide staining	2.5	RX									
(RX) BEDROCK - BASALT, moderately weathered, moderately fractured, black, hard, iron oxide staining	5.0	RX									

Test Pit Terminated at 7.0 Feet. Test pit terminated due to refusal on competent bedrock. Test pit loosely backfilled with site soil.

Client: Upward Architecture	Test Pit Number: TP-2		<b>EXPLORATORY TEST PIT LOG</b>
Project: PU18106A	Date Excavated: 06-29-2018		
Backhoe: Kobelco 140 SR	Bucket Width: 3'		
Depth to Groundwater: N.E.	Logged By: JTK		
			Sheet 1 Of 1

GPI TEST PIT - STRATA.GDT - 7/13/18 12:28 - I:\STRPULS\MAIN\ENGINEERING\GINT FILES\PU18106 - AQLINI WINERY.GPJ

USCS Description	Depth (ft)	U.S.C.S. Class	Symbol	Sample Type	% Passing No. 200 Sieve	Dry Density (pcf)	Moisture Content (%)	Pocket Pen. (tsf)	Atterberg Limits		Remarks
									LL	PI	
UNCONTROLLED FILL - WELL GRADED GRAVEL WITH SAND, (GW) gray to brown, dense to very dense, dry	0.0	GW									No vegetation and organics encountered at the ground surface.
(RX) WEATHERED BEDROCK - BASALT, moderately to highly weathered, highly fractured, lightly vesicular, black-gray, very dense, iron oxide staining	2.5	RX									
(RX) BEDROCK - BASALT, moderately weathered, moderately fractured, black, hard, iron oxide staining Test Pit Terminated at 5.0 Feet.	5.0	RX									

Client: Upward Architecture	Test Pit Number: TP-3
Project: PU18106A	Date Excavated: 06-29-2018
Backhoe: Kobelco 140 SR	Bucket Width: 3'
Depth to Groundwater: N.E.	Logged By: JTK




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**EXPLORATORY  
TEST PIT LOG**

Sheet 1 Of 1

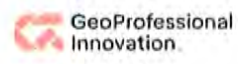
GPI TEST PIT - STRATA.GDT - 7/13/18 12:28 - I:\STRPULS\WAINENGINEERING\GINT FILES\PU18106 - AQLINI WINERY.GPJ

USCS Description	Depth (ft)	U.S.C.S. Class	Symbol	Sample Type	% Passing No. 200 Sieve	Dry Density (pcf)	Moisture Content (%)	Pocket Pen. (tsf)	Atterberg Limits LL PI	Remarks
TOPSOIL - SILT, (ML) tan, firm, dry to moist	0.0	ML								Trace vegetation and organics encountered to approximately 6 inches BGS.
(RX) WEATHERED BEDROCK - BASALT, moderately to highly weathered, highly fractured, lightly vesicular, black-gray, very dense, iron oxide staining	2.5	RX		BK						
(RX) BEDROCK - BASALT, moderately weathered, moderately fractured, black, hard, iron oxide staining	5.0	RX								

Test Pit Terminated at 5.0 Feet.

Test pit terminated due to refusal on competent bedrock. Test pit loosely backfilled with site soil.

Client: Upward Architecture	Test Pit Number: TP-4
Project: PU18106A	Date Excavated: 06-29-2018
Backhoe: Kobelco 140 SR	Bucket Width: 3'
Depth to Groundwater: N.E.	Logged By: JTK




## EXPLORATORY TEST PIT LOG

GPI TEST PIT - STRATA.GDT - 7/13/18 12:28 - \\STRPULS\MAIN\ENGINEERING\GINT FILES\PU18106 - AQLINI WINERY.GPJ

USCS Description	Depth (ft)	U.S.C.S. Class	Symbol	Sample Type	% Passing No. 200 Sieve	Dry Density (pcf)	Moisture Content (%)	Pocket Pen. (tsf)	Atterberg Limits	Remarks
ALLUVIUM - SILTY GRAVEL WITH SAND, (GM) tan, dense, moist	0.0	GM		BK	26.0		3.2		LL PI	No vegetation and organics encountered at the ground surface. Infiltration test performed at approximately 0.5 foot BGS. Unfactored Infiltration Rate: 1.5 inch/hour ASTM D1557: Modified Proctor = Too coarse to test
(RX) WEATHERED BEDROCK - BASALT, moderately to highly weathered, highly fractured, lightly vesicular, black-gray, very dense, iron oxide staining	2.5	RX								
(RX) BEDROCK - BASALT, moderately weathered, moderately fractured, black, hard, iron oxide staining		RX								
Test Pit Terminated at 4.0 Feet.										Test pit terminated due to refusal on competent bedrock. Test pit loosely backfilled with site soil.
Client: Upward Architecture		Test Pit Number: TP-5				<b>EXPLORATORY TEST PIT LOG</b>		Sheet 1 Of 1		
Project: PU18106A		Date Excavated: 06-29-2018								
Backhoe: Kobelco 140 SR		Bucket Width: 3'								
Depth to Groundwater: N.E.		Logged By: JTK								

GPI TEST PIT - STRATA.GDT - 7/13/18 12:28 - I:\STRPULS\MAIN\ENGINEERING\GINT FILES\PU18106 - AQLINI WINERY.GPJ

USCS Description	Depth (ft)	U.S.C.S. Class	Symbol	Sample Type	% Passing No. 200 Sieve	Dry Density (pcf)	Moisture Content (%)	Pocket Pen. (tsf)	Atterberg Limits	Remarks
									LL PI	Note: BGS = Below Ground Surface
UNCONTROLLED SHOTROCK - WELL GRADED GRAVEL WITH SAND, COBBLES AND BOULDERS, (GW) gray to brown, dense to very dense, dry	0.0									No vegetation and organics encountered at the ground surface.
	2.5									Crushed basalt cobbles from approximately 4 to 8 inches in diameter. Significant caving observed from 2.0 to 12.0 feet BGS.
	5.0	GW								
	7.5									
	10.0			BK						

Test Pit Terminated at 12.0 Feet.




Test pit loosely backfilled with site soil.

Client: Upward Architecture	Test Pit Number: TP-6
Project: PU18106A	Date Excavated: 06-29-2018
Backhoe: Kobelco 140 SR	Bucket Width: 3'
Depth to Groundwater: N.E.	Logged By: JTK



## EXPLORATORY TEST PIT LOG

GPI TEST PIT - STRATA.GDT - 7/13/18 12:28 - \\STRPULS\MAIN\ENGINEERING\GINT FILES\PU18106 - AQLINI WINERY.GPJ

USCS Description	Depth (ft)	U.S.C.S. Class	Symbol	Sample Type	% Passing No. 200 Sieve	Dry Density (pcf)	Moisture Content (%)	Pocket Pen. (tsf)	Atterberg Limits LL PI	Remarks
UNCONTROLLED FILL - WELL GRADED GRAVEL WITH SAND, (GW) gray to brown, dense to very dense, dry	0.0	GW								No vegetation and organics encountered at the ground surface.
(RX) WEATHERED BEDROCK - BASALT, moderately to highly weathered, highly fractured, lightly vesicular, black-gray, very dense, iron oxide staining	2.5	RX								Test pit terminated due to refusal on competent bedrock. Test pit loosely backfilled with site soil.
(RX) BEDROCK - BASALT, moderately weathered, moderately fractured, black, hard, iron oxide staining		RX								



Client: Upward Architecture	Test Pit Number: TP-7
Project: PU18106A	Date Excavated: 06-29-2018
Backhoe: Kobelco 140 SR	Bucket Width: 3'
Depth to Groundwater: N.E.	Logged By: JTK



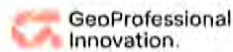
**EXPLORATORY TEST PIT LOG**

Sheet 1 Of 1

GPI TEST PIT - STRATA.GDT - 7/13/18 12:28 - \\STRPULS\MAIN\ENGINEERING\GINT FILES\PU18106 - AQLINI WINERY.GPJ

USCS Description	Depth (ft)	U.S.C.S. Class	Symbol	Sample Type	% Passing No. 200 Sieve	Dry Density (pcf)	Moisture Content (%)	Pocket Pen. (tsf)	Atterberg Limits		Remarks
									LL	PI	
TOPSOIL - SILT, (ML) tan, firm, dry to moist	0.0	ML									Trace vegetation and organics encountered to approximately 6 inches BGS.
(RX) WEATHERED BEDROCK - BASALT, moderately to highly weathered, highly fractured, lightly vesicular, black-gray, very dense, iron oxide staining		RX									
(RX) BEDROCK - BASALT, moderately weathered, moderately fractured, black, hard, iron oxide staining	2.5	RX									
Test Pit Terminated at 3.0 Feet.											Test pit terminated due to refusal on competent bedrock. Test pit loosely backfilled with site soil.

Client: Upward Architecture	Test Pit Number: TP-8
Project: PU18106A	Date Excavated: 06-29-2018
Backhoe: Kobelco 140 SR	Bucket Width: 3'
Depth to Groundwater: N.E.	Logged By: JTK



## EXPLORATORY TEST PIT LOG

# **APPENDIX B**

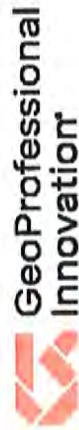
## **Laboratory Test Results**

Report Date: 7/11/2018

Project No.: PU18106A  
Project Name: Aquilini Winery  
Client: Upward Architecture

Test Results Summary

Test Pit (TP)	Depth (feet)	Lab Number	Description (U.S.C.S. Classification)	In situ Moisture, %	Max Dry Density, pcf	Optimum Moisture, %	Atterberg Limits	#200 Sieve Passing, %
1	0.0-0.5	PUL18-0102D	Well Graded Gravel with Sand (GW)	4.2	-	-	-	-
2	0.5-1.0	PUL18-0102C	Well Graded Gravel with Sand (GW)	6.9	-	-	Non-plastic	7.4
5	0.5-1.5	PUL18-0102A	Silty Gravel with Sand (GM)	3.2	Too Coarse to Test	-	-	26



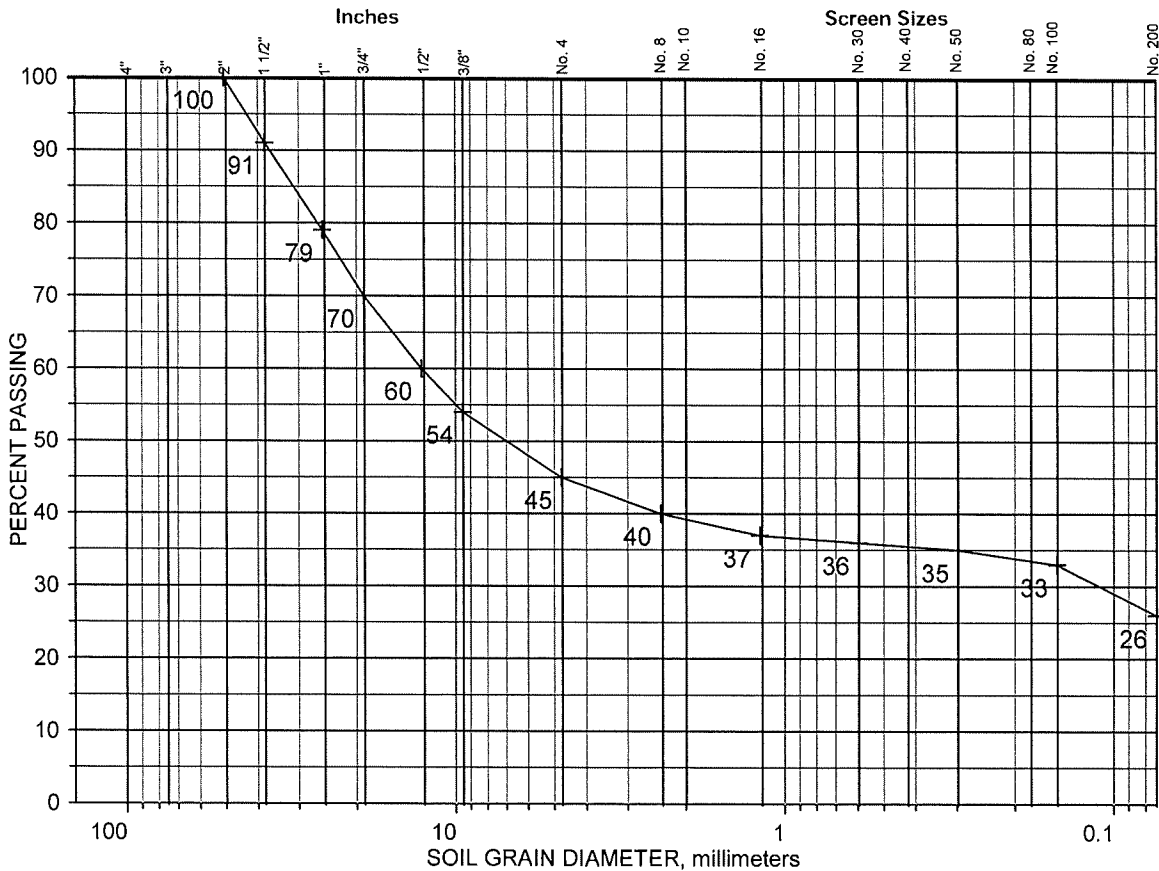
Reviewed by:   
Adam Rushold, P.E.

# GRADATION ANALYSIS

ASTM D6913

Project: Aquilini Winery  
 Client: Upward Architecture  
 File: PU18106A  
 Sample No: PUL18-0102A  
 Sample Location: TP-5 @ 0.5-1.5 feet BGS  
 Sample Classification: Silty Gravel with Sand (GM)  
 Date tested: 7/2/18 By: JBM

Cobbles	Gravel		Sand		
	Coarse	Fine	Coarse	Medium	Fine



Reviewed by: *[Signature]*

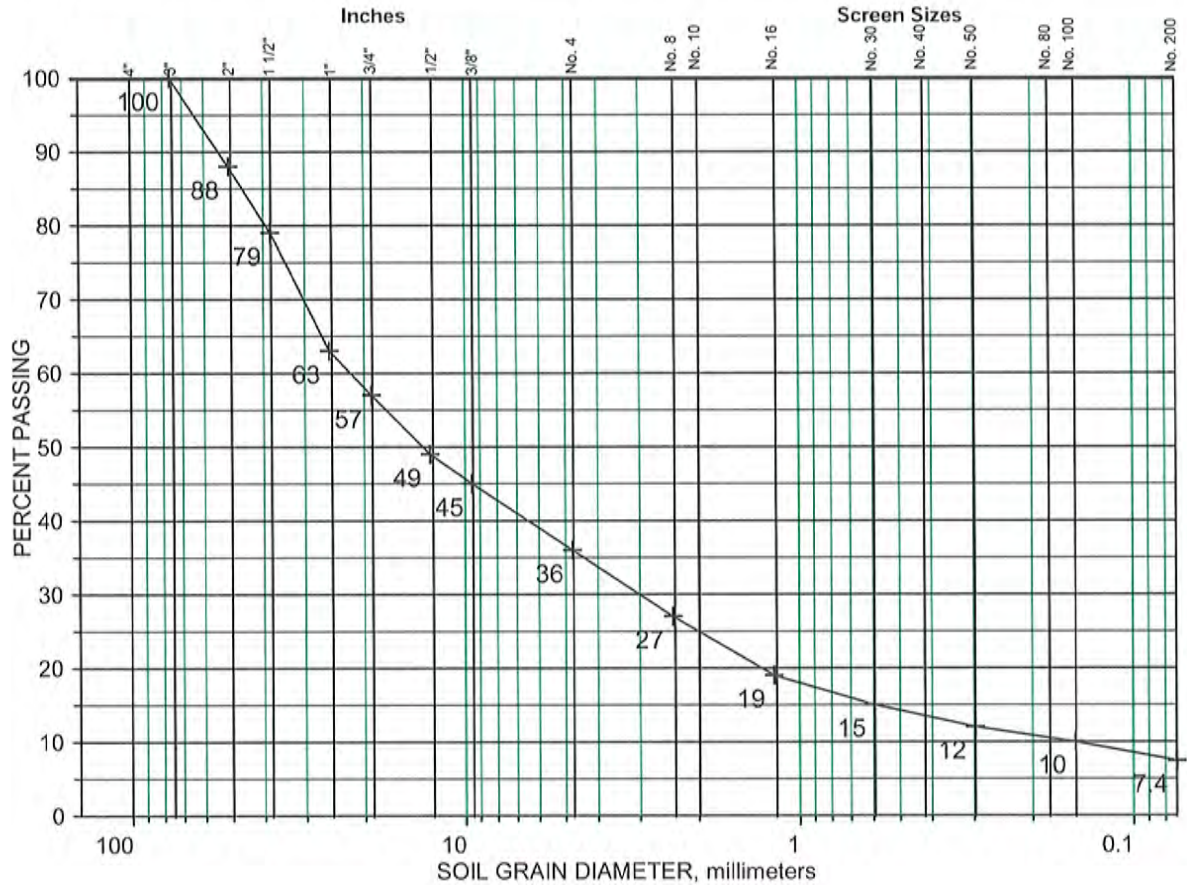


# GRADATION ANALYSIS

ASTM D6913

Project: Aquilini Winery  
 Client: Upward Architecture  
 File: PU18106A  
 Sample No: PUL18-0102B  
 Sample Location: TP-2 @ 0.5 - 1.0 feet BGS  
 Sample Classification: Well Graded Gravel with Sand (GW)  
 Date tested: 7/2/18 By: JBM

Cobbles	Gravel		Sand		
	Coarse	Fine	Coarse	Medium	Fine



Reviewed by: *[Signature]*



**Planning Department**

(509) 786-5612  
P.O. Box 910  
Prosser, WA 99350



[www.co.benton.wa.us](http://www.co.benton.wa.us)

[planning.department@co.benton.wa.us](mailto:planning.department@co.benton.wa.us)

**Prosser Office:** 620 Market Street, 1<sup>st</sup> Floor  
**Kennewick Office:** 102206 East Wiser Parkway

April 7, 2020

**HEM 1.5**

Nick Tennant for  
Aquilini Red Mountain Vineyards LP  
Gate 16 in Rogers Arena  
700 Pat Quinn Way  
Vancouver, BC V6B 6G1

RE: Conditional Use Permit & SEPA Checklist  
Determination of Complete Applications  
File # CUP 2020-004 & EA 2020-015

Dear Mr. Tennant,

This office is in receipt of your project permit application for a Conditional Use Permit and a SEPA Environmental Checklist. Upon reviewing the materials, this office has determined that the required materials have been submitted and your applications are complete. The review process will begin on your applications and agencies will be given a comment period to review your application. You may hear from those agencies directly, please work with them to meet their requirements. Prior to the Open Record Hearing on your project, you will receive a public hearing notice and a staff memo.

Although this office has determined that your application is complete, more clarification or information may be needed from you during the review process. If additional information is required, it will need to be submitted to our office before your application can be heard at the Open Record Hearing.

If you have any questions regarding this matter, do not hesitate to contact this office.

Sincerely,

A handwritten signature in black ink, appearing to read "Greg J. Wendt", is written over a horizontal line.

Greg J. Wendt, Planning Manager  
Benton County Planning Department

**Planning Department**

(509) 786-5612  
P.O. Box 910  
Prosser, WA 99350



[www.co.benton.wa.us](http://www.co.benton.wa.us)

[planning.department@co.benton.wa.us](mailto:planning.department@co.benton.wa.us)

**Prosser Office:** 620 Market Street, 1<sup>st</sup> Floor

**Kennewick Office:** 102206 East Wisner Parkway

**Notice of Application  
(Optional DNS Process)**

**HEM 1.6**

**Benton County has received a permit application for the following project:**

Mining of approximately 30,000 cubic yards of material to be crushed and sold from a 4.5 acre quarry operation.

**Project Location:**

The proposed excavation work will be performed directly South of the intersection of SR 224 and Antinori Road and is legally described as the West half of the Northwest Quarter of Section 15, Township 9 North, Range 27 East, W.M. The parcel # is 1-1597-200-0002-001.

**Agency Contact:**

Greg J. Wendt, Planning Manager  
Benton County Planning Department  
[Planning.Department@co.benton.wa.us](mailto:Planning.Department@co.benton.wa.us) (509) 736-3086

**Agency File Number:** EA 2020-015

**Project Applicant:**

Aquilini Red Mountain Vineyards LP  
Gate 16 in Rogers Arena,  
700 Pat Quinn Way  
Vancouver, BC V6B 6G1

<u>Date of permit application:</u>	March 18, 2020
<u>Date of determination of completeness:</u>	April 7, 2020
<u>Date of Notice of Application:</u>	April 13, 2020
<u>Notice of Application Publication Date:</u>	April 15, 2020
<u>Comment due date:</u>	April 29, 2020

**SEPA Environmental Review:** The Benton County Planning Department has reviewed the proposed project for probable adverse environmental impacts and expects to issue a Determination of Non-Significance (DNS) or Mitigated Determination of Non-Significance (MDNS). The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. The optional DNS process in WAC 197-11-355 is being used. This may be your only opportunity to comment on the environmental impacts of the proposed project.

Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. Comments must be submitted by the due date noted above (14 days from date of publication) 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.

This project requires an open record hearing before the Benton County Hearings Examiner which will be scheduled at a later date. A copy of the subsequent threshold determination and any other information concerning this action may be obtained by contacting the Benton County Planning Department, P.O. Box 910, Prosser, WA (509) 786-5612.

**Preliminary Development Regulations and Existing Environmental Documents:** To evaluate the impacts of the proposed project, the following may be used for mitigation, consistency, and the development of findings and conclusions:

Benton County, including BCC Title 15 Critical Area Ordinance, BCC Title 6.35 SEPA, Comprehensive Plan, BCC Title 3 Building, Fire, and Road Standards;

Regulations of the Washington State Department of Fish and Wildlife, Washington State Department of Ecology, and Washington State Department of Natural Resources;

Benton-Franklin Health District; and SEPA Environmental Checklist; and

Other required agency evaluations, approvals, permits, and mitigation as necessary.

**Required Permits:**

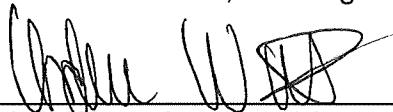
Benton County Building/Grading Permit and Conditional Use Permit (CUP). Other forms, reports, or approvals as necessary.

**Required Studies:**

Unknown at this time.

This project requires an open record hearing before the Benton County Hearings Examiner which will be scheduled at a later date. A copy of the subsequent threshold determination and any other information concerning this action may be obtained by contacting the Benton County Planning Department, P.O. Box 910, Prosser, WA (509) 786-5612.

Dated at Kennewick, Washington on this 13<sup>th</sup> day of April 2020.



---

Andrea Watts, Associate Planner  
Benton County Planning Department



**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](http://www.wsdot.wa.gov)

April 29, 2020

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

Attention: Greg J. Wendt, Principal Planner

RE: EA 2020-015 – Aquilini Red Mountain, LP  
SR 224 milepost 2.43 Rt.

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

- The subject property is adjacent to State Route 224 (SR 224), a managed access Class 3 highway with a posted speed limit of 55 miles per hour. It appears access to the subject property is via an existing grandfathered connection and an unpermitted connection at approximate mileposts 2.35 and 2.63, respectively. Use of the latter is not authorized and must be removed.

In 2016, WSDOT issued an access connection permit (ACP 42733) authorizing the property owner to remove the grandfathered connection and establish a new connection at milepost 2.43. The permittee failed to start/complete the work within the allowed timeframe. As a result, the permit is now void. Further, in our letter to Benton County (RE: EA 2018-017 – Aquilini Winery, October 29, 2018), WSDOT required the property owner to apply for and obtain an ACP to again relocate the grandfathered connection. To date, an application has not been submitted.


In accordance with WAC 468-51-130, the property owner is required to obtain a new ACP for the proposed change in use. The permitted connection shall be surfaced with hot mix asphalt and can be established at milepost 2.35 or 2.43 provided the non-exclusive Access Easement (AFN 2013-035994) is revised accordingly. The property owner can contact Mark Kaiser of the WSDOT South Central Region Office for more information and to apply for the ACP. He can be reached at (509) 577-1668.

- 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 SR 224 free of any of their dust and debris. Any spilled material shall be promptly cleaned up at the applicant's expense.

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,

A handwritten signature in cursive script that reads "Paul Gonseth". The signature is enclosed in a rectangular box with a thin black border. To the left of the signature, there is a small "X" mark.

Paul Gonseth, P.E.  
Planning Engineer

PG:jjp/mnk

cc: SR 224, File #2  
Kara Shute, Area 3 Maintenance Superintendent



STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY

1250 West Alder Street • Union Gap, Washington 98903-0009 • (509) 575-2490

April 24, 2020

Greg Wendt  
Benton County Planning  
PO Box 910  
Prosser, WA 99350

Re: EA2020-015

Dear Greg Wendt:

Thank you for the opportunity to comment during the optional determination of nonsignificance process for the mining of approximately 30,000 CY of material to be crushed and sold from a 4.5 acre quarry operation. This project is proposed by Aquilini Red Mountain Vineyards LP. We have reviewed the documents and have the following comments.

**WATER QUALITY**

The proponent must apply for site permit coverage under the Sand and Gravel General Permit from Ecology prior to beginning site development. To apply for the permit, the proponent must submit an application electronically using Ecology's Water Quality Permitting Portal – Permit Coverage Notice of Intent (NOI) application, unless the applicant applies for and receives an Electronic Reporting Waiver from Ecology. Applicants that have received a waiver from Ecology must submit a completed and signed application to the appropriate regional Ecology office. To apply, click <https://ecology.wa.gov/Regulations-Permits/Permits-certifications/Sand-Gravel-General-Permit> . If the proponent does not have internet access, the proponent may call Cindy Huwe at 509-457-7105 for application materials. For technical assistance, contact **Stephanie Giesin**, Sand & Gravel General Permit Manager at [Stephanie.giesin@ecy.wa.gov](mailto:Stephanie.giesin@ecy.wa.gov) or by phone at 509-454-7869.

Sincerely,

A handwritten signature in cursive script that reads "Gwen Clear".

Gwen Clear  
Environmental Review Coordinator  
Central Regional Office  
509-575-2012  
[crosepa@ecy.wa.gov](mailto:crosepa@ecy.wa.gov)

RECEIVED

APR 17 2020

Benton Co. Planning Dept.



**BENTON  
CLEAN AIR AGENCY**

**HEM 1.9**

April 16, 2020

Re: Quarry  
File No: **EA 2020-015**

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

Proponent:  
Aquilini Red Mountain Vineyards LP  
Gate 16 in Rogers Arena,  
700 Pat Quinn Way  
Vancouver, BC V6B 6G1

Dear Sirs;

It has come to our attention that you are reviewing a proposed project which may include a rock crusher 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

**Planning Department**  
(509) 786-5612  
P.O. Box 910  
Prosser, WA 99350



[www.co.benton.wa.us](http://www.co.benton.wa.us)  
planning.department@co.benton.wa.us  
**Prosser Office:** 620 Market Street, 1<sup>st</sup> Floor  
**Kennewick Office:** 102206 East Wiser Parkway

**Determination of Non-Significance**  
(Optional Method)

**HEM 1.10**

**Proponent:** Aquilini Red Mountain Vineyards LP

**File No.** EA 2020-015

**Project Description:** Mining of approximately 30,000 cubic yards of material to be crushed and sold from a 4.5 acre quarry operation.

**Project Location:** The proposed excavation work will be performed directly South of the intersection of SR 224 and Antinori Road and is legally described as the West half of the Northwest Quarter of Section 15, Township 9 North, Range 27 East, W.M. The parcel # is 1-1597-200-0002-001.

**Jurisdiction:** Benton County, Washington

**Lead Agency:** Benton County Planning Department

**Threshold Determination:** The lead agency for this proposal has determined that it will 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). The decision was made after review of a completed environmental checklist, comments received from various agencies and other information on file with the lead agency. This information is available to the public on request.

This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

Administrative appeals of threshold determinations of non-significance (DNS) are not allowed.

**SEPA Responsible Official:** Greg Wendt  
**Position/Title:** Planning Manager  
**Address:** P.O. Box 910, Prosser WA 99350

Date: April 30, 2020

  
\_\_\_\_\_  
Andrea Watts, Associate Planner

**DISTRIBUTION:**

Applicant	Media
Benton Clean Air Authority	
Benton County Building Department	WA Department of Archaeology & Historic Preservation
Benton County Fire Marshal	WA Department of Ecology - Olympia
Benton County Public Works Department	WA Department of Ecology - Yakima
Benton-Franklin Health District	WA Department of Fish and Wildlife
Bureau of Land Management	WA Department of Health
Bureau of Reclamation	WA Department of Natural Resources - Olympia
	WA Department of Natural Resources - Ellensburg
Environmental Review Inc.	WA Department of Transportation
Fire District #4	
Futurewise	

**Planning Department**  
(509) 786-5612  
P.O. Box 910  
Prosser, WA 99350



[www.co.benton.wa.us](http://www.co.benton.wa.us)  
[planning.department@co.benton.wa.us](mailto:planning.department@co.benton.wa.us)  
**Prosser Office:** 620 Market Street, 1<sup>st</sup> Floor  
**Kennewick Office:** 102206 East Wiser Parkway

April 15, 2020

**HEM 1.11**

Benton County Public Works Department  
Benton Franklin Health District  
Benton County Fire District 4  
Benton County Fire Marshal  
Benton County Code Enforcement  
Kennewick Irrigation District  
Benton PUD

**RE: Agency review of Conditional Use Permit application**  
**File #: CUP 2020-004**

Attached is a Conditional Use Permit application from Aquilini Red Mountain Vineyards LP with attachments for your agency's review. The applicant is requesting permission to extract and sell aggregate from a quarry on a parcel in Rural Lands 5 acre zoning.

The site is located on Red Mountain, near the intersection of SR 224 and Antinori Road in Section 15, Township 09 North, Range 27 East, W.M.

PLEASE SUBMIT YOUR COMMENTS to [planning.department@co.benton.wa.us](mailto:planning.department@co.benton.wa.us) by April 29, 2020. Please reference file number **CUP 2020-004** in all correspondence.

If you have any questions or need more time to review the application, please contact the Planning Department at (509)786-5612 or to the email above.

Thank you!  
Benton County Planning Department

**HEM 1.12**



2015 South Ely Street  
Kennewick, WA 99337  
Customer Service 509-586-9111  
Business 509-586-6012  
FAX 509-586-7663  
[www.kid.org](http://www.kid.org)

April 21, 2020

**RECEIVED**

**APR 21 2020**

*Benton Co. Planning Dept.*

April Brown  
**Benton County Planning Department**  
P.O. Box 910  
Prosser, WA 99350

Subject: CUP 2020-004

Dear Ms. Brown:

The Kennewick Irrigation District has received your Conditional Use Permit submitted by Nick Tennant to extract and sell aggregate from a quarry on a parcel near the intersection of SR 224 and Antnori Road.

1. This parcel is within the Kennewick Irrigation District (KID) boundaries and considered irrigable lands; therefore, the Kennewick Irrigation District assesses them.
2. Please note that permanent structures are not allowed within irrigation easements.
3. Please protect all existing irrigation facilities.
  - a. Please call 811 prior to digging.

If you have any questions regarding these comments, please contact me at the address/phone number listed above.

Sincerely,

Daniel Tissell  
Staff Engineer

C: LB/correspondence/File: [15-09-27]

**April Brown**

---

**From:** Shanna Everson <eversons@bentonpud.org>  
**Sent:** Wednesday, April 15, 2020 3:18 PM  
**To:** Planning Department; Benton Franklin Health District - Rick Dawson; wwhealan@bcfd4.org; Clark Posey; KID Review (development@kid.org); Cristina Woods; Jeff Liner; Tavis Hatfield; john.lyle@bentoncleanair.org; Benton Clean Air - Rob Rodger ; Benton Clean Air - Tyler Thompson; Benton Clean Air Authority - Robin Priddy; Brenda Webb; Chad Brooks; Roxanne Weller; Tina Glines; Jeff Vosahlo; Mike Irving  
**Subject:** [EXTERNAL] RE: [E] Agency review request for CUP 2020-004

**CAUTION:** This email originated from outside of Benton County. Do not click links or open attachments unless you recognize the sender and know the content is safe.

There is no power on this lot. The power has to come from HWY 224 through the lot to the west.

Thanks,

Shanna Everson  
Distribution Design Tech 1  
509-585-5367



**From:** Planning Department <Planning.Department@co.benton.wa.us>  
**Sent:** Wednesday, April 15, 2020 2:52 PM  
**To:** Benton Franklin Health District - Rick Dawson <rickd@bfhd.wa.gov>; wwhealan@bcfd4.org; Clark Posey <Clark.Posey@co.benton.wa.us>; KID Review (development@kid.org) <development@kid.org>; Cristina Woods <Cristina.Woods@co.benton.wa.us>; Jeff Liner <Jeff.Liner@co.benton.wa.us>; Tavis Hatfield <Tavis.Hatfield@co.benton.wa.us>; john.lyle@bentoncleanair.org; Benton Clean Air - Rob Rodger <rob.rodger@bentoncleanair.org>; Benton Clean Air - Tyler Thompson <tyler.thompson@bentoncleanair.org>; Benton Clean Air Authority - Robin Priddy <robin.priddy@bentoncleanair.org>; Brenda Webb <webbbb@bentonpud.org>; Chad Brooks <brooksc@bentonpud.org>; Roxanne Weller <wellerr@bentonpud.org>; Shanna Everson <eversons@bentonpud.org>; Tina Glines <glinest@bentonpud.org>; Jeff Vosahlo <vosahloj@bentonpud.org>; Mike Irving <irvingm@bentonpud.org>  
**Subject:** [E] Agency review request for CUP 2020-004

Please see the attached agency review request for Aquilini Red Mountain Vineyards.

Please be aware that I'll be sending out the SEPA for review subsequent to this email, please comment on each file separately.

Thank you!!



April Brown,  
Benton County Planning Department

PO Box 910 Prosser WA 99350  
(509) 786-5612  
[Website](#)

Each Planning Department staff member is working a different schedule and most are working from home. Please forgive any delays in response and thank you for your patience in these strange times.

The Planning Department now has TWO OFFICES to serve you! I am in the Kennewick office (102206 East Wiser Parkway Kennewick, WA 99338). Our office in Prosser has moved to the First Floor of the Courthouse (620 Market Street, Prosser).

NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this email account may be a public record. Accordingly, this email, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

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