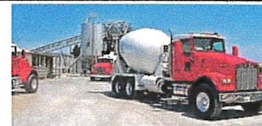




FRONTIER

PUMPING | CONCRETE SUPPLIES | WATERPROOFING | REDIMIX



11012 Canyon Rd E, Suite 8-390
Puyallup, WA 98373
253-531-6749

Received
JUL 05 2023

July 5, 2023

OLYMPIC REGION CLEAN AIR AGENCY
2940 Limited Lane NW
Olympia, WA 98502

Subj: Submittal of ORCAA Forms 1 and 30 pursuant to new construction
ATTN: PERMIT WRITING SECTION

In response to an inquiry made by René LaMarche, we are in receipt of an email from Lauren Whybrew that identifies certain criteria for the submittal of our application for the installation and operation of a concrete ready mix patch plant in Belfair, WA.

The following information is submitted:

1. **ORCAA Form 1:** Attached with hard signature.
2. **ORCAA Form 30:** (Concrete Batch Plant). Completed and attached.
3. **Project Description:**

Ref: Pre-Application Conference Report PAR2023-00027 Mason County dated May 25, 2023.

APPLICANT: FRONTIER CONSTRUCTION SUPPLY, LLC
11012 CANYON RD E, SUITE 8-390
PUYALLUP, WA 98373

Parcel Number: 123213400010

The applicant, Frontier Construction Supply, LLC intends to lease reference parcel from the owners for the purpose of installing a concrete batch plant for manufacturing and selling ready-mix concrete products in a commercial enterprise. Parcel infrastructure and configuration is particularly suitable for this type of commercial enterprise. The site housed a similar business from 2003 to 2016. The batch plant structure includes a silo assembly for the storage of cement powder and a conveyor system that will transport sand and gravel from ground level to hopper assemblies on the plant.

Products Produced: Products produced by combining cement powder, certain additives, and sand/gravel aggregates with water for loading into and delivery by ready-mix trucks.

Raw Materials: Cement powder, ready-mix design additives, sand, and gravel.

Fuel: Propane for Boiler Equipment to produce hot water for admix activity. Electricity for all other plant operational functions. Diesel and gasoline products will not be stored on site.

Proposed New Equipment:

Con-E-Co BatchMaster 12 Concrete Batch Plant with weigh hoppers for cement powder and aggregate materials and integrated closed dust control system and bag house.

Silo Assembly with closed dust control system and bag house.

Conveyor system to transport aggregate materials from ground level to elevated weigh hoppers on the batch plant.

Mix Design Control Unit housed in an 8' X 40' steel container unit.

Existing Infrastructure:

Stormwater Collection and Disposal system: No change or modification.

Hot water/cold water delivery system: No change or modification.

Electric system: No change or modification

CO² treatment system: No change or modification.

Concrete apron parking areas: No change or modification.

Ready-mix truck washout system and ponds: No change or modification.

On-site septic disposal system: No change or modification.

4. Site Map/Plan: Forwarded with copy of SEPA application.

5. Process Flow Diagram: In progress.

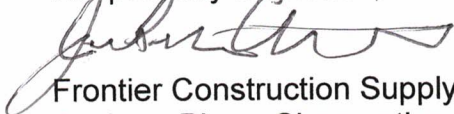
6. SEPA Documents: Copy attached. Originals submitted to Mason County Office of Community Development as lead agency for determination of non-significance.

7. Technical Descriptions of Proposed Equipment: In progress

8. Air Pollutant Emissions: Request ORCAA to complete the PTE calculations. We are aware and acknowledge will increase ORCAA's review time of our application and may result in additional NOC processing fees if work exceeds the base fee of 20 hours.

9. Air Toxics Analysis: Request ORCAA to complete the Air Toxics Analysis. We are aware and acknowledge will increase ORCAA's review time of our application and may result in additional NOC processing fees if work exceeds the base fee of 20 hours.

Respectfully submitted;



Frontier Construction Supply, LLC

By Jean-Pierre Charpentier

Special Projects Manager

Encl (1) ORCAA Form 10

(2) ORCAA Form 30

Enclosure 1: ORCAA Form 10

OLYMPIC REGION CLEAN AIR AGENCY

2940 Limited Lane NW - Olympia, Washington 98502 - 360-539-7610 – Fax 360-491-6308

FORM 1- NOTICE OF CONSTRUCTION

TO CONSTRUCT - INSTALL - ESTABLISH OR MODIFY AN AIR CONTAMINANT SOURCE

Form 1 Instructions:

1. Please complete all the fields below. **This NOC application is considered incomplete until signed.**
2. If the application contains any confidential business information, please complete a Request of Confidentiality of Records (www.orcaa.org).
3. Duty to Correction Application: An applicant has the duty to supplement or correct an application. Any applicant who fails to submit any relevant facts or who has submitted incorrect information in a permit application must, upon becoming aware of such failure or incorrect submittal, promptly submit supplementary factors or corrected information.

Business Name: FRONTIER CONSTRUCTION SUPPLY, INC	For ORCAA use only File No: 652 County No: 45 Source No: 204 Application No: 23NXC1603
Mailing Address: 11012 CANYON RD E, SUITE 8-390, PUYALLUP, WA 98373	Date Received: <div style="text-align: center; color: red; font-weight: bold; font-size: 1.2em;"> Received JUL 05 2023 ORCAA </div>
Physical Address of Project or New Source: 81 NE PENINSULA BLVD, BELFAIR, WA 98528	
Billing Address: 11012 CANYON RD E, SUITE 8-390, PUYALLUP, WA	
Project or Equipment to be installed/established: CONCRETE BATCH PLANT	
Anticipated startup date: <u>08</u> / <u>01</u> / <u>2023</u> Is facility currently registered with ORCAA? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
This project must meet the requirements of the State Environmental Policy Act (SEPA) before ORCAA can issue final approval. Indicate the SEPA compliance option: <input type="checkbox"/> SEPA was satisfied by _____ (government agency) on ___/___/___ (date) - Include a copy of the SEPA determination <input checked="" type="checkbox"/> SEPA threshold determination by MASON COUNTY _____ (government agency) is pending - Include a copy of the environmental checklist <input type="checkbox"/> ORCAA is the only government agency requiring a permit - Include ORCAA Environmental Checklist <input type="checkbox"/> This project is exempt from SEPA per _____ (WAC citation).	
Name of Owner of Business: DAN JENSEN	Agency Use Only
Title: GOVERNOR	
Email: jensenrdan@gmail.com	Phone: 256-686-0281
Authorized Representative for Application (if different than owner): JEAN-PIERRE CHARPENTIER	
Title: SPECIAL PROJECTS MANAGER	
Email: jeanc@gfsfcs	Phone: 253-686-1936
I hereby certify that the information contained in this application is, to the best of my knowledge, complete and correct.	
Signature of Owner or Authorized Representative: (sign in Blue Ink)	
	Date:
IMPORTANT: Do not send via email or other electronic means. ORCAA must receive Original, hardcopy, signed application and payment prior to processing application.	

OLYMPIC REGION CLEAN AIR AGENCY

2940 Limited Lane NW - Olympia, Washington 98502 - 360-539-7610 – Fax 360-491-6308

FORM 1D- Contact Information

Business Name FRONTIER CONSTRUCTION SUPPLY LLC	FOR ORCAA USE
	FILE #
Physical Site Address (Street address, city, state, zip) 11012 CANYON RD E, SUITE 8-390 PUYALLUP, WA 98373	CTY #
	SRC #
	Date Received
Previous Business Name (if applicable) NOT APPLICABLE	

Contact Information

Inspection Contact	
Name Jean-Pierre Charpentier	Title Special Projects Manager
Phone 253-686-1936	Email jeanc@gfsfcs.com
Billing Contact	
Name Lindsay Berryhill	Title Accounting
Phone 253-820-7906	Email lindsay@gfsfcs.com
Emission Inventory Contact	
Name Jean-Pierre Charpentier	Title Special Projects Manager
Phone 253-686-1936	Email jeanc@gfsfcs.com
Complaint Contact	
Name Jean-Pierre Charpentier	Title Special Projects Manager
Phone 253-686-1936	Email jeanc@gfsfcs.com
Permit Contact	
Name Jean-Pierre Charpentier	Title Special Projects Manager
Phone 253-686-1936	Email jeanc@gfsfcs.com

The **inspection contact** is the on-site person responsible for the everyday operation of the site and is available for inspections.

The **billing contact** is the person invoices are sent.

The **emission inventory contact** is the person requests for emissions information and material use information are sent.

The **complaint contact** is the person who receives and responds to complaints received on-site and who is contacted regarding complaints ORCAA receives.

The **permit contact** is the person responsible for filling out permit applications and receiving approval from ORCAA.

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use “not applicable” or “does not apply” only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to **all parts of your proposal**, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the [Supplemental Sheet for Nonproject Actions \(Part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in “Part B: Environmental Elements” that do not contribute meaningfully to the analysis of the proposal.

A. Background [Find help answering background questions](#)

1. Name of proposed project, if applicable:

FRONTIER CONSTRUCTION SUPPLY, LLC

2. Name of applicant:

FRONTIER CONSTRUCTION SUPPLY, LLC

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

JEAN-PIERRE CHARPENTIER
11012 CANYON RD E, SUITE 8-390
PUYALLUP, WA 98373 TELEPHONE: 253-686-1936

4. Date checklist prepared:

06/02/2023

5. Agency requesting checklist:

MASON COUNTY COMMUNITY SERVICES, MASON COUNTY, WA

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

COMMENCE CONSTRUCTION AND SITE PREPARATION ON 06/30/2023

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

This is no planned expansion of the physical footprint of the site or functionality beyond re-installing a concrete batch plant with ancilliary equipment in the original configured design as necessary for the continued production of ready mix concrete products.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Facility Construction Design and Plan; Proposed Operational SWPPP with proposed monitoring plan and soil/sediment control plan. Stated documents are attached to Application for Sand & Gravel general permit.

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.

Not known at this time.

10. List any government approvals or permits that will be needed for your proposal, if known.

Building Permit, Mason County, WA;
Sand and Gravel General Permit, Department of Ecology, Washington
Notice of Construction Form 1 and Form 30, Olympia Region Clean Air Agency
Note: Building site application for On-Site Septic Disposal System is not required. Existing, approved system is functional.

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. (Lead agencies may modify this form to include additional specific information on project description.)

FRONTIER CONSTRUCTION SUPPLY, LLC intends to lease 4.89 acres of a 20-acre site comprised of two tax parcels for the construction of a ready-mix concrete manufacturing plant. The construction effort will include erection of: A concrete batch plant; cement powder silo, aggregate delivery system to concrete batch plant; and installation of a concrete reclaiming unit.

The construction effort intends to incorporate existing concrete pads, access ramps, concrete water recycling ponds, sand/gravel storage bins on concrete pads separated by retaining walls, concrete pad parking areas for ready-mix delivery vehicles, concrete pad employee/visitor parking area, and a stormwater drain system. The existing components were designed and constructed to support a previous Ready-Mix concrete manufacturing tenant. All required permits for the previous activity were approved and constructed. There is no expected change in operation, capacity, or function by Frontier Construction Supply, LLC that will require removal and/or reconstruction of the previously installed components. Some features of the site being leased may require rehabilitation for continued functionality in a Ready-Mix manufacturing operation.

FRONTIER CONSTRUCTION SUPPLY, LLC will load concrete into ready-mix delivery trucks with sand, gravel, water and cement powder for resale to off-site customers. Truck wash out products will be introduced to a concrete reclaimer that will cycle the water in holding ponds for clarification. The wash water will be stockpiled in the recycling ponds for reuse in subsequent truck washout functions.

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.

A 7.5 Minute USGS site map showing site location is submitted with the Application.

Site Address: 81 NE Peninsula BLVD , BELFAIR, WA 98528

SE ¼ of the SW ¼ of Section 21 Township 23 Range 1 West, Willamette Meridian

Latitude: 47° 27' 52" • Longitude: -122° 48' 43". Continued on Addendum Page 1.

B. Environmental Elements

1. Earth [Find help answering earth questions](#)

a. General description of the site:

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

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

Generally, 2%; except at cut and fill slopes where grade may reach a 2:1 ration (50%).

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.

Gravelly soils. The soil is droughty because the loose gravel and sandy subsoil and substratum offer little resistance to downward movement of water. The capacity to hold available moisture is low. The soil is not an agricultural soil and has a very low fertility rating. REF: SOIL SURVEY SERIES 1951, NO.9. MASON COUNTY, WASHINGTON

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. None known at this time. There is no history of unstable soils on the site and adjacent properties.

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.

There are no plans for filling, excavation, or grading planned at this time. Existing surfaces are capped with concrete except for buffer zones at North side associated with the on site septic system.

f. Could erosion occur because of clearing, construction, or use? If so, generally describe. No.

Unimproved areas are graded and capped with compactable gravel graded to slope toward existing storm drain catch basins. Improved surfaces capped with concrete.

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

3 acres - 86%

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

Grading and sloping of pervious areas and capping of impervious areas as per site plan.

2. Air [Find help answering air questions](#)

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.

During construction: None. Soil surfaces are not expected to be exposed for construction purposes. Once operations begin: Cement powder dust from batch plant silo. Quantity unknown.

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

Known at this time

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

To be controlled with blower/ventilation system commonly referred to as a "BAG HOUSE" installed on the batch plant.

3. Water [Find help answering water questions](#)

a. Surface Water: [Find help answering surface water questions](#)

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 known. Please refer to 7.5 Minute Series (Topographic) USGS Map. BELFAIR QUADRANGLE WA 47122-D7-TF-024. Created 1953. Revised 1994. Enclosed herein as Exhibit "B".

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. Please see response to question 3.a.1.

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. Please see response to question 3.a.1.

4. Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known.

None.

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: [Find help answering ground water questions](#)

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 a 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 (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.

Previously approved on site septic disposal system only. Existing drain field is 30' X 75'. A reserve area has been designated. No other waste material will be discharged from any other source.

c. Water Runoff (including stormwater):

a) 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.

Runoff from impervious surfaces and exposed ground will be collected in catch basins and directed to stormdrain system which will collect stormwater in retention pond for natural percolation. Site stormwater will not flow into other waters.

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

No.

c) 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.

As submitted: Storm Drainage Design Report and Sheet H-5 Drainage Plan. Design is attached herein as Exhibit "C".

4. Plants [Find help answering plants questions](#)

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

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- orchards, vineyards, or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

No vegetation removal is anticipated.

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.

e. List all noxious weeds and invasive species known to be on or near the site.

As per landscape plan on Drawing H-3 Site Plan submitted with Frontier Construction Supply, LLC Belfair Plant Sand and Gravel General Permit Application

5. Animals [Find help answering animal questions](#)

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

General native birds - no specific specie. Animals are limited to rodent type mammals such as racoons, possums, rats, moles,ect.

- Birds: hawk, heron, eagle, songbirds, other:
- Mammals: deer, bear, elk, beaver, other:
- Fish: bass, salmon, trout, herring, shellfish, other:

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

None Known

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

Historically, the site is not known to be a migration route for any bird or animal.

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

None Planned. There is no known wildlife that will benefit from any measures. Site is capped with concrete.

e. List any invasive animal species known to be on or near the site.

None Known

6. Energy and Natural Resources [Find help answering energy and natural resource questions](#)

1. **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.**

Electric. Used for manufacturing and standard facility operations.

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

No potential for adversely affecting the use of solar energy on adjacent properties known at this time.

3. **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.**

Standard operating procedures for turning equipment off when not in use.

7. Environmental Health [Find help with answering environmental health questions](#)

- a. **Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.**

Diesel powered equipment will be fueled at the end of each working day by an off-site provider. Propane fuel for the hot water boiler system will be stored on site in an approved storage dispenser type container. There are no known environmental health hazards including toxic chemicals known for use on this 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.**

Plant and equipment service lubricants for manufacturing equipment and delivery vehicles. Storage of concrete additives in individual application quantities.

4. **Describe special emergency services that might be required.**
NONE. Pollution Prevention and Control of petroleum type products will be controlled by the on-site work force. Fuel spills will siphon to the storm drain system where the spill can be contained and mitigated by the on site work force.

5. **Proposed measures to reduce or control environmental health hazards, if any.**

Storage facilities for petroleum type products and concrete additive chemicals used in facility operation and manufacturing will be stored in approved storage containment structure. Employees will receive structured training, inventories will be routinely conducted, and pollution prevention plans implemented with defined Best Management Practices.

b. Noise

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

None Known

2. **What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site)?**

Normal and expected noise from heavy truck and earth moving equipment with diesel motors during construction and daily operation hours. Batch plant noise will occur when operations start. Hours of operation are expected to be from 07:00 AM daily until 5:00 PM, Monday through Saturday except holidays.

3. **Proposed measures to reduce or control noise impacts, if any.**

Limit plant and delivery operations to established business hours. Maintain operating equipment with normal servicing to reduce and control noise.

8. Land and Shoreline Use [Find help answering land and shoreline use questions](#)

- 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.**

Truck park for soil delivery vehicles. Storage for bulk soil landscaping and commercial construction soils. Storm water control of impervious services on designated acreage. Adjacent properties: West: Railroad. North: Railroad, undeveloped land, and rural residence. East: sand and rock storage, asphalt batch plant; South: Landscape soil processing and storage, commercial soil retail business and equipment parking area.

- 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 because 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?**

No.

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.**

Concrete block walls for defining confines of soil storage bins. Container units used for storage of service equipment and lubricants. Existing manufactured building as dispatch and office space. Three structures housing electric panels and controls; and a CO² treatment unit.

- d. **Will any structures be demolished? If so, what?**

None Planned.

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

General Business - Commercial Industrial. Source: Belfair Urban Growth Area Zoning Map - 03/16/2022

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

Belfair Urban Area

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

Not applicable. Site is not within area of interest impacted by Shoreline Master Program.

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?

Live on Site: None. Work on site: 5 to 20 depending on day of the week and work load.

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

None

k. Proposed measures to avoid or reduce displacement impacts, if any.

Not Applicable. This project will not displace any people. The project adds jobs to the area.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

Plan review by Mason County Department of Community Development

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any.

Not Applicable. The project does not affect any agriculture and forest lands.

9. Housing [Find help answering housing questions](#)

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

Not Applicable. This project does not involve residential development or displacement.

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

Not Applicable. This project does not involve residential development or displacement.

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

Not Applicable. This project does not involve residential development or displacement.

10. Aesthetics [Find help answering aesthetics questions](#)

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

65 Feet. Metal. Concrete batch plant with cement powder silo and aggregate belt delivery system.

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

None known to be impacted. Observations based on similar property use from 2003 to 2016.

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

Not Applicable. None known to be impacted.

11. Light and Glare [Find help answering light and glare questions](#)

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

Building and site security perimeter lights. Operating hours. During hours of darkness.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?**

During the 13 year period of operation with Hard Rock Inc. Ready Mix Plant on the same site, no complaints were received relative to the glare of perimeter and security lights.

- c. What existing off-site sources of light or glare may affect your proposal?**

None Known.

- d. Proposed measures to reduce or control light and glare impacts, if any.**

Restrict exterior lighting functions to the minimum necessary for ensuring plant security during non-operating hours.

12. Recreation [Find help answering recreation questions](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity?**

There appears to be some informal motorized dirt bike activity on the vacant property to the North and East.

- 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.**

Not Applicable. There are no known impacts on legal recreation opportunities in or around the project site.

13. Historic and Cultural Preservation [Find help answering historic and cultural preservation questions](#)

- 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.**

None Known

- 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.

- 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.**

Not Applicable. There are no known cultural and historic resources on or the project site.

- 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.**

Not Applicable. There are no known cultural and historic resources on or the project site.

14. Transportation [Find help with answering transportation questions](#)

- 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.**

State Highway 3 West. A new intersection has been constructed to the highway per agreement between primary property owner and WSDOT in 2003 to support similar land use.

- 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. Approximate distance to nearest transit stop: 2408 feet (.45 miles). Mason Transit Authority (MTA) Park and Ride on NE Log Yard, Belfair, WA

- c. **Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).**

None Known or Planned.

- d. **Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**

Puget Sound and Pacific Railroad operations along West/Northwest property boundary. Project will not be serviced by railroad.

- e. **How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?**

Traffic generation is within the allowable parameters established by the "Traffic Impact Analysis" for the Corbit Site development based on Industrial Park land usage. Estimate for this project: AM Peak Hour: 53 vehicles per day during AM peak hours. (44 enter/9exit). 62 vehicles per day during PM peak hours (13 enter/49 exit). All traffic commercial and non-passenger vehicles except employee vehicles.

f. **Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.**

No

g. **Proposed measures to reduce or control transportation impacts, if any.**

Primary property owner under agreement with WDOT has constructed highway access improvements to accommodate turning-in and departure traffic.

15. Public Services [Find help answering public service questions](#)

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.**

Not Applicable. the project is not expected to have and adverse impact on public services.

16. Utilities [Find help answering utilities questions](#)

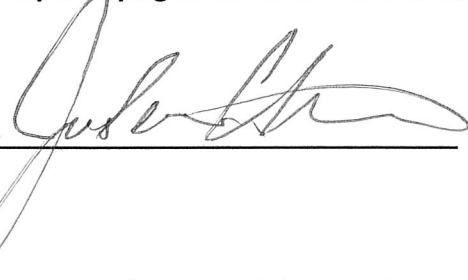
a. **Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:**

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

Electricity: PUD-3; Water: Belfair Water district; Refuse service, Mason County, Garbage Company. Telephone: Century Tell. Septic System Installed.

C. Signature [Find help about who should sign](#)

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.

X 

Type name of signee: Click or tap here to enter text.

Jean-Pierre Charpentier

Position and agency/organization: Click or tap here to enter text.

Agent, Frontier Construction Supply, LLC

Date submitted: Click or tap to enter a date.

D. Supplemental sheet for nonproject actions [Find help for the nonproject actions worksheet](#)

IT IS NOT REQUIRED to use this section 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?

1. Increase emissions to air.

- **Proposed measures to avoid or reduce such increases are:**

1. Installation of central dust collection system for batch plant silo.

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

Not Expected to Impact

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

Not Applicable. Not Expected to Impact

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

Not Expected to Impact

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

Not Applicable. Not Expected to Impact

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?

Not Expected to Impact

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

Not applicable. Not Expected to Impact

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?

Not Expected to Impact

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

Compliance with Mason County land development code.

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

Not Expected to Impact. The proposed project replaces a similar project occupying the site over a period of 13 years from 2003 to 2016. The replacement project has the same operating capacity as the previous project and is not expected to increase demands on transportation or public services and utilities from that previously used.

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

Compliance with Mason County and Belfair ordinances and building codes.

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

There are no known conflicts with local, state, or federal law or requirements for the protection of the environment. The previous site operation was in conformance with all agency environmental protection statutes regarding the treatment and control of stormwater and air quality emissions. The new project will rehabilitate, repair, or replace existing mitigation features; or install approved new equipment and operating parameters for compliance with all local, state, and federal law statutes.

ENVIRONMENTAL CHECKLIST ADDENDUM PAGE 1

A. Background - Item 12 - Location Continued:

LEGAL DESCRIPTION OF MAIN PROPERTY (CORBIT SITE)

A PORTION OF TRACT 1 AND TRACT 2 OF BOUNDARY LINE ADJUSTMENT NO. 03-15 REVISION NO. 1 WITHIN THE SOUTHEAST OF THE SOUTHWEST OF SECTION 21, T23N, R1W, W.M. RECORDED UNDER AF#1779502 IN MASON COUNTY, WA.

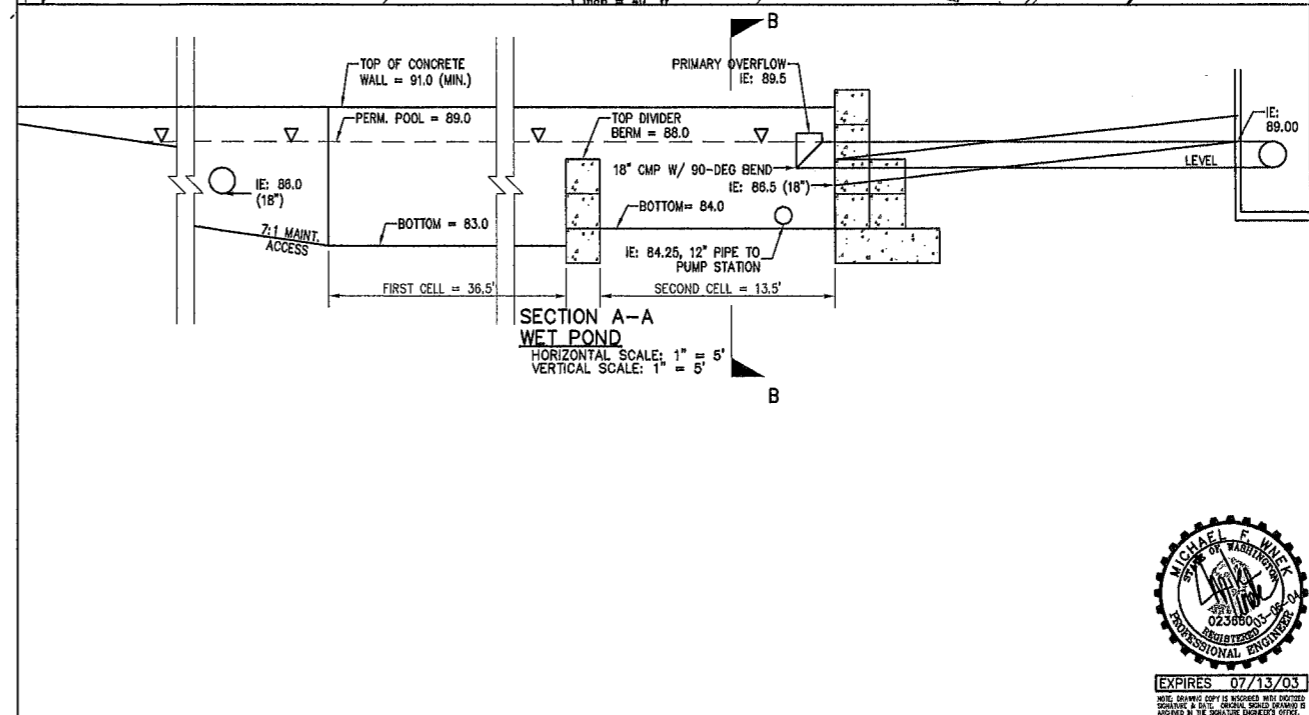
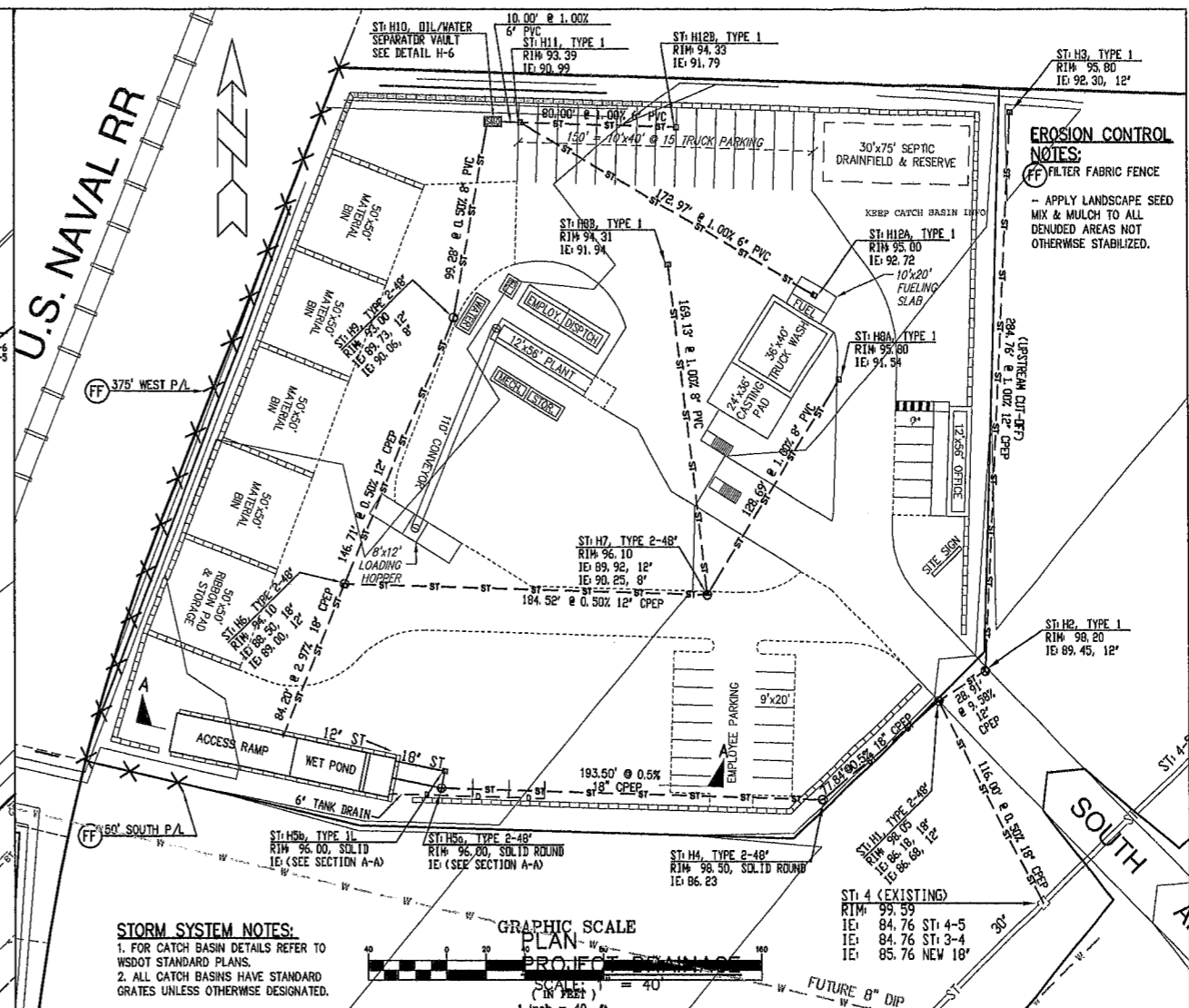
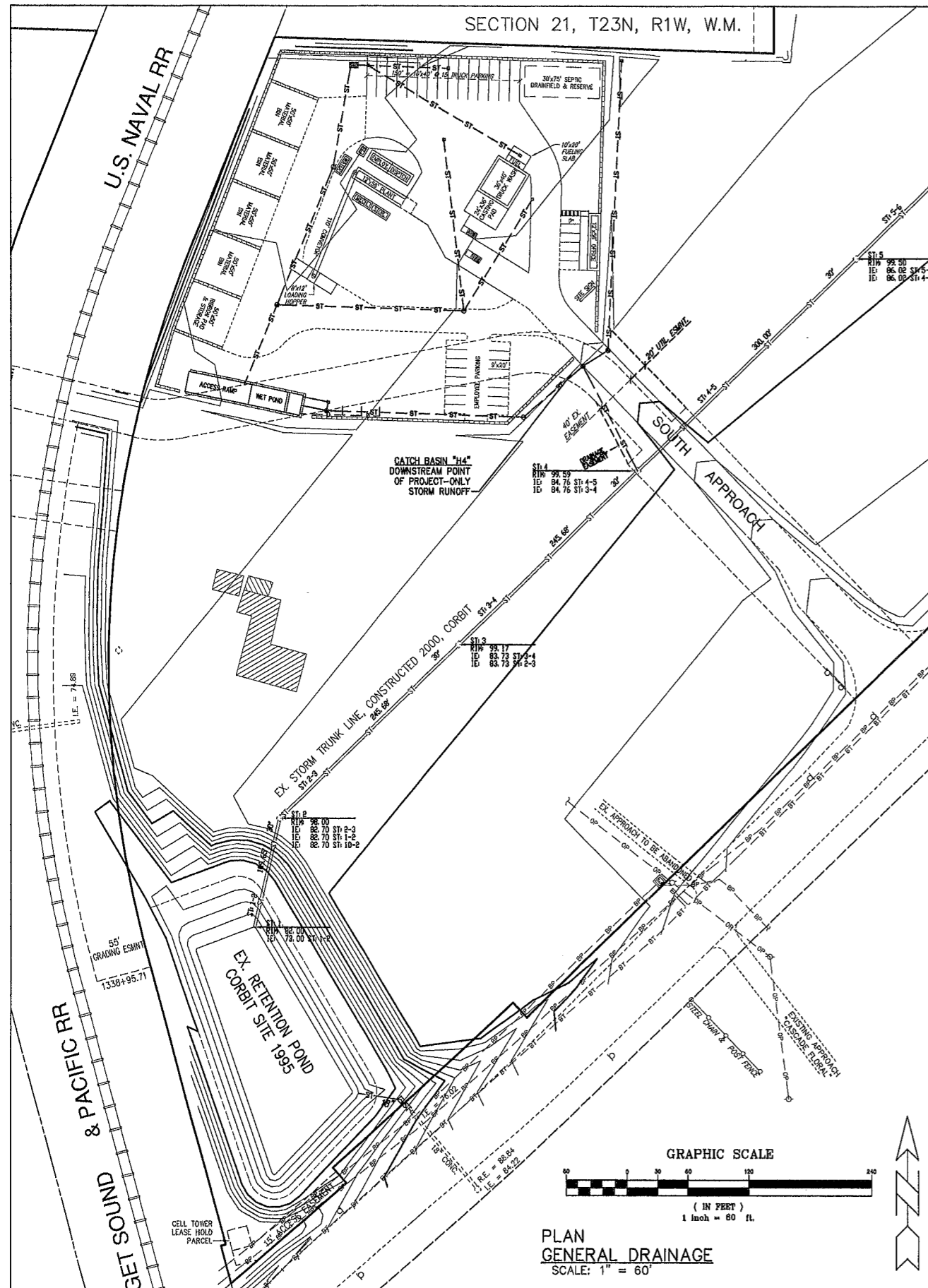
LEGAL DESCRIPTION OF PROPOSED HARD ROCK INC. BELFAIR PLANT PROPERTY THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 23 NORTH, RANGE 1 WEST, W.M., IN MASON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 21; THENCE NORTH $0^{\circ} 26' 18''$ EAST ALONG THE NORTH-SOUTH CENTER OF SECTION LINE 1305.67 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 21; THENCE NORTH $88^{\circ} 13' 24''$ WEST ALONG THE NORTH LINE THEREOF 155.56 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH $88^{\circ} 13' 24''$ WEST 337.65 FEET TO THE SOUTHEASTERLY RIGHT -OF-WAY LINE OF THE UNITED STATES NAVAL RAIL ROAD; THENCE SOUTH $21^{\circ} 48' 42''$ WEST ALONG SAID RIGHT-OF-WAY LINE 235.24 FEET TO THE BEGINNING OF A 1071.28 FOOT RADIUS CURVE; THENCE ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF $7^{\circ} 34' 04''$ FOR AN ARC DISTANCE OF 141.50 FEET; THENCE SOUTH $76^{\circ} 52' 38''$ EAST 144.50 FEET; THENCE SOUTH $88^{\circ} 15' 46''$ EAST 221.03 FEET; THENCE NORTH $45^{\circ} 57' 04''$ EAST 102.11 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A" FOR DESCRIPTION PURPOSES; THENCE CONTINUING NORTH $45^{\circ} 57' 04''$ EAST 34.38 FEET; THENCE NORTH $1^{\circ} 46' 36''$ EAST 287.13 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES, OVER, UNDER AND ACROSS A 20-FOOT WIDE STRIP AND AN 80-FOOT WIDE STRIP, THE CENTERLINE OF SAID STRIPS DESCRIBED AS FOLLOWS:

BEGINNING AT THE ABOVE DESCRIBED POINT "A" BEING THE CENTER OF A 20-FOOT WIDE STRIP; THENCE ALONG A 100-FOOT RADIUS CURVE TO THE SOUTHEAST WHOSE CENTERPOINT BEARS SOUTH $28^{\circ} 19' 36''$ WEST THROUGH A CENTRAL ANGLE OF $17^{\circ} 00' 53''$ FOR AN ARCT DISTANCE OF 29.70 FEET; THENCE CONTINUING ALONG CENTERLINE OF SAID 20-FOOT WIDE STRIP SOUTH $44^{\circ} 02' 56''$ EAST 71.55 FEET TO THE BEGINNING OF AN 80-FOOT WIDE STRIP; THENCE CONTINUING ALONG CENTERLINE OF SAID 80-FOOT WIDE STRIP SOUTH $44^{\circ} 02' 56''$ EAST 320.59 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 3 AND THE POINT OF TERMINATION.
SITUATE IN MASON COUNTY, WASHINGTON

APPENDIX A: CORBIT SITE DRAINAGE PLAN



Prepared for:
HARD ROCK INC.
LARRY TODD
P.O. BOX 814
POULSBORO, WA 98370
(360)-779-3700 (fax)-779-6143

Revisions:

SCALE: 1" = 5', 40' & 60'	DESIGN BY: MFW
DATE: 03-06-04	DRAWN BY: MFW
CHECKED BY: MFW	

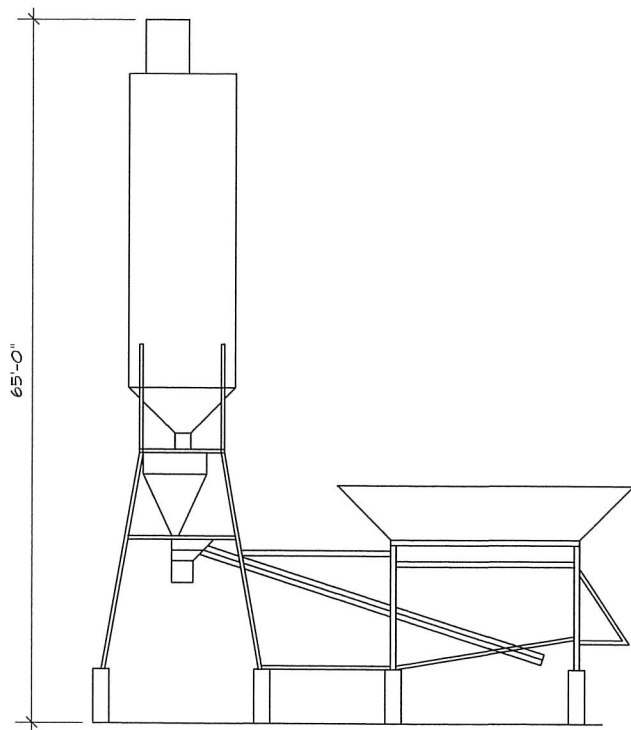
Prepared By:
MICHAEL F. WNEK, P.E., PS
CONSULTING CIVIL ENGINEER
1665 NW SHERWOOD DRIVE
BREMERTON, WA 98511
(360) 692-3802 (fax) 692-1051
WASHINGTON

DRAINAGE PLAN
HARD ROCK INC.
BELFAIR PLANT SITE
MASON COUNTY

H-5

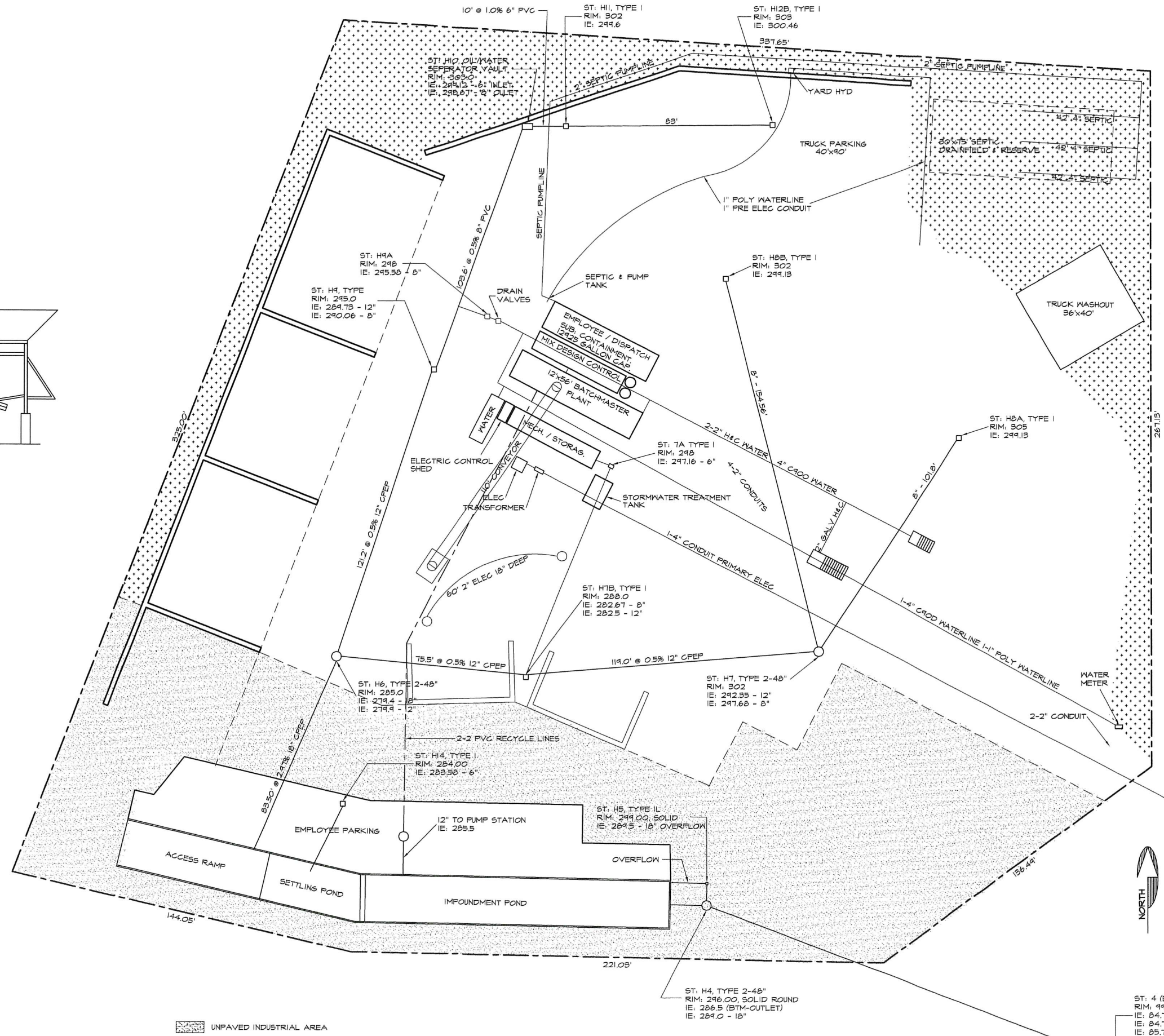
APPENDIX C: STORM DRAIN SYSTEM DESIGN

Revised 06/23/2023 to add Elevation Detail For Batch Plant



BATCHMASTER 12 PLANT

1/8" = 1'-0"



- UNPAVED INDUSTRIAL AREA
- UNPAVED BUFFER AREA
- PAVED AREA (UNSHADED)

SITE PLAN
1" = 20'-0"

TOM HERSTAD BUILDING DESIGN INC.
246 TREMONT AVE. PORT ORCHARD, WA 98566 (BAO) 576-8849
FAX - 576-7448
EMAIL - HERSTAD@BVN.COM

REGISTERED ARCHITECT
STATE OF WASHINGTON

JUNE 23, 2023
DATE
SITE PLAN
DWG# 2023-65

REVISIONS

HARD ROCK INC.

SHEET **5**

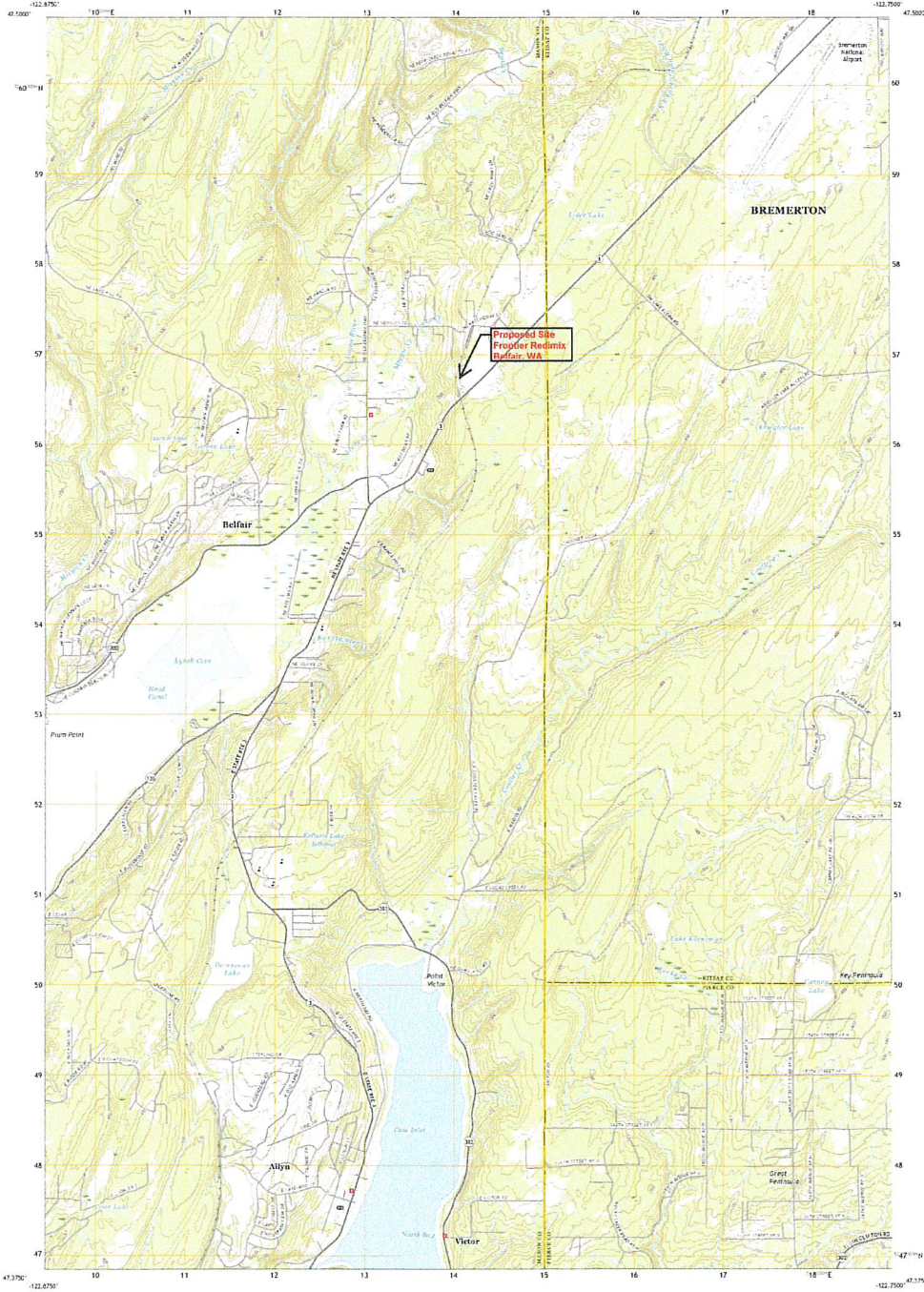
APPENDIX B: 7.5 MINUTE USGS BELFAIR QUADRANT MAP



U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY



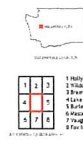
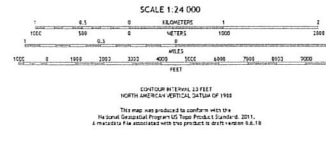
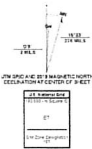
BELFAIR QUADRANGLE
WASHINGTON
7.5-MINUTE SERIES



Produced by the United States Geological Survey

North American Datum of 1983 (NAD83)
United States National Map Accuracy Standard, 1965 Edition
This map was produced using digital data derived from the
topographic maps of the United States Geological Survey
and other sources.

Map Date: July 2011
Map Scale: 1:24,000
Map Series: 7.5-Minute Series
Map Edition: 1st Edition
Map Projection: UTM
Map Datum: NAD83
Map Contour Interval: 10 Feet
Map Contour Type: Spot
Map Contour Color: Brown
Map Contour Width: 0.25 mm
Map Contour Style: Solid
Map Contour Label: Yes
Map Contour Label Color: Black
Map Contour Label Size: 8
Map Contour Label Style: Uppercase
Map Contour Label Spacing: 2
Map Contour Label Orientation: Vertical
Map Contour Label Placement: Outside
Map Contour Label Offset: 0
Map Contour Label Angle: 0
Map Contour Label Font: Helvetica
Map Contour Label Weight: Normal
Map Contour Label Size: 8
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Map Contour Label Font: Helvetica
Map Contour Label Weight: Normal



BELFAIR, WA
2010



Enclosure 2: ORCAA Form 30

OLYMPIC REGION CLEAN AIR AGENCY

2940 Limited Lane NW - Olympia, Washington 98502 - 360-539-7610 – Fax 360-491-6308

FORM 30 CONCRETE BATCH PLANTS

GENERAL INFORMATION	
Company Name: FRONTIER CONSTRUCTION SUPPLY, LLC	Plant Manager: JEAN-PIERRE CHARPENTIER Phone: (253) 531-6745 Email:
Operating Schedule: <u>10</u> hrs/day, <u>6</u> days/wk, <u>52</u> wks/yr	Circle days when operating: M T W Th F Sat Sun
Plant Location: 81 NE PENINSULA BLVD, BELFAIR, WA 98528 County: MASON	Section: <u>21</u> , Township: <u>23</u> , Range: <u>1W</u> W.M. Surface Mine Name & ID# (if applicable):
PLANT INFORMATION	
Make and Model of Plant Facilities: CON-E-CO, Batchmaster 12	Company # of Name of Facility: FRONTIER BELFAIR BATCH PLANT #1
Manufacturer: Astec Industries Date Plant Manufactured: 2016	Last Date Plant was modified / reconstructed: New Plant Construction
Production Output: _____ tons per hour 200 Yards per hour	Percent of production by season: Jan-March <u>13%</u> April – June <u>25%</u> July – September <u>50%</u> October – December <u>13%</u>
AIR POLLUTION CONTROL EQUIPMENT (enter Make & Model)	
<input type="checkbox"/> Knock out box _____ <input type="checkbox"/> Cyclone _____ <input type="checkbox"/> Multiclone _____ <input type="checkbox"/> Scrubber _____ Gallons / minute @ _____ psi <input checked="" type="checkbox"/> Baghouse _____ Air to cloth ratio: <u>6.67</u> ACFM/ft ² Type: <u>Pulse Jet</u> <input checked="" type="checkbox"/> Other <u>CENTRAL DUST COLLECTION SYSTEM INSTALLED.</u>	
ACFM at discharge of plant: _____	
POINTS EXHAUSTED BY VENTILATION (Or if sealed off, note accordingly)	FUEL TYPE – RECORDED USE OR BEST ESTIMATES NOT APPLICABLE
<input type="checkbox"/> Dryer – Charge End _____ <input type="checkbox"/> Discharge end _____ <input type="checkbox"/> Screens _____ <input type="checkbox"/> Elevator head _____ <input type="checkbox"/> Elevator boot _____ <input checked="" type="checkbox"/> Other <u>SEALED OFF</u>	Type (e.g. natural gas) _____ Grade or spec. _____ % sulfur _____ Rated hourly consumption _____

SEE REVERSE FOR ADDITIONAL INFORMATION NEEDED

FORM 30: CONCRETE BATCH PLANTS Continued

Please provide answers to the following questions:

1. Will concrete be loaded into trucks or will this be a bagging operation (wet or dry system)?

LOADED INTO TRUCKS

2. If trucks are loaded, will displaced air from the charging of the mixer trucks be vented to the silo or baghouse?

BAGHOUSE

3. If bagged, how will the dust be collected?

NOT APPLICABLE

4. How is the cement transferred to the silo? (i.e. screw conveyor, bucket conveyor, pneumatic?)

PNEUMATIC SYSTEM

5. Will the cement weigh hopper be vented to the baghouse or to the silo?

BAGHOUSE

6. Will the cement receiving, storage and transfer system contain rubber seals at all transfer points?

YES

7. How will aggregate and sand be conveyed, weighed, and transferred and what dust control techniques will be used?
Loaded by front end loader into hopper. Dropped into weight hopper by gravity. Dropped onto conveyor belt and delivered to material hoppers on the plant. Dust Control: Aggregates and sand are kept moist with sprayers during dry season.

8. Please state how dust from heavy vehicle traction will be minimized?

APPROXIMATELY 87% OF ALL VEHICLE OPERATING AREAS ARE PAVED. UNPAVED AREAS ARE KEPT GRADED TO DIRECT STORM WATER INTO STORM DRAINS AND ARE KEPT WET WITH WATER TRUCKS AS NECESSARY TO MINIMIZE DUST.

9. What other techniques will be used to control dust during mixer charging? (foam rubber seals, etc.)

TRUCK LOAD POINT SHROUD

10. What techniques will be used to control dust emissions during charging of cement trucks?

Shroud Style: Drive-up or Back-in stationary shroud. 5000 cfm pneumatic system. 60" drop rubber curtain. Truck Style: Boost-a-load and front discharge trucks with centered hole (left to right) in the shroud for the boot. Dimensions: 8' 6" X 5'

11. Will there be any spray bars installed?

NO