



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

Development Services Division

Matanuska-Susitna Borough
Development Services

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-7822 • Fax (907) 861-8158

Email: permitcenter@matsugov.us

JUL 02 2020

Received

APPLICATION FOR A CONDITIONAL USE PERMIT FOR EARTH MATERIALS EXTRACTION – MSB 17.30

Carefully read instructions and applicable borough code. Fill out forms completely. Attach information as needed. Incomplete applications will not be processed.

THIS APPLICATION IS FOR MATERIALS EXTRACTION THAT DOES NOT OCCUR WITHIN FOUR FEET OF THE SEASONAL HIGH WATER TABLE. IF YOUR PLAN INCLUDES EXTRACTION WITHIN FOUR FEET OF THE SEASONAL HIGH WATER TABLE YOU MUST COMPLETE THE APPLICATION SPECIFIC TO THAT PURPOSE.

Application fee must be attached, check one:

\$500 for Administrative Permit (Less than two years or less than 7,000cy annually)

\$1,000 for Conditional Use Permit (More than two years and more than 7,000cy annually)

Prior to the public hearing, the applicant must also pay the mailing and advertising fees associated with the application. Applicants will be provided with a statement of advertising and mailing charges. Payment must be made prior to the application presentation before the Borough Planning Commission.

Subject Property: Township: 20N, Range: 04W, Section: 06, Meridian: Seward

MSB Tax ID# 203582 (20N04W06) 2007

SUBDIVISION: _____ BLOCK(S): _____, LOT(S): Govt. Lot 9

STREET ADDRESS: _____

FACILITY / BUSINESS NAME: COLASKA INC. (QAP)

Ownership: A written authorization by the owner must be attached for an agent or contact person, if the owner is using one for the application. Is authorization attached? Yes No N/A

Name of Property Owner

Colaska, Inc (dba QAP)

Mailing: 240 W 68th Ave

Anchorage, AK 99518

Phone: Hm _____ Fax _____

Wk (907) 522-2211 Cell _____

E-mail PCummins@Colaska.com

Name of Agent / Contact for application

UMIAQ Environmental

Mailing: 6700 Arctic Spur Road

Anchorage AK 99518

Phone: Hm _____ Fax _____

Wk (907) 952-7807 Cell _____

E-mail Emily.McDonald@UICCS.com

CMP-7-6-3-16846
PLN - DVS - Permits - DVS - 20N04W06 - Earth
Materials Extraction - 173020200002

Description What type(s) of material is being extracted? Sand and gravel

Total acreage area of all parcels on which the activity will occur: _____

Total acreage area of earth material extraction activity: 19.92 acres

Total cubic yards extraction per year: 100-200,000

Total projected cubic yards to be extracted: 1.5 - 2 million

What is the estimated final year extraction will occur? 2035

Required information

1. Attach a plan of sufficient detail to demonstrate compliance with the requirements of MSB 17.28.050 and MSB 17.28.060.

| Plan of Operation | Attached |
|--|-----------------|
| Provide seasonal start and end dates | ✓ |
| Provide days of the week operations will take place. | ✓ |
| Provide hours of operation. | ✓ |
| Estimated end date of extraction | ✓ |
| Estimated end date of reclamation | ✓ |
| Describe all other uses occurring on the site | ✓ |
| Describe methods used to prevent problems on adjacent properties, such as lateral support (steep slopes), water quality, drainage, flooding, dust control and maintenance of roads; how will the operation monitor the seasonal high water table to stay at least four feet above it | ✓ |
| Provide quantity estimates and topographical information such as cross section drawings depicting depth of excavation, slopes and estimated final grade | ✓ |

2. Submit a site plan. Drawings must be detailed and **drawn to scale**. Drawings under seal of an engineer or surveyor are recommended but not required.

| SITE PLAN REQUIREMENTS | Attached |
|---|-----------------|
| Identify location of permanent and semi-permanent structures on the site for verification of setback requirements. Include wells and septic systems. | ✓ |
| Depict buffer areas, driveways, dedicated public access easements, and noise buffers (such as fences, berms or retained vegetated areas), and drainage control such as ditches, settling ponds etc. | ✓ |
| Identify wetlands and waterbodies on site and within one mile | ✓ |
| Identify existing surrounding land uses within one mile | ✓ |
| Identify surrounding property ownership (i.e. public vs. private) within one mile of exterior boundaries | ✓ |
| Show entire area intended for gravel/material extraction activity and the boundary of the lot(s) containing the operation. Identify areas used for past and future phases of the activity. Identify phases of proposed mining activities including a map showing the area to be mined, a description of the topography and vegetation, approximate time sequence for mining at particular locations, and general anticipated location of semi-permanent equipment such as conveyor belts, crushers, dredges, batch plants, etc. | ✓ |

| | |
|--|---|
| Road and access plan that includes anticipated routes and traffic volumes. If the level of activity exceeds the minimum levels specified in MSB 17.61.090, traffic standards, a traffic control plan consistent with state regulations may be required | ✓ |
| Visual screening measures that include a detailed description of the type of visual screening to be utilized. Visual screening may include, but is not limited to, berms, natural vegetation, solid fences, walls, evergreen hedges or other means as approved by the commission | ✓ |
| Noise mitigation measures that include a description of measures to be taken by the applicant to mitigate or lessen noise impacts to surrounding properties. Measures shall include, but not be limited to, hours of operation of noise-producing equipment, erecting noise barriers (i.e., berms a minimum of 10 feet in height) between noise-producing equipment and adjacent uses, location of noise-producing equipment (i.e., below grade in excavated pit areas), and measures to utilize equipment with noise reduction features | ✓ |
| Proposed lighting plan | ✓ |
| Other (as required by MSB Planning Department) | |

3. Submit a reclamation plan including the following:

| Reclamation Plan | Attached |
|--|----------|
| Provided timeline for reclamation at particular locations and that is in compliance with MSB 17.28.067 | ✓ |
| Provide copy of reclamation financial assurance filed with the State of Alaska (If exempt, provide qualifying documents for exemption) | ✓ |

4. Submit documentation of compliance with borough, state and federal laws:

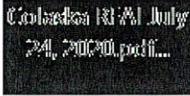
| COMPLIANCE WITH BOROUGH, STATE AND FEDERAL LAWS | Applied for (list file #) | Attached (list file #) or N/A |
|---|---------------------------|-------------------------------|
| Mining license as required by the Alaska State Department of Revenue, pursuant to A.S.42.65 | | N/A |
| Mining permit as required by the Alaska State Department of Natural Resources (ADNR) if extraction activities are to take place on state land | | N/A |
| Reclamation plan as required by ADNR, pursuant to A.S. 27.19 | | ✓ |
| Notice of intent (NOI) for construction general permit or multi-sector general permit and storm water pollution prevention plan, and other associated permits or plans required by the Environmental Protection Agency (EPA) pursuant to the National Pollutant Discharge Elimination System (NPDES) requirements | | N/A |
| United States Army Corps of Engineers permit pursuant to Section 404 of the Clean Water Act, 33 U.S.C. 1344, if material extraction activity is to take place within wetlands, lakes and streams. | | N/A |
| Other (Such as, driveway / access permits. List as appropriate.) | | ✓ |

OWNER'S STATEMENT: I am owner or authorized agent of the following property:

MSB Tax account #(s) 20N04W06 - Parcel ID 203582 and, I hereby apply for approval of conditional use permit for earth material extraction activities on the property as described in this application.

Joseph Metzger

From: Joseph Metzger
Sent: Friday, July 24, 2020 12:45 PM
To: 'McDonald, Emily'
Subject: RFAI Colaska Inc Mile 78 Parks Hwy



Good Afternoon Emily,

Attached, please find a letter requesting additional information on your CUP request. As always, if you have any questions or need clarification on something, don't hesitate to contact me. Have a great weekend!

Respectfully,

Joe Metzger
MSB Planner
907-861-7862



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

Development Services Division

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-7822 • Fax (907) 861-8158

www.permitcenter@matsugov.us

July 24, 2020

Emily McDonald (UMIAQ Environmental, LLC)
on Colaska, Inc (dba QAP)
6700 Artic Spur Road
Anchorage, AK 99518

Subject: Conditional Use Permit Application for Earth Materials Extraction – Request for
Additional Information

Location: Mile 78 Parks Highway; Parcel Account #20N04W06

Dear Ms. McDonald,

Borough staff has reviewed the application material and the site plan(s) submitted on July 2, 2020 for a Conditional Use Permit for the extraction of earth materials under MSB 17.30 on the above referenced property. It has been determined that the following information needs to be provided and/or clarified in order to process this request.

1. Provide a copy of the approved Mining and Reclamation Plan and financial assurance by the Alaska Department of Natural Resources Division of Mining, Land, and Water for the proposed use.
2. Provided documentation from a qualified individual indicating “No-SWPPP needed.”
3. Identify phases of proposed mining activities including a map showing the area to be mined, a description of the topography and vegetation, and approximate time sequence for mining at particular locations.
4. The application material indicates a conveyor system will be used to transport material to the adjacent Kashwitna IMD for further processing and transport. Please indicate the location of the conveyor system on the site plan.
5. The application material indicates an asphalt plant or crushing/screening operation could be located on the parcel or nearby at the Kashwitna IMD pit. If an asphalt plant, or crushing/screening equipment is located on the subject property, indicate the location on the site plan.
6. Please indicate how monitoring wells on adjacent property will be relevant in monitoring groundwater at the proposed location.

7. The application material contains a map of the surrounding land ownership, but it does not indicate the current land uses on these parcels. Identify the surrounding land uses within one mile of the proposed use.
8. Just to be clear, there are no visual screening measures proposed for the use?
9. The application material indicates there is a section line easement between the parcels. Please provide more information on the section line easement and indicate the location of the easement on the site plan.
10. The application material indicates there is a potential for seasonal projects and/or occasional local demand that would require a large haul out of approximately 500 trucks a days. This potential truck traffic would ingress and egress from the Kashwitna IMD?

Once the items above have been addressed and we have determined the application to be complete, staff will begin the public notice process. Should you have any questions or require additional information, please feel free to contact me at the above mailing address, phone: 861-7862, or email: joseph.metzger@matsugov.us. Thank you for your time and consideration on this matter.

Respectfully,



Joseph Metzger, Planner II
Development Services Division
Matanuska-Susitna Borough



August 21, 2020

Joseph Metzger
Matanuska-Susitna Borough (MSB) Planner
Planning and Land Use Department
Development Services Division
350 East Dahlia Avenue
Palmer, AK 99645

Re: Response to Request for Additional Information
Conditional Use Permit Application for Earth Materials Extraction
Mile 78 Parks Highway, Parcel Account #20N04W06

Dear Mr. Metzger:

Thank you for your request for additional information dated July 24, 2020. Below please find responses to your questions. Attached is documentation of stormwater discharge potential, a revised Plan of Operations, and set of project figures dated August 4, 2020.

1. Provide a copy of the approved Mining and Reclamation Plan and financial assurance by the Alaska Department of Natural Resources (DNR) Division of Mining, Land, and Water (DMLW) for the proposed use.

QAP has submitted their Mining and Reclamation Plan to Alaska DNR DMLW. Reclamation financial assurance will be provided prior to mining as required by the DNR and Alaska Statute 37.19.040.

2. Provided documentation from a qualified individual indicating "No-SWPPP needed."

Please see attached memo from UMIAQ Environmental dated August 4, 2020.

3. Identify phases of proposed mining activities including a map showing the area to be mined, a description of the topography and vegetation, and approximate time sequence for mining at particular locations.

Phases 1 and 2 have been added to the Site Plan, Figure 2. Phase 1 is approximately 9.35 acres. Phase 2 is approximately 10.57 acres. Each Phase is anticipated to take five years with Phase 2 being opened once mining is complete in Phase 1. Mining of Phase 1 is anticipated to begin upon receipt of permits and regulatory approvals.

Vegetation at the site includes mixed and white spruce forest with areas of grasses and shrubs. The north east corner of the property contains a small hill of approximately +70 feet. Otherwise, the site is relatively flat with approximately 10 feet of relief.

4. The application material indicates a conveyor system will be used to transport material to the adjacent Kashwitna IMD for further processing and transport. Please indicate the location of the conveyor system on the site plan.

The conveyor system is portable and moved to current gravel extraction and stockpile areas. Please see Figure 2 for a location of the conveyor system.

5. The application material indicates an asphalt plant or crushing/screening operation could be located on the parcel or nearby at the Kashwitna IMD pit. If an asphalt plant, or crushing/screening equipment is located on the subject property, indicate the location on the site plan.

The rock crushing activities are portable. This reduces movement of gravel onsite and therefore potential for sediment to become airborne.

6. Please indicate how monitoring wells on adjacent property will be relevant in monitoring groundwater at the proposed location.

Monitoring wells are currently installed on the adjacent property within the Kashwitna IMD. Three wells are installed on this property. The closest well to the proposed Kashwitna Addition is approximately 1,404 feet directly east. Another well is approximately 1,707 feet to the northeast, and the final well is approximately 3,528 feet southeast of the proposed mining area. Although they are on an adjacent property, the closed proximity of these wells to Kashwitna Addition will provide accurate groundwater data. The wells currently provide groundwater monitoring to the whole of the IMD, including areas that are more distant from the monitoring wells than the proposed mining area addition.

7. The application material contains a map of the surrounding land ownership, but it does not indicate the current land uses on these parcels. Identify the surrounding land uses within one mile of the proposed use.

Land uses were generated from the MSB Parcel Viewer. The surrounding land use of the IMD has been added to the map. Within one mile, land owners include the MSB, State, Native Corporation, and private entities. Private ownership is assumed to be residential based on aerial mapping. MSB, State and Native Corporation land appears to be primarily undeveloped. Please see Figure 5 of the attached packet.

8. Just to be clear, there are no visual screening measures proposed for the use?

The Railroad Right-of-Way (ROW) runs along the western boundary of the Kashwitna Addition as visible on Figure 1. Material may be loaded directly into train cars from the mining area. This will reduce handling of material and improve overall safety of the mining operation. A vegetative buffer will not allow material to be directly from the Kashwitna Addition on to the train, as is the practice within the surrounding IMD. No visual screening measures are proposed between the mining area and the railroad right of way. Lot B4, visible on Figure 2, is a currently forested lot that separates the Parks Highway from the Railroad at this location.

9. The application material indicates there is a section line easement between the parcels. Please provide more information on the section line easement and indicate the location

of the easement on the site plan.

This has been corrected in the Plan of Operations, as it was inaccurate; there is no section line easement between the parcels.

10. The application material indicates there is a potential for seasonal projects and/or occasional local demand that would require a large haul out of approximately 500 trucks a days. This potential truck traffic would ingress and egress from the Kashwitna IMD?

That is correct. There would be no change for the truck haul from what is in the existing IMD, that is to say no additional traffic will be generated from adding the additional parcel.

Please do not hesitate to reach out if I may provide additional information for your review. Thank you.

Sincerely,



Emily McDonald
Environmental Specialist

Attachments: Memorandum dated August 4, 2020
Plan of Operations
Figures 1-6 dated August 4, 2020

cc: {Patrick Cummins, QAP}

Memorandum

| | |
|--|----------------------|
| To: Patrick Cummins, QAP | From: Emily McDonald |
| cc: | Date: August 4, 2020 |
| Re: Kashwitna Addition Parcel - Stormwater Discharge Potential | |

UMIAQ Environmental, LLC (UMIAQ Environmental) has determined that the proposed Kashwitna Addition gravel pit located within section 6, township 20N, range 4W, Seward meridian does not have potential for stormwater discharge.

The Kashwitna Addition is adjacent to QAP's existing Kashwitna Interim Materials District (IMD), an approved and operating gravel pit (See Figure 1). Should the Kashwitna Addition parcel be developed as proposed in the Plan of Operations dated June 22, 2020, the Addition and the IMD will share a gravel pit floor, essentially operating as one project.



Figure 1: QAP Existing IMD and Kashwitna Addition Parcels

Existing and proposed gravel pit side slopes are graded in towards the open pit. All working areas within the footprint of the gravel pit are graded to drain towards the lowest point. Stormwater can collect in the bottom on the pit before filtering to groundwater. All processing and stockpiling will take place within the gravel pit floor.

Access to the Kashwitna Addition will be the same as currently provided for the existing IMD. The gravel pit will be accessed via Sockeye Drive, a gravel roadway used to access the Alaska Railroad Right-of-Way. Haul trucks will be exiting the gravel pit onto an unpaved road and will not carry sediment from the gravel pit offsite.

Due to the site design and gravel access, there is no potential for stormwater discharge or sediment transport offsite. In accordance with the Alaska Pollutant Discharge Elimination System (APDES) and associated regulations laid out in 18 AAC 83, an active Stormwater Pollution Prevention Plan (SWPPP) is not required.

Should any activity occur causing stormwater or sediment to migrate offsite, an activity-specific SWPPP shall be activated and made available to the Alaska Department of Environmental Conservation (ADEC) and the Matanuska-Susitna Borough.

Emily McDonald is an Environmental Specialist with UMIAQ Environmental with ten years of experience preparing and editing SWPPPs and Erosion and Sediment Control Plans (ESCPs) under the guidance of two Alaska Certified Erosion and Sediment Control Leads (AK-CESCL). Emily meets the ADEC definition of a person with professional qualifications in stormwater and can supply a resume documenting professional qualifications at the request of ADEC or QAP.

EMILY MCDONALD
ENVIRONMENTAL SPECIALIST III/ PROJECT COORDINATOR
UMIAQ ENVIRONMENTAL
SBA 8(a) Certified
direct: 907-677-8288 | mobile: 907-952-7807 ,

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MATANUSKA-SUSITNA BOROUGH
DEVELOPMENT SERVICES

KASHWITNA ADDITION GRAVEL PIT

PROPOSED GRAVEL MINING PLAN OF OPERATIONS AND SITE PLAN REQUIREMENTS

Location: Section 06, T20N, R04W, SM

Owner: COLASKA Inc. dba QAP

Operator: QAP

Tax ID: 20N04W06 Parcel ID 203582

The following information is an attachment to an application for Earth Materials Extraction activities under Matanuska-Susitna Borough (MSB) 17.30, Conditional Use Permit. Figures 1-6 are included to accompany the application.

1.0 Plan of Operations (MSB 17.28.050 & MSN 17.28.060)

The project site is located east of the Parks Highway and railroad at approximately mile marker 78 of the Parks Highway. See location map, Figure 1. This plan of operation details the activities and dates QAP intends on conforming to for the following parcel of land:

- ❖ MTRS: Seward, T20N, R04W, Section 06
- ❖ Parcel ID# 203582

QAP has an existing approved Interim Materials District (IMD), which shares a north, south, and east property line with the subject parcel. The Kashwitna IMD is on lands owned and operated by QAP. The railroad right-of-way forms the western property boundary. QAP currently holds permits from the Alaska Railroad for using the railroad siding and an access road along the siding. In January 2020, the Alaska Department of Natural Resources (ADNR) conveyed the subject parcel to QAP, who proposes extraction of earth materials from approximately 19 acres of the 19.34 acre parcel.

QAP proposes extracting sand and gravels from the parcel using similar operational processes as the Kashwitna IMD, and utilizing the same access, facilities, and equipment stored within the IMD. The Matanuska-Susitna (MatSu) Borough eliminated the IMD process in 2016 (2016-35), therefore, QAP seeks a Conditional Use Permit (CUP) in order to extract sand and gravel from this parcel.

1.1 Sand and Gravel Extraction

An estimated 100-200,000 cubic yards of useable material will be extracted annually. It is anticipated that 1.5 – 2 million cubic yards of usable material is available on the parcel. At this rate the resource is anticipated to be depleted in 10-15 years, approximately 2035, however extraction will be on a project-specific basis and dictated by area needs. See Figure 2 for the site plan.

Work may take place 24 hours per day, 7 days per week. The material extracted will be transported via a conveyor system to the adjacent Kashwitna IMD for further processing and transport. A water truck will be utilized for dust control as needed.

Access to the parcel will be provided by Sockeye Avenue, access which currently serves the existing Kashwitna IMD. Extraction at this parcel is not expected to increase current haul traffic from the baseline, existing IMD haul.

Vegetation at the site includes mixed and white spruce forests with areas of grasses and shrubs. The site is relatively flat with approximately 10 feet of relief, with exception of the north east corner, which rises to a small hill of approximately + 70 feet.

Prior to mining, each face will need to be stripped of organics and surface soils. Overburden will be stored on site on non-expandable slopes and used as needed for reclamation. The staging area will be located off site within neighboring Kashwitna IMD. If a silt layer is encountered disposal areas will be identified and a silt disposal plan may be initiated.

The seasonal start and end dates for operations are May through October, weather depending. Proposed mining and extraction activities for the property will occur over the course of several years of seasonal mining. The site will be cleared and grubbed. When extraction activities have been completed reclamation will begin.

Reclamation will include grading slopes to 2H:1V slope or flatter. Overburden will be redistributed as topsoil and seeded with certified seed. See Figure 3 for a typical reclamation section.

Dust will be managed by spraying roads and travelled areas with a water truck. Limited snow plowing during winter months may take place but is not anticipated. Monitoring wells are in place on the adjacent QAP property and seasonal high water table data in the area is well established.

2.0 Site Plan

Extraction at this parcel will utilize the same access, facilities, and equipment stored within the IMD. A 25-foot setback is required from all property lines for structures, permanent or portable facilities, and equipment or material storage per MSB code (17.28.070(A)).

No permanent structures are proposed on the parcel. An asphalt plant or crushing/screening operation could be located on the parcel or nearby on adjacent QAP properties, in accordance with the Kashwitna IMD approved site plan.

All easement information is from MSB tax maps. No utilities are known to exist on the parcel.

2.1 Wetlands and Water Bodies

The site is classified as uplands and material extraction is not planned to take place within wetlands. See Figure 4 for wetland and water body locations within a ½ mile and 1 mile radius of the proposed project site.

Mining will not take place within 4 feet of the seasonal high water table. Limited snow plowing during winter months may take place but is not anticipated.

A Storm Water Pollution Prevention Plan (SWPPP) will not be needed as there will be no storm water discharge offsite. The pit will be graded such that stormwater cannot travel offsite or into wetlands onsite. The exit from the site leads into an existing pit which has an established construction entrance/exit.

2.2 Surrounding Land Uses

Property bordering the north, east, and south sides of the proposed project site are privately owned by COLASKA INC. (QAP). These properties together comprise an Interim Materials District for gravel extraction. The property to the west is the Alaska Railroad right-of-way.

Within one mile, land owners include the MSB, State of Alaska, Native Corporation, and private entities. Private ownership is assumed to be residential based on aerial mapping. MSB, State and Native Corporation land appears to be primarily undeveloped. See Figure 5 showing property ownership within a ½ mile and 1 mile radius of the proposed project site.

2.3 Road and Access Plan

Access in and out of the parcel will be through the adjacent Kashwitna IMD, which is accessed through Sockeye Avenue. Material will be leaving the site by conveyor system to the adjacent property for further processing and transport. Vehicle traffic on and off the site will consist of employee vehicles and haul trucks. There is potential for seasonal projects and/or occasional local demand that would require a large haul out of approximately 500 trucks a day. QAP currently has an access permit to Sockeye Avenue (state road) that allows up to 30 trips per hour.

2.4 Visual Screen Measures

Vegetation will be cleared to facilitate material extraction. QAP maintains a permitted access along the railroad siding. As this parcel may be used to load aggregate on to the train, a vegetative buffer is not proposed between the railroad right-of-way and QAP's parcel. There will be no buffer between QAP properties. See Figure 6 for a topographical map.

2.5 Noise Mitigation

The inclusion of this parcel to the overall mining footprint in this area is not anticipated to increase noise beyond what is currently experienced. Proximity alarms have been installed on equipment used for mining to eliminate the noise from backup alarms. No sound resulting from the mining activities shall create a sound level that exceeds the limits set forth for the existing receiving land use category in Table 1 when measured at or within the property boundary of the receiving land use:

Table 1: Sound Levels by Receiving Land Use

| Receiving Land Use Category | Time | Sound Level Limit (dB(A)) |
|-----------------------------|----------------|---------------------------|
| Residential area | 7 a.m.-10 p.m. | 60 |
| | 10 p.m.-7 a.m. | 50 |
| Commercial area | 7 a.m.-10 p.m. | 70 |
| | 10 p.m.-7 a.m. | 60 |
| Industrial area | At all times | 80 |

2.6 Lighting Plan

Mining will take place May – October when natural light is abundant and need for additional lights is minimal. However, lightplants will be utilized to illuminate mining activities when needed. All lightplants will be focused away from the highway and directed onto the work at hand.



VICINITY MAP
SCALE: 1" = 15 MILES
T20N, R4W SEC. 6



QAP KASHWITNA CONDITIONAL USE PERMIT

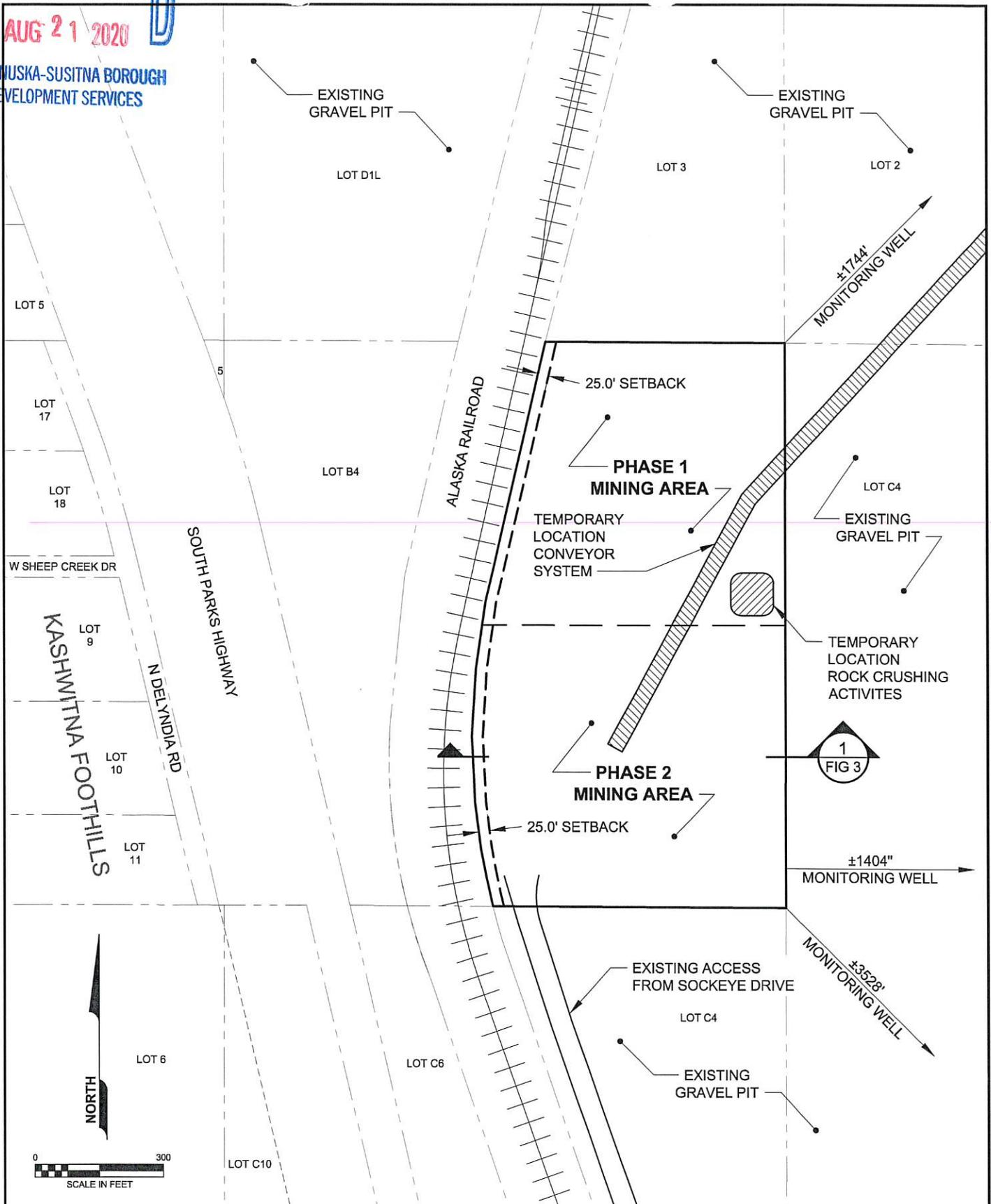
LOCATION MAP

WILLOW, ALASKA

| | | | | | |
|--------|-----------|-------------|------|---------|-----------------|
| DATE: | 8/04/2020 | DRAWN BY: | MMHN | SHEET: | FIGURE 1 |
| SCALE: | AS SHOWN | CHECKED BY: | EM | JOB No: | 05-2012.01 |

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QAP KASHWITNA CONDITIONAL USE PERMIT

SITE PLAN

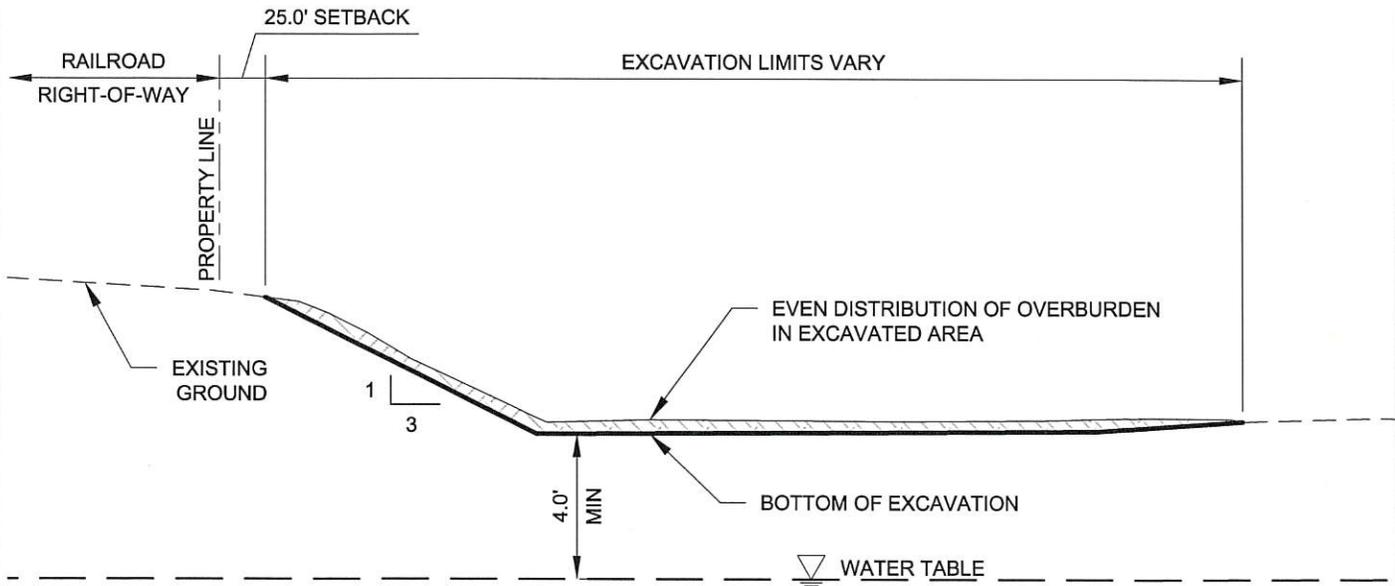
WILLOW, ALASKA

| | | | | | |
|--------|-----------|-------------|------|---------|-----------------|
| DATE: | 8/04/2020 | DRAWN BY: | MMHN | SHEET: | FIGURE 2 |
| SCALE: | AS SHOWN | CHECKED BY: | EM | JOB No: | 05-2012.01 |

FILE: 05-2012.01_Figure 2.dwg PRINTED: 8/13/2020

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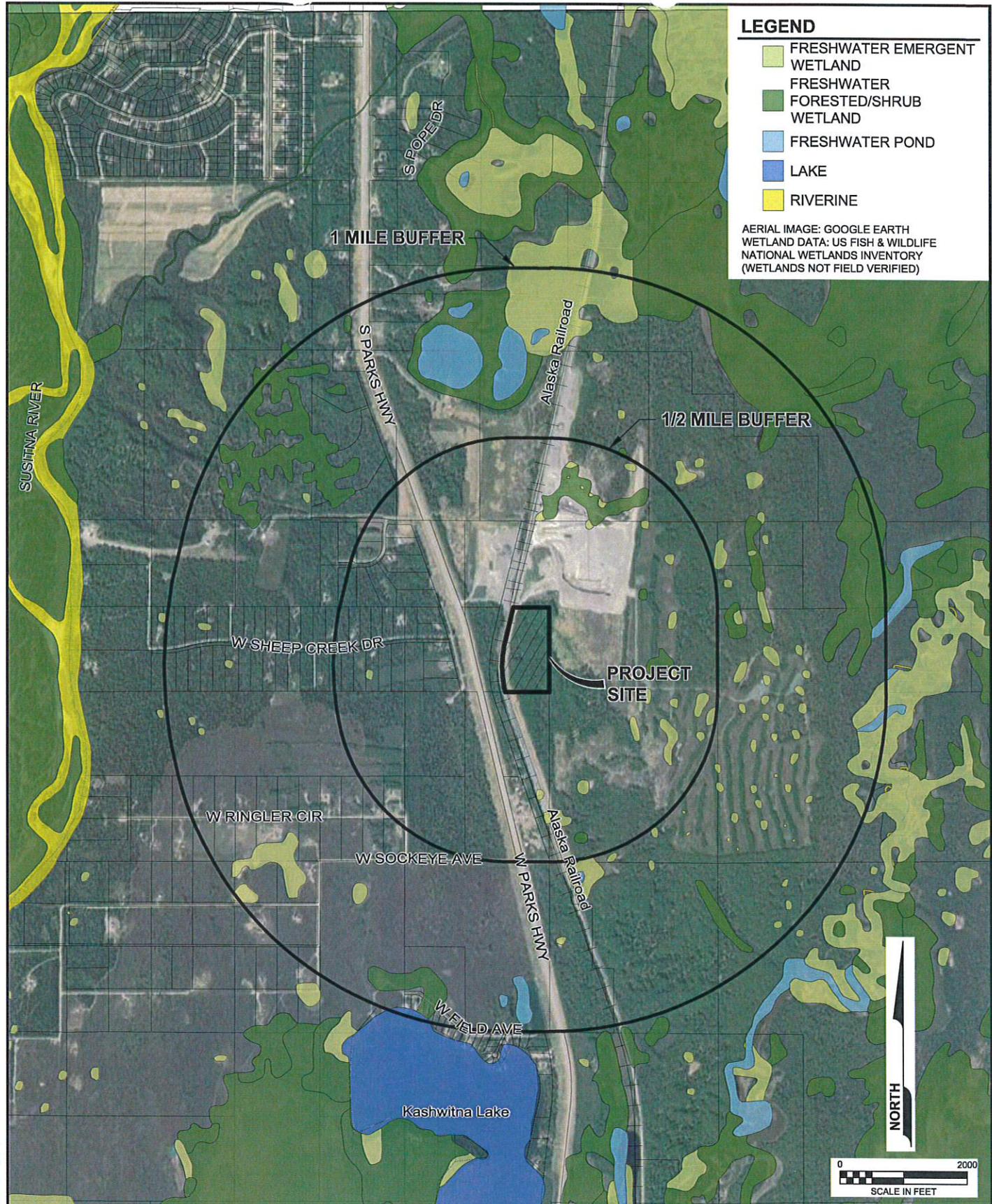
1 **TYPICAL RECLAMATION SECTION**
FIG 3 SCALE: N.T.S.

FILE: 05-2012.01_Figure 3.dwg PRINTED: 8/4/2020



QAP KASHWITNA CONDITIONAL USE PERMIT
RECLAMATION SECTION
WILLOW, ALASKA

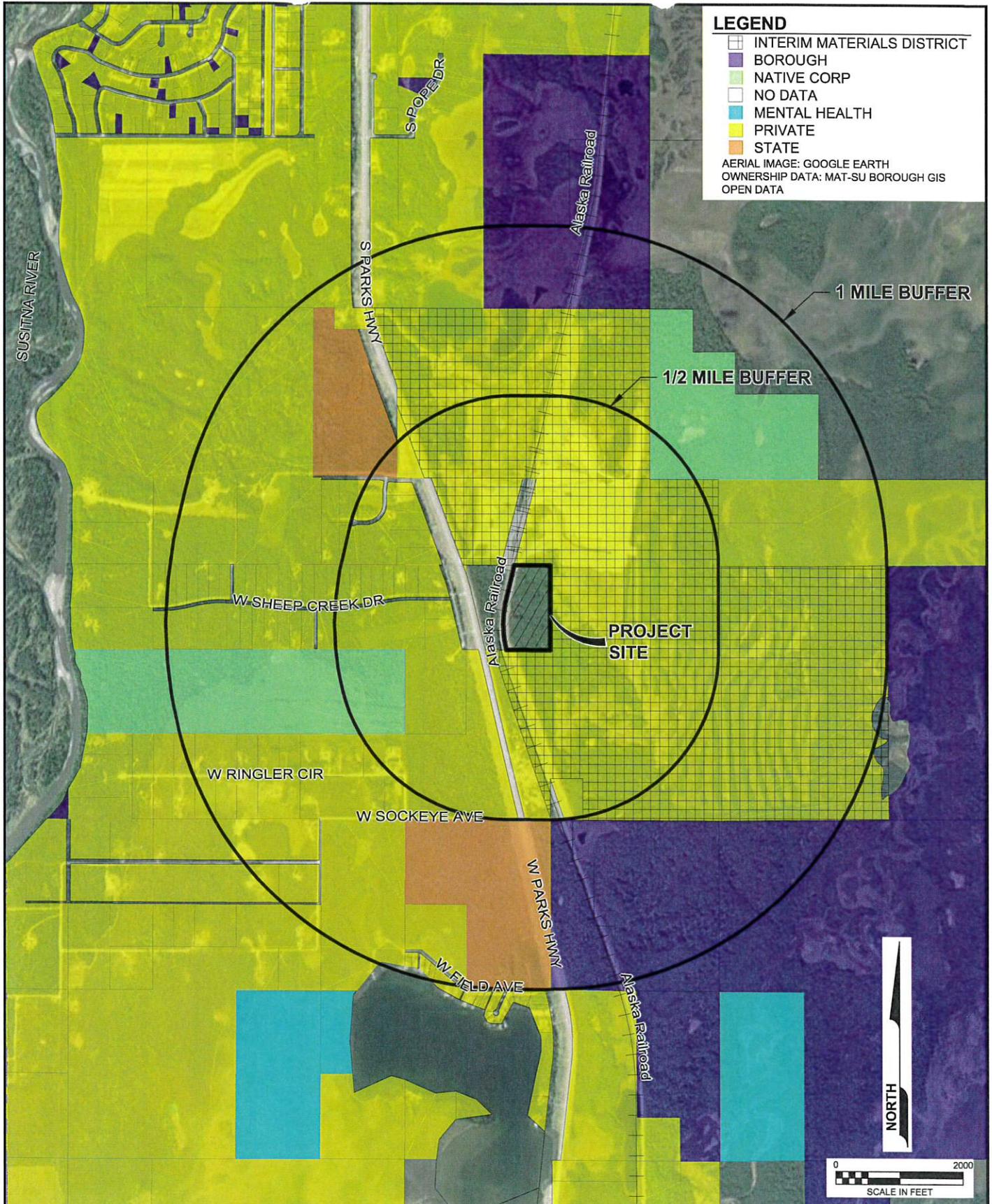
| | | | | | |
|--------|-----------|-------------|------|---------|-----------------|
| DATE: | 8/04/2020 | DRAWN BY: | MMHN | SHEET: | FIGURE 3 |
| SCALE: | AS SHOWN | CHECKED BY: | EM | JOB No: | 05-2012.01 |



05-2012.01_Figure 4.dwg PRINTED: 8/4/2020
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 MATANUSKA-SUSITNA ENVIRONMENTAL DEVELOPMENT SERVICES

QAP KASHWITNA CONDITIONAL USE PERMIT
WETLANDS
 WILLOW, ALASKA

| | | | | | |
|--------|-----------|-------------|------|---------|-----------------|
| DATE: | 8/04/2020 | DRAWN BY: | MMHN | SHEET: | FIGURE 4 |
| SCALE: | AS SHOWN | CHECKED BY: | EM | JOB No: | 05-2012.01 |



LEGEND

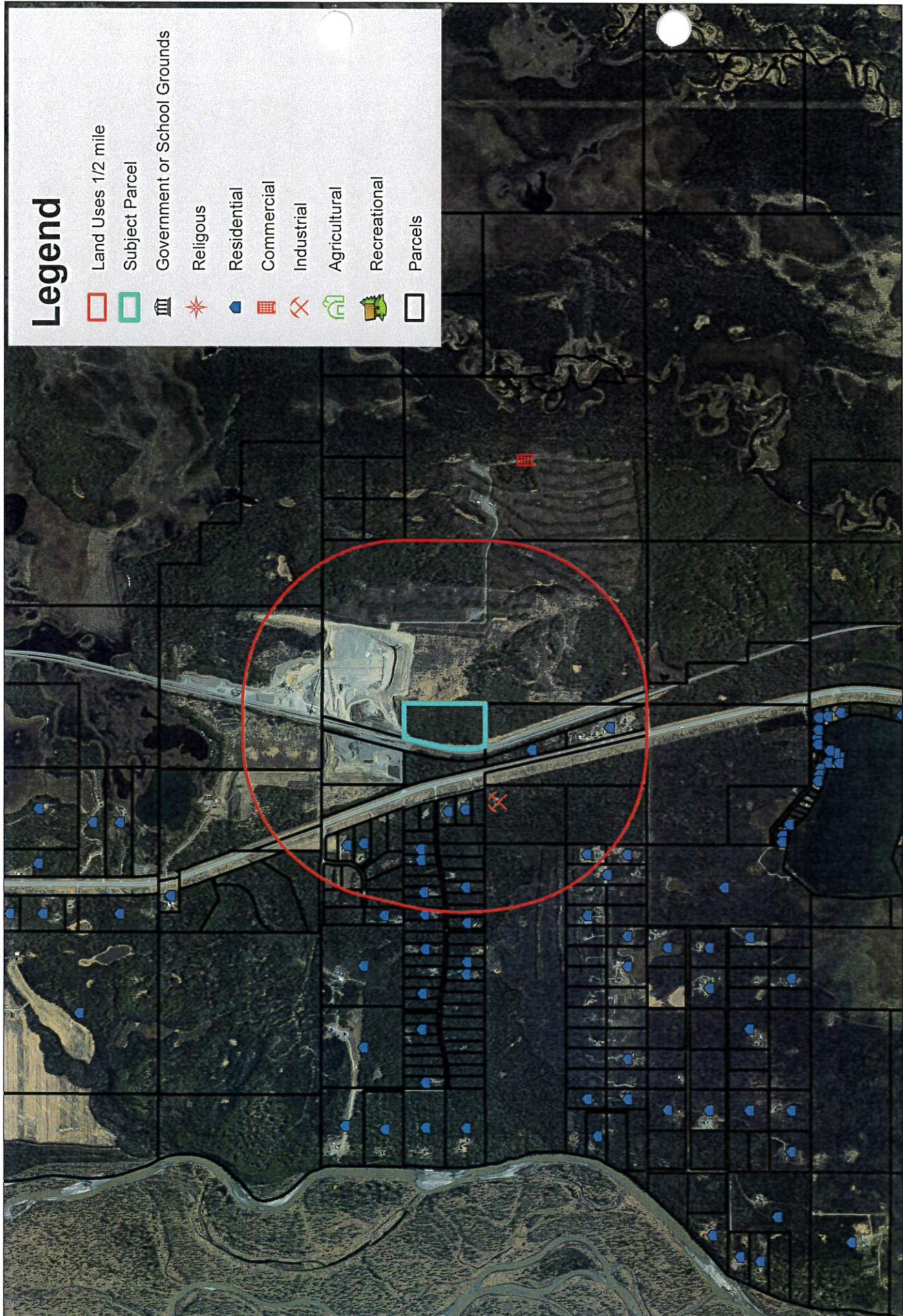
- INTERIM MATERIALS DISTRICT
- BOROUGH
- NATIVE CORP
- NO DATA
- MENTAL HEALTH
- PRIVATE
- STATE

AERIAL IMAGE: GOOGLE EARTH
 OWNERSHIP DATA: MAT-SU BOROUGH GIS
 OPEN DATA

FILE: 05-2012.01_Figure 3.dwg PRINTED: 8/4/2020
 MATANUSKA-SUSITNA ENVIRONMENTAL DEVELOPMENT SERVICES

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| | | | |
|---|-----------------|-------------|------|
| QAP KASHWITNA CONDITIONAL USE PERMIT | | | |
| PROPERTY OWNERSHIP AND USE | | | |
| WILLOW, ALASKA | | | |
| DATE: | 8/04/2020 | DRAWN BY: | MMHN |
| SCALE: | AS SHOWN | CHECKED BY: | EM |
| SHEET: | FIGURE 5 | | |
| JOB No: | 05-2012.01 | | |



Legend

-  Land Uses 1/2 mile
-  Subject Parcel
-  Government or School Grounds
-  Religious
-  Residential
-  Commercial
-  Industrial
-  Agricultural
-  Recreational
-  Parcels

Surrounding Land Uses

1 inch = 2,000 feet

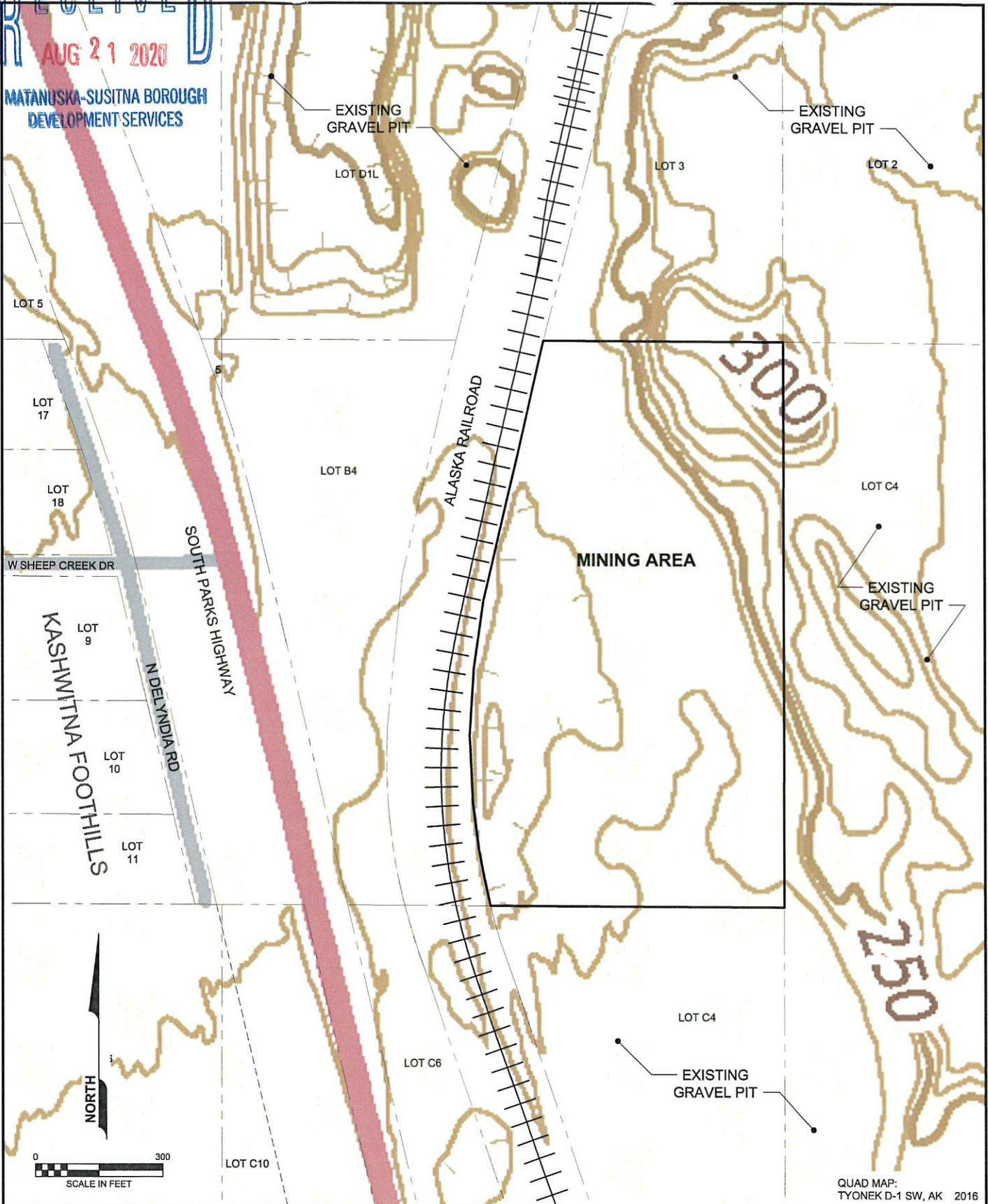


This map is solely for informational purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-861-7801.

Date: 8/27/2020

RECEIVED
AUG 21 2020

**MATANUSKA-SUSITNA BOROUGH
 DEVELOPMENT SERVICES**



QUAD MAP:
 TYONEK D-1 SW, AK 2016



**QAP KASHWITNA CONDITIONAL USE PERMIT
 TOPOGRAPHIC MAP
 WILLOW, ALASKA**

| | | | | | |
|--------|-----------|-------------|------|---------|-----------------|
| DATE: | 8/04/2020 | DRAWN BY: | MMHN | SHEET: | FIGURE 6 |
| SCALE: | AS SHOWN | CHECKED BY: | EM | JOB No: | 05-2012.01 |

FILE: 05-2012.01_Figure 6.dwg PRINTED: 8/4/2020

RECLAMATION PLAN



General Contractors
240 West 68th Avenue
Anchorage, Alaska 99518
(907) 522-2211 Office
(907) 344-5798 Fax

RECLAMATION PLAN

May 18, 2020

Land Owner

Colaska, Inc. dba QAP
4000 Old Seward Highway, Suite 101
Anchorage, AK 99503

Contact Person

Patrick Cummins, QAP
240 W. 68th Avenue
Anchorage, AK 99518
Phone (907) 334-3250

Location

The project site is located east of the Parks Highway and railroad at approximately mile marker 78 of the Parks Highway in the Matanuska-Susitna Borough. This reclamation plan applies to the following parcels of land:

- ❖ MTRS: Seward Meridian, T20N, R04W, Section 6
 - Tax Parcel ID# 203582

Purpose:

The purpose of this work is sand and gravel extraction and reclamation.

Site Description:

QAP has an existing approved Interim Materials District (IMD), which shares a north, south, and east property line with the subject parcel. The Kashwitna IMD is on lands owned and operated by QAP. The railroad right-of-way forms the western property boundary. Vegetation at the site consists of mixed spruce forest.

Mining Operation:

QAP is planning to remove approximately 100,000 – 200,000 cubic yards of earth materials per year for approximately 15 years or until the resource is exhausted. When extraction and processing activities are completed reclamation will begin.

The following is a sequence of events:

1. Take photographs of the site.
2. Survey and locate property corners.
3. Set grade stakes for excavation.
4. Set up construction signs.
5. Begin excavation using an excavator and loaders.
6. Continue this process until gravel is removed.
7. Reclamation.
8. Remove construction signs.
9. Take photographs of reclaimed area.

Quantities:

- Approximately 100,000 – 200,000 cubic yards of gravel excavation per year over approximately 15 years.

A cross section survey will be used to compute the quantity of material removed and replaced.

Time Frame:

QAP anticipates that material extraction will begin in 2020. Reclamation will occur as practicable after material extraction has ceased in an area. Reclamation of the final portion of the property is estimated to be completed in 2035.

Equipment used for Mining:

Anticipated equipment to be used on site includes, but is not limited to, the following.

1. Caterpillar D8N Dozer
2. Caterpillar D10N Dozer
3. Hitachi EX 400 Hydraulic Excavator
4. Wheel Loaders
5. Caterpillar 14G Grader
6. International Water truck
7. Caterpillar 980 Loader

Additional Information:

QAP currently holds permits from the Alaska Railroad for using the railroad siding and an access road along the siding. In January 2020, the Alaska Department of Natural Resources (ADNR) conveyed the subject parcel to QAP. QAP proposes extracting sand and gravels from the parcel using similar operational processes as the Kashwitna IMD, and utilizing the same access, facilities, water monitoring wells, and equipment stored within the IMD.

The depth of the excavation will vary, so as not to go within 4 feet of the seasonal high water table. All areas mined by QAP will be reclaimed using overburden. Reclamation will occur annually in practicable locations where mining operations are complete.

Reclamation:

Any overburden that is encountered during mining will be stockpiled on non-expandable slopes and used for reclamation. QAP will track walk the slopes and seed all disturbed areas. Certified seed will be used. All slopes will be a 2H:1V or flatter.

Attachments and Drawings:

- Location Map
- Site Plan
- Reclamation Section
- Topographical Map

** In order to reduce file size and remove duplications, project drawings are included in the Conditional Use Permit application, following the Plan of Operations.*

DRIVEWAY PERMIT



Matanuska-Susitna Borough
Planning and Land Use Department
Permitting Center
350 East Dahlia Ave, Palmer AK 99645

FINAL DRIVEWAY ACCEPTANCE
PERMIT # D010491
TAX PARCEL ID # 220N04W06D001

April 22, 2015

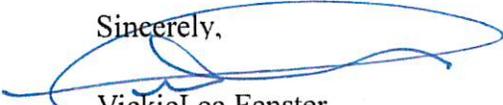
The Matanuska-Susitna Borough has performed the Final Inspection of your driveway. The driveway has been adequately constructed to Borough standards and to the conditions outlined by the initial driveway Inspector. Your Approved Driveway Permit number is listed above.

Please keep this letter.

If you have any questions, please call 861-7822, be sure and reference your permit number.

If any changes, or improvements, need to be made to this driveway, you will need to re-apply for a new driveway permit. Remember to maintain your driveway and help lower maintenance costs to the Borough. Annually clean out deposited materials in your culvert, ditches, and remove any light brush in the right of way that may grow-up and block your line of sight of the road and traffic.

Sincerely,



VickieLee Fenster
Matanuska-Susitna Borough
Planning Department
Permit Center
350 E. Dahlia Avenue
Palmer, Alaska 99645
Office (907)-861-7822



Matanuska-Susitna Borough

Planning Department
Development Services Division
350 East Dahlia Avenue
Palmer, Alaska 99645-6488
PHONE (907) 861-7822 FAX (907) 861-8407

GENERAL CONSTRUCTION PERMIT C150004 Extended Driveway Installation

THIS PERMIT is issued this 22 day of April, 2015, to:

COALASKA DBA QAP
240 W. 68TH AVE
Anchorage, AK. 99518

Phone #:522-2211

The Matanuska-Susitna Borough hereby grants the authorization necessary to work in the following described Public Right of Way or easement area to wit: Within the platted & verified 50' section line easements as shown on HDL KASHWITNA 2 INTERN MATERIAL DISTRICT MINING PLAN, QAP and in the surveyor field notes within Section 06, Township 22 North, Range 04 West, Seward Meridian, Alaska, as shown in the attached site maps, section line detail, and surveyor field notes. This work is for access on both the north and south sides and to improved access to tax parcel# 20N04W06D001. See driveway permit P010491.

PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES, PERMITTEE MUST:

- A. Have a Registered Professional Land Surveyor verify that public rights-of-way exists, survey and mark the exterior boundary lines of the public rights-of-way and reference all property corners, monuments and witness markers within or bordering the public rights-of-way. Registered Professional Land Surveyor must provide a letter to Borough Public Works Department stating the above has been completed and attach documentation verifying public rights-of-way exist. Also, provide copy of field notes and drawings showing reference ties to property corners and monuments. (existing permit with surveying locating roadway within right of way boundaries)
- B. Notify adjacent property owners prior to construction.
- C. It is the Permittees responsibility to obtain any required permits from local, state, or federal agencies for the proposed construction.

The construction hereby authorized is described as and limited to the following:
Construct the extension of a 60' minimum driveway access road to minimum Matanuska-Susitna Borough Standards within a portion of the above described easements. For access to Tax Parcel #20N04W006D001.

This construction permit shall expire on October 30th, 2015.

SPECIAL CONDITIONS:

1. No public money will be spent on maintenance or capital improvements. This road may not serve to meet the minimum construction standards for any type of subdivision purposes and will not be maintained by the borough for work done under this permit.
2. Trees belong to property owners. Arrangements made with adjacent property owners during your notification process for the disposal of trees, is acceptable. Trees not wanted by property owners may be cut into four foot sections and advertized as free firewood. All spruce trees must be moved from within the easement area within one year of cutting.
3. Roads or driveways within public rights-of-way or public easements are for public use and cannot be gated or blocked without the authorization of the Borough.
4. Cut only the trees and disturb only the vegetation necessary for the construction of the road and its ditches and slopes.
5. The permittee agrees to accept all responsibility and bear the expense of re-establishing any property corner, monument, and/or witness marker damaged or destroyed as a result of the construction activities.
6. Utilities may not be placed within this public easement without a Borough approved Utility Facility Design. No clearing is authorized for Utility installation under this permit.

DURING CONSTRUCTION ACTIVITIES, PERMITTEE MUST:

7. Fall and skid all trees 4 inches in diameter and larger prior to beginning grubbing and road construction.
8. No strip mining for gravel will be allowed within the public easements.
9. All construction debris, large limbs, tree tops, uprooted stumps, disturbed organic material, and large rocks disturbed within clearing limits, must be removed from rights-of-way prior to the expiration date. Brush to be stacked for burning outside of section line easements. Obtain any necessary burn permits needed from the State of Alaska Division of Forestry.
10. Center the construction of the access as close as possible to the alignment of existing roadway to the south in the public easements. Clear and grub up to 20 feet each side of the center of the Right of Way for the purpose of road construction, ditching, and to induce maximum sunlight onto road prism. Construct ditches at foot of road fore-slope to a maximum depth of 2.5 feet, measured from finished grade of the driving surface, for drainage and snow storage purposes.
11. All cuts and fills shall be constructed to no more than 2 feet horizontal to 1 foot vertical slopes within the public easement and depending on soil type to minimize erosion. A minimum of 5 feet of undisturbed ground must be left between the top

of a cut slope or the toe of a fill slope and the exterior boundary of the public right-of-way. It is the Permittee's responsibility to obtain additional right-of-way and slope easements so as to contain all improvements.

12. Install appropriate sized culverts or swales to maintain natural drainage patterns. The authorized construction may not alter the natural drainage patterns.

In consideration for this permit, the Permittee shall indemnify, defend, and hold and save the Borough, its elected officers, agents and employees, harmless from any and all claims, demands, suits, or liability of any nature, kind or character, including costs, expenses, and attorney's fees. The permittee shall be responsible under this clause for any and all legal actions or claims of any character resulting from injuries, death, economic loss, damages, violation of statutes, ordinances, constitutions or other laws, rules or regulations, contractual claims, or any other kind of loss, tangible or intangible, sustained by any person, or property arising from Permittee's construction, alteration or maintenance and existence of the above described construction or for any damages whatsoever arising out of the granting of this permit.

The Borough reserves the right to revoke this permit upon 48 hours written notice to the Permittee. The Permittee, agrees upon said notice of revocation, to immediately stop all construction activity within the easement, street, or public right of way. Should the Permittee refuse or fail to comply with said written notice, the Borough, may without further notice to the Permittee, make any and all repairs to the originally permitted area. The Permittee hereby agrees to reimburse the Borough for all costs incidental to the repair thereof.

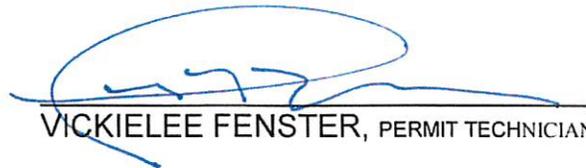
The PERMITTEE certifies that he has read and accepted the above conditions by evidence of the below signature and the Borough hereby authorizes said construction subject to the above conditions.

PERMITTEE



CO ALASKA DBA QAP

MATANUSKA-SUSITNA BOROUGH



VICKIELEE FENSTER, PERMIT TECHNICIAN

Joseph Metzger

From: Joseph Metzger
Sent: Wednesday, August 26, 2020 12:41 PM
To: 'McDonald, Emily'
Cc: CUMMINS, Patrick (ANQAP); Mitchell, Terri
Subject: RE: RFAI Colaska Inc Mile 78 Parks Hwy

Greetings All,

Borough Staff has deemed your application for a CUP near mile 78 of the Parks highway and adjacent to the Kashwitna IMD complete. We will now begin the public notice process. The notices are scheduled to be mailed on August 28, 2020 and the advertisement will be published in the August 28, 2020 edition of the Frontiersman. The public hearing for this request is October 5, 2020 at 6 pm in the Borough Assembly Chambers.

Staff will provide you with a copy of any comments that come in during the process. If you have any questions or need clarification on anything, please don't hesitate to contact me.

Please note that the parcel has been assigned an account ID #, however, I don't believe it has been updated on myProperty as of yet. The account # for this new parcel is **20N04W06B007**.

Have a great afternoon.

Respectfully,

Joe Metzger
MSB Planner
907-861-7862

From: McDonald, Emily <emily.mcdonald@UICCS.com>
Sent: Friday, August 21, 2020 1:53 PM
To: Joseph Metzger <Joseph.Metzger@matsugov.us>
Cc: CUMMINS, Patrick (ANQAP) <pcummins@colaska.com>; Mitchell, Terri <Terri.Mitchell@UICCS.com>
Subject: RE: RFAI Colaska Inc Mile 78 Parks Hwy

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Hi there Joe,

Please see attached response to your request for more information. I'd love to chat next week re: land use on parcels which are showing no data on the Mat-Su parcel viewer. There is one within a mile of the proposed extraction (see Figure 5), which I am hoping to find more information on. Thanks much, and have a great weekend.

Emily

EMILY MCDONALD

ENVIRONMENTAL SPECIALIST II | UMIAQ ENVIRONMENTAL

SBA 8(a) Certified

direct: 907-677-8288 | mobile: 907-952-7807

From: Joseph Metzger <Joseph.Metzger@matsugov.us>

Sent: Friday, July 24, 2020 12:45 PM

To: McDonald, Emily <emily.mcdonald@UICCS.com>

Subject: RFAI Colaska Inc Mile 78 Parks Hwy

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

Good Afternoon Emily,

Attached, please find a letter requesting additional information on your CUP request. As always, if you have any questions or need clarification on something, don't hesitate to contact me. Have a great weekend!

Respectfully,

Joe Metzger
MSB Planner
907-861-7862

RMIT CENTER – FEE RECEIPT FORM

Property Location: 20NO4W06

Applicant: Colaska/umiaq

| USE PERMITS {100.000.000.341.300} | | Fee |
|-------------------------------------|--|------------|
| <input type="checkbox"/> | 8.35 Public Display of Fireworks | \$25.00 |
| <input type="checkbox"/> | 8.40.010 Liquor License - Alcohol & Marijuana Control Office (AMCO) Referrals for Matanuska Susitna Borough Review of Issuance, renewal or transfer (location, owner) | \$100.00 |
| <input type="checkbox"/> | 8.41.010 Marijuana License - Alcohol & Marijuana Control Office (AMCO) Referrals for Matanuska Susitna Borough Review of Issuance, renewal or transfer (location, owner) | \$100.00 |
| <input type="checkbox"/> | 8.52 Temporary Noise Permit | \$500.00 |
| <input type="checkbox"/> | 8.55 Special Events Permit 500 – 1000 Attendees | \$500.00 |
| <input type="checkbox"/> | 1000+ Attendees | \$1,000.00 |
| <input type="checkbox"/> | 8.55 Special Events Permit Site Monitor Fee / Per Day | \$300.00 |
| <input type="checkbox"/> | 1 [REDACTED] | \$25.00 |
| <input type="checkbox"/> | 1 [REDACTED] | \$150.00 |
| <input type="checkbox"/> | 1 [REDACTED] | \$1,000.00 |
| <input type="checkbox"/> | 1 [REDACTED] | \$500.00 |
| <input type="checkbox"/> | 1 [REDACTED] | \$1000.00 |
| <input type="checkbox"/> | 1 [REDACTED] | \$1000.00 |
| <input type="checkbox"/> | 1 [REDACTED] | \$1000.00 |
| <input type="checkbox"/> | 1 [REDACTED] | \$1000.00 |
| <input type="checkbox"/> | 1 [REDACTED] | \$1000.00 |
| <input type="checkbox"/> | 1 [REDACTED] | \$1000.00 |
| <input type="checkbox"/> | 17.25 Talkeetna Conditional Use Permit – Variance | \$1000.00 |
| <input type="checkbox"/> | 17.27 Sutton Special Land Use District CUP | \$1000.00 |
| <input type="checkbox"/> | 17.29 Flood Damage Prevention Development Permit | \$100.00 |
| <input type="checkbox"/> | 17.29 Flood Damage Prevention Development Permit –Variance | \$500.00 |
| <input type="checkbox"/> | 17.30.040 Earth Materials Extraction Admin. Permit | \$500.00 |
| <input checked="" type="checkbox"/> | 17.30.050 Earth Materials Extraction CUP | \$1000.00 |
| <input type="checkbox"/> | 17.36 Residential Planned Unit Development Application – Concept Plan – up to 50 Lots | \$500.00 |
| <input type="checkbox"/> | Additional Lots or tracts being created – Per Lot | \$100.00 |
| <input type="checkbox"/> | 17.48 Mobile Home Park Permit Application | \$500.00 |
| <input type="checkbox"/> | 17.52 Residential Land Use District App (Rezone) | \$1,000.00 |
| <input type="checkbox"/> | 17.52 Conditional Use Permit Application CUP | \$1,000.00 |
| <input type="checkbox"/> | 17.55 Shoreline Setback Exception Application | \$300.00 |
| <input type="checkbox"/> | 17.60 Conditional Use Permit Application | \$1000.00 |

Matanuska Susitna Borough
 Payment Date Wednesday, July 15, 2020
 Deposit Number 41239
 Operator hoff0401
 Real 2020 (Total) \$0.00
 MCR (Planning/Platting) \$1,000.00
 Misc Rec
 Map # 1MISC
 Total Paid \$1,000.00
 Check \$1,000.00
 Change \$0.00
 Receipt Number MSB91413420
 7/2020 11:25:32 AM
 By UIC CONSTRUCTION
 Printer Id: hoff0401

