



**Wasco County Planning Department**  
 "Service, Sustainability & Solutions"  
 2705 East Second St. • The Dalles, OR 97058  
 (541) 506-2560 • wcplanning@co.wasco.or.us  
 www.co.wasco.or.us/planning

**LAND USE APPLICATION**

FILE NUMBER: PLASAR-16-09-0013

FEE: 1500 + 45 CC Fee (1545)

Date Received: \_\_\_\_\_ Planner Initials: DN Date Complete: \_\_\_\_\_ Planner Initials: \_\_\_\_\_

**APPLICANT INFORMATION**

Name: Pat Cimmiyotti, ODOT District Manager  
 Address: 3313 Bret Clodfelter Way  
 City/State/Zip: The Dalles, Oregon 97058-9736  
 Phone: 541-296-2215  
 Email: Patrick.M.Cimmiyotti@odot.state.or.us

**OWNER INFORMATION**

Name: Oregon Department of Transportation  
 Address: 3313 Bret Clodfelter Way  
 City/State/Zip: The Dalles, Oregon 97058-9736  
 Phone: 541-296-2215  
 Email: \_\_\_\_\_

**PROPERTY INFORMATION**

Township/Range/Section/Tax Lot(s)	Acct #	Acres	Zoning
T2N R13E Section 20 SE1/4	<u>13760</u>		National Scenic Area
Tax Lot 800		11.04 (Tax Lot)	<u>A-1(160)GMA</u>
County Site ID: 220 (Goal 5 Inventory)		1.50 (Cleanup area)	

Property address (or location): US30 ~MP 71.80; Longitude -121.215035 Latitude 45.636065

Zoning Designation: National Scenic Area Environmental Protection District: \_\_\_\_\_

Proposed Use: N/A; Resource Enhancement Permitted Subject to Section: N/A

Water source: N/A; see \* below Sewage disposal method: N/A; see \*\* below

Name of road providing access: Historic Columbia River Highway (US30)

Current use of property: Quarry Use of surrounding properties: Quarry; Range

Do you own neighboring property?  NO  YES (description) ODOT owns the Columbia River Highway ROW

DETAILED PROJECT DESCRIPTION (proposed use, structures, dimensions, etc.): \_\_\_\_\_

\* It is anticipated that the contractor will get a temporary take permit from the City of The Dalles for access to the municipal water system. \*\* The contractor will likely bring in portable toilets.

PLEASE SEE ATTACHMENT A - DETAILED PROJECT DESCRIPTION

Additional description/maps/pictures attached

**LEGAL PARCEL STATUS**

Partition, Subdivision, OR

*Vol. 82, Pg. 490*

Most Recent Pre-9/4/1974 Deed #: SEE ATTACHMENT B

Date Filed: 10-11-1930

Current Deed #: SEE ATTACHMENT B SAME

Date Filed: \_\_\_\_\_

*The deed and a map showing the property described in the deed(s) must accompany this application.*

**SIGNATURES**

Applicant(s): 

Date: 8/12/16

Date: \_\_\_\_\_

Property Owner(s): \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

**PLEASE NOTE:** Before this application will be processed, you **must** supply all requested information and forms, and address **all listed or referenced criteria**. Pursuant to ORS 215.428, this office will review the application for completeness and notify Applicant of any deficiencies within 30 days of submission. By signing this form, the property owner or property owner's agent is granting permission for Planning Staff to conduct site inspections on the property.

**ALL LAND USE APPLICATIONS MUST INCLUDE:**

- Application Fee – Cash or Check (credit cards now accepted with additional fee)
- Site Plan
- Elevation Drawing
- Fire Safety Self-Certification
- Other applicable information/application(s):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**APPLICATIONS FOR PROPERTIES IN THE NATIONAL SCENIC AREA MUST ALSO INCLUDE:**

- Scenic Area Application/Expedited Review
- Color and Material Samples Assumed N/A based on scope of project
- Landscaping Plan Assumed N/A based on scope of project
- Grading Plan
- Other applicable information/application(s):

\_\_\_\_\_

\_\_\_\_\_

SHADED AREA TO BE COMPLETED BY PLANNING DEPARTMENT

Legal Parcel

Deed/Land Use Action: Vol. 82, Pg. 490; 10-11-1930

NO  YES

Previous Map and Tax Lot: N/A

Past Land Use Actions: If yes, list file #(s) \_\_\_\_\_

NO  YES

Subject to previous conditions? \_\_\_\_\_

NO  YES

Assessor Property Class: 9604

Zoning: A-1(1100) - GMA

Environmental Protection Districts – List applicable EPDs:

- EPD # N/A
- EPD # \_\_\_\_\_
- EPD # \_\_\_\_\_
- EPD # \_\_\_\_\_

Water Resources

Are there bodies of water on property or adjacent properties?

NO  YES

Describe: Chen. Ck. 1,344.89' +/- to South

- Fish bearing (100/50 ft buffer)  Non fish bearing (50 ft buffer)  Not identified (25 ft buffer)
- Irrigation ditch (50 ft buffer)

Access:

County or ODOT approach permit on file?  NO  YES, # \_\_\_\_\_

Address:

Address exists and has been verified to be correct?

NO  YES

Address needs to be assigned after approval?

NO  YES

Fire District: Mid-Col. Fire & Rescue

Fees (List Review Type and Cost): JAR \$1,500

## Land Use Application

### Attachment A

#### Detailed Project Description

Chenoweth Quarry is located just west of The Dalles adjacent to the Historic Columbia River Highway (US30) at approximate MP 71.80. The quarry property is located in the SE1/4 Section 20, T. 2N., R. 13 E., W.M., Tax Lot 800. The property was acquired by ODOT in 1930 and was previously used by ODOT for the production of aggregate material for highway construction projects, including the construction of Interstate 84 and the Historic Columbia River Highway. Due to the development of land use regulations in Oregon and, specifically, the designation of this area as part of the Columbia River Gorge National Scenic Area, this property is no longer of value as a material source. The quarry has not been used since the early 1960s.

For many years, the quarry has been used by the public as an unofficial shooting range. In 2009 and again in 2013, soil samples were collected and analyzed to determine the extent of lead and polycyclic aromatic hydrocarbons (PAHs). In addition, a monitoring well was constructed onsite and water samples have been collected and analyzed. All results from both the soil samples as well as the water samples have previously been summarized and submitted to DEQ for review. Based on these tests, ODOT is proposing to perform activities to remediate the lead contamination concerns associated with the site.

The proposed activity(ies) would consist of excavation, screening of rock material (>2") from the fines followed by ex-situ (on site treatment of excavated and screened material) treatment of soil to fixate the lead, followed by offsite transport and disposal of fixated soil at appropriate licensed facilities. The remediation goal would be to achieve cleanup levels of 400 mg/kg Residential Ingestion, Inhalation, and Dermal Contact Risk Based Concentrations (RBC) or lower. Cleanup of the site to 400 mg/kg or lower was selected based on potential future use of the property. DEQ, in their 2015 Risk Based Concentrations for Individual Chemicals table, list 400 mg/kg for lead as the threshold for use for Residential and Urban Residential purposes. There are no immediate plans to dispose of/surplus this property, but if or when the property would be incorporated into the Urban Growth Boundary (UGB) for the City of The Dalles, ODOT would want to have the option to dispose of this parcel.

Excavation of material (approximately the top 2') would occur within areas outlined with a hatched line on the attached site map. Screening would be performed to remove larger, uncontaminated rock material to significantly reduce the quantity of material requiring lead fixation treatment. Larger rock material may have been in contact with lead, but based on volume would not exceed RBC levels. The screened material would remain on site and be regraded. The fine grained material would be treated to fixate the lead to eliminate the potential for leaching lead from soil in order to reduce the hazardous characteristic of the waste soil before disposal as a solid waste. The monitoring well would also be decommissioned as part of the project.

800  
B&D

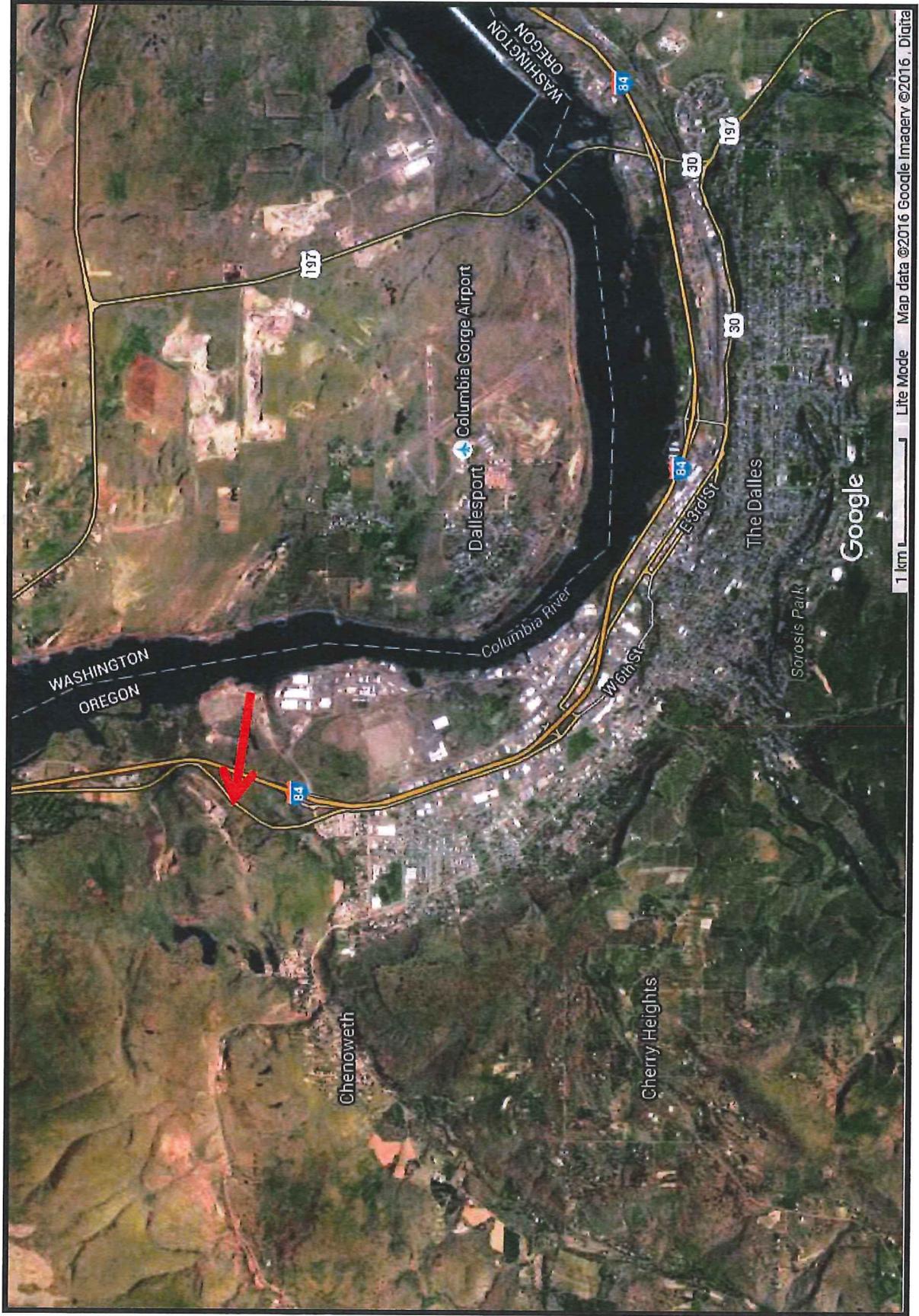
The proposal includes the following elements:

- Excavation of an estimated 7,800 cubic yards of impacted material
- Screening of excavated material to remove rock material greater than 2"
- Ex-situ lead fixation treatment of up to 3,900 cubic yards (5,850 tons) of lead-impacted soil (assuming a 50% reduction in volume of material via screening)
- Loading impacted soil into trucks and transport to an approved facility for disposal
- Site reclamation in accordance with requirements by Wasco County (including placement of screened rock)
- Decommissioning of ground water monitoring well

Due to funding constraints, the work is proposed to occur in two phases. Phase 1 includes the site cleanup, screening and lead fixation, and stockpiling of the fixated material on sites. Phase 2 would include the loading, hauling and disposal of the stockpiled material at appropriate licensed facilities, along with some associated site reclamation work. Approximate duration of project activities is shown in the attached schedule of activities.

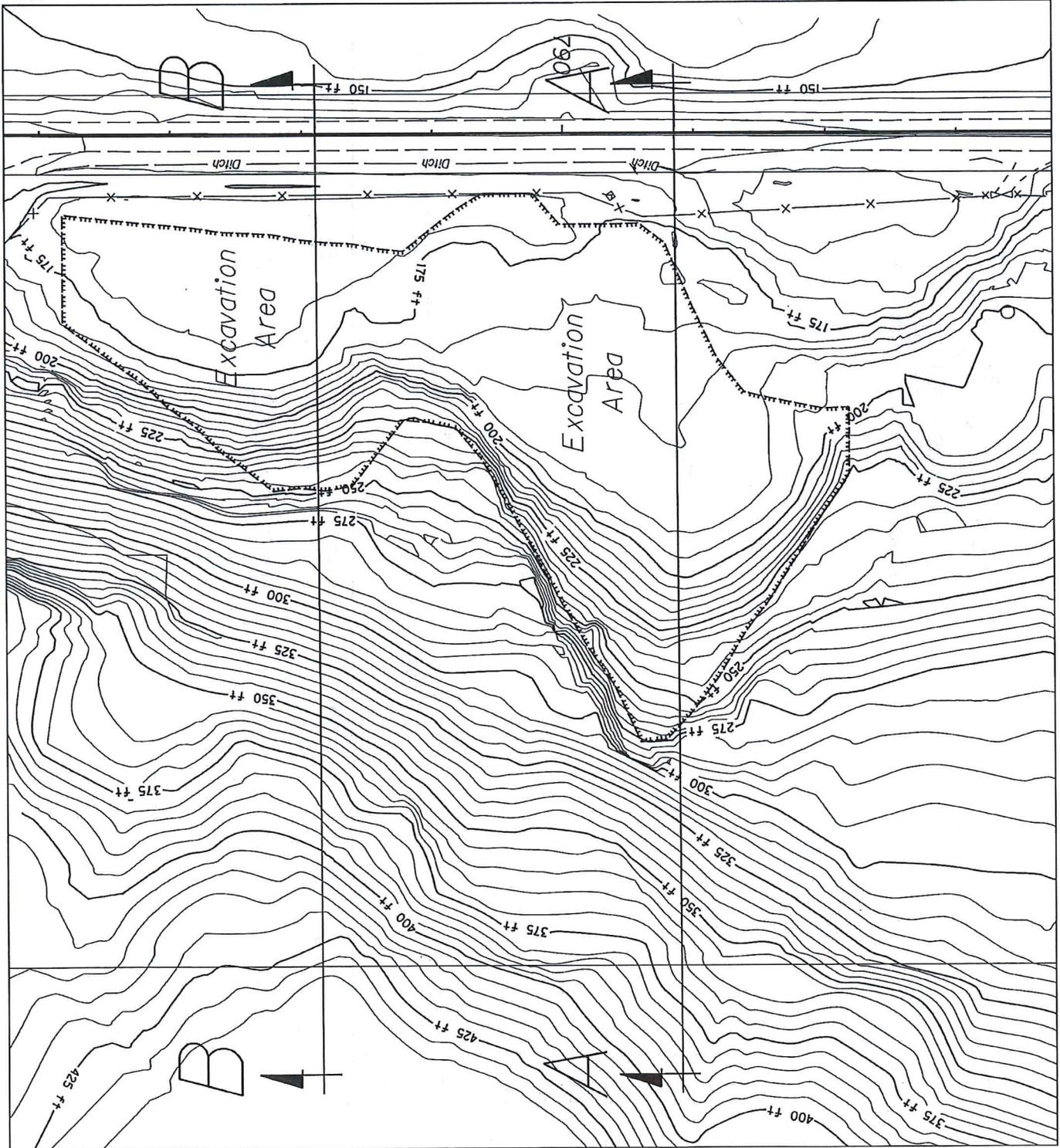
The proposed project would effectively eliminate risk to human receptors once impacted soil has been treated and removed from the sites. No long-term inspections or maintenance would be necessary, and no institutional controls (e.g. fencing) would be required.

# Chenoweth Quarry Location Map



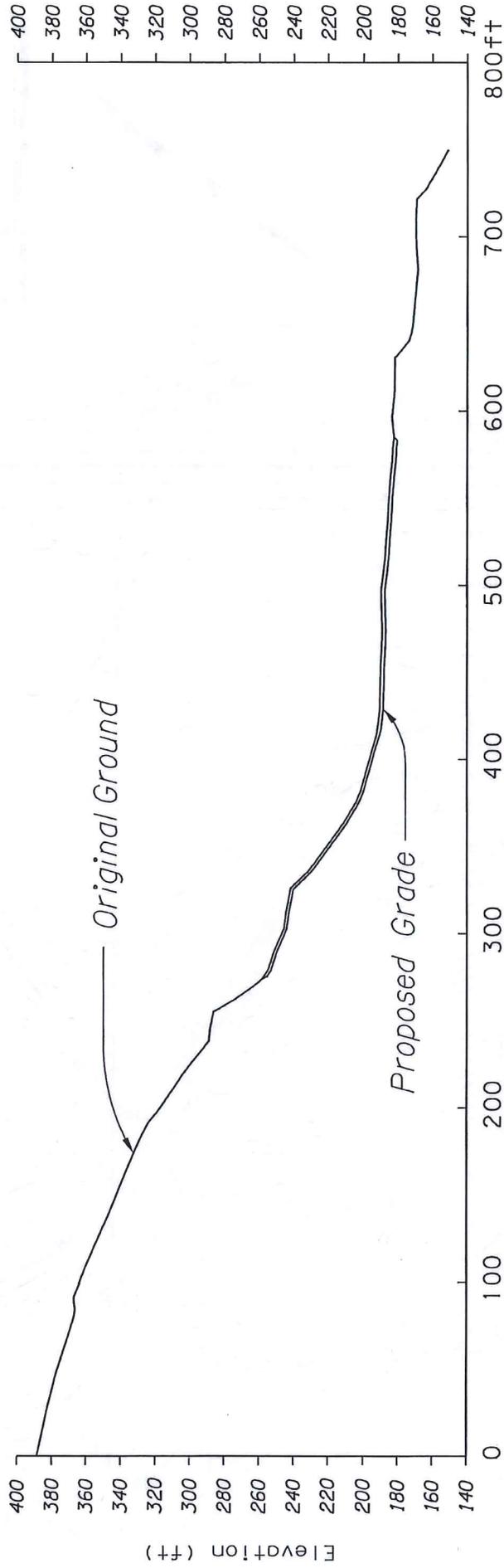
PROPOSED CLEANUP PLAN  
CHENOWETH QUARRY

SOURCE # OR-33-000-4  
HWY. 002, M.P. 82.07  
SE 1/4 Sec. 20, T.2 N., R.13 E. W.M.



PROPOSED CLEANUP PLAN  
CHENOWETH QUARRY

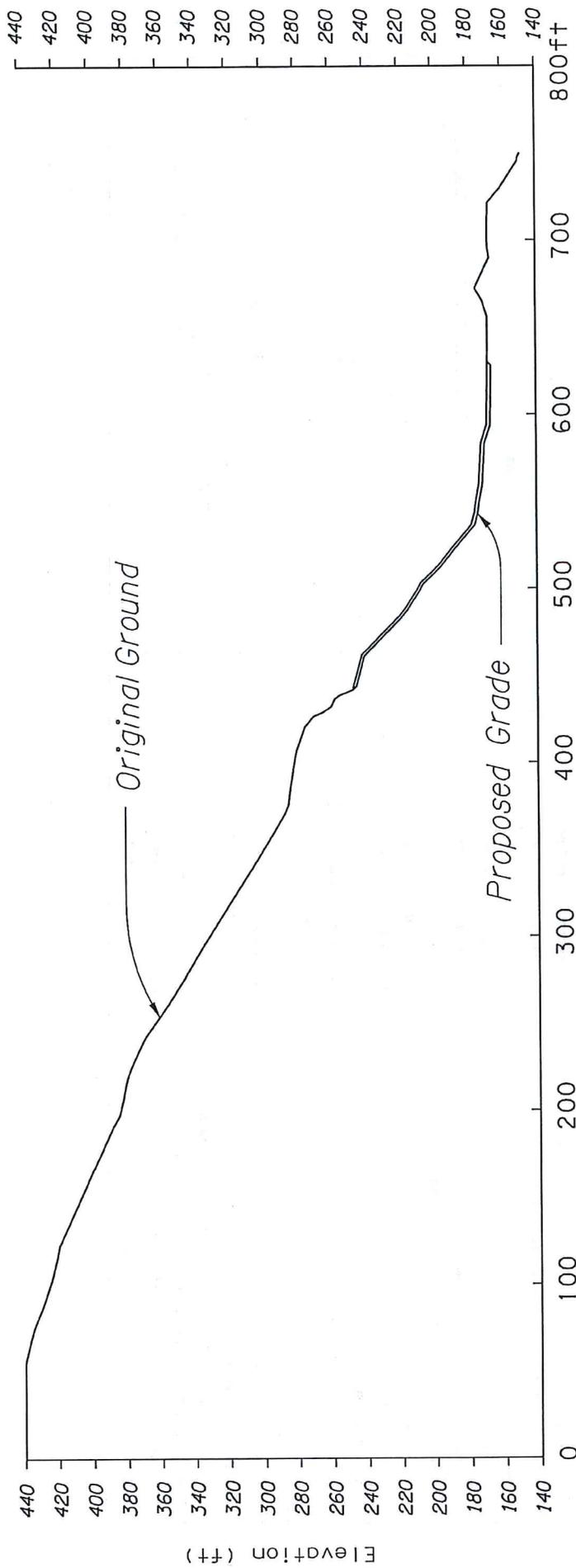
SOURCE # OR-33-000-4  
HWY. 002, M.P. 82.07  
SE 1/4 SE 1/4 Sec. 20, T.2 N., R.13 E. W.M.



Section A - A

PROPOSED CLEANUP PLAN  
CHENOWETH QUARRY

SOURCE # OR-33-000-4  
HWY. 002, M.P. 82.07  
SE $\frac{1}{4}$ SE $\frac{1}{4}$  Sec. 20, T.2 N., R.13 E. W.M.



Section B - B



Land Use Application

Attachment B

WARRANTY DEED

This Indenture Witnesseth, That we, FRED WETLE and NETTIE ANDERSON WETLE, husband and wife, Grantors, for the consideration of the sum of FIVE HUNDRED and NO/100 (\$500.00) DOLLARS, to us paid, have bargained and sold and by these presents do bargain, sell and convey unto the STATE OF OREGON

the following described premises, to wit:

A parcel of land lying in Lot 1 of Section 29 and in the south 1/2 of the SE 1/4 of Sec. 20, all in T. 2 N. R. 13 E. W. 1/2, in Wasco County, Oregon; being a portion of that tract of land which was conveyed by that certain deed from Nettie Anderson Wetle to Fred Wetle, her husband, as recorded in Book 70, Page 219 of the Wasco County Record of Deeds, described as follows:

Beginning at a point on the westerly right of way line of the Columbia River Highway, said point being 30 feet distant from (and measured at right angles to) the center line of said Columbia River Highway at Engineers Station 785+73.0, said point also being 721 feet west and 548 feet north of the SE corner of Section 30, T.2 N.R.13 E.W.1/2; thence N. 58°53' W. a distance of 600 feet; thence S. 34°07' W. a distance of 800.0 feet; thence S. 55°53' E. a distance of 800.0 feet, to a point on the westerly right of way line of the said Columbia River Highway; thence N. 34°07' E. along said right of way line a distance of 800.0 feet to the point of beginning; containing 11.04 acres, more or less.

This grant and conveyance is made upon the condition that title to the above described property shall forever remain in the State of Oregon.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said STATE OF OREGON its successors and assigns forever.

And the said GRANTORS do hereby covenant to and with the said STATE OF OREGON its successors and assigns that we are the owner a in fee simple of said premises; that they are free from all incumbrances and that we will warrant and defend the same from all lawful claims whatsoever.

IN WITNESS WHEREOF, we have hereunto set our hand s. and seal, this 24th day of September 1930.

Done in presence of:  
J.M. Bishop } Fred Wetle [SEAL]  
W.A. Langille } Hettie Anderson Wetle [SEAL]

*Copy*

Form 191—D11268—1-20

**Warranty Deed**

FROM FRID WETLE and wife

TO STATE OF OREGON

STATE OF OREGON, } ss.  
 County of Wasco

I certify that the within was received at 1:45 o'clock p.m., on the 11th day of Oct, 1930, and duly recorded by me in Wasco County Records, Book of Deeds, Volume 82, Page 490  
H.W. Rehner Clerk  
 County Wasco By E. A. [unclear] Deputy

STATE OF OREGON, } ss.  
 County of Wasco

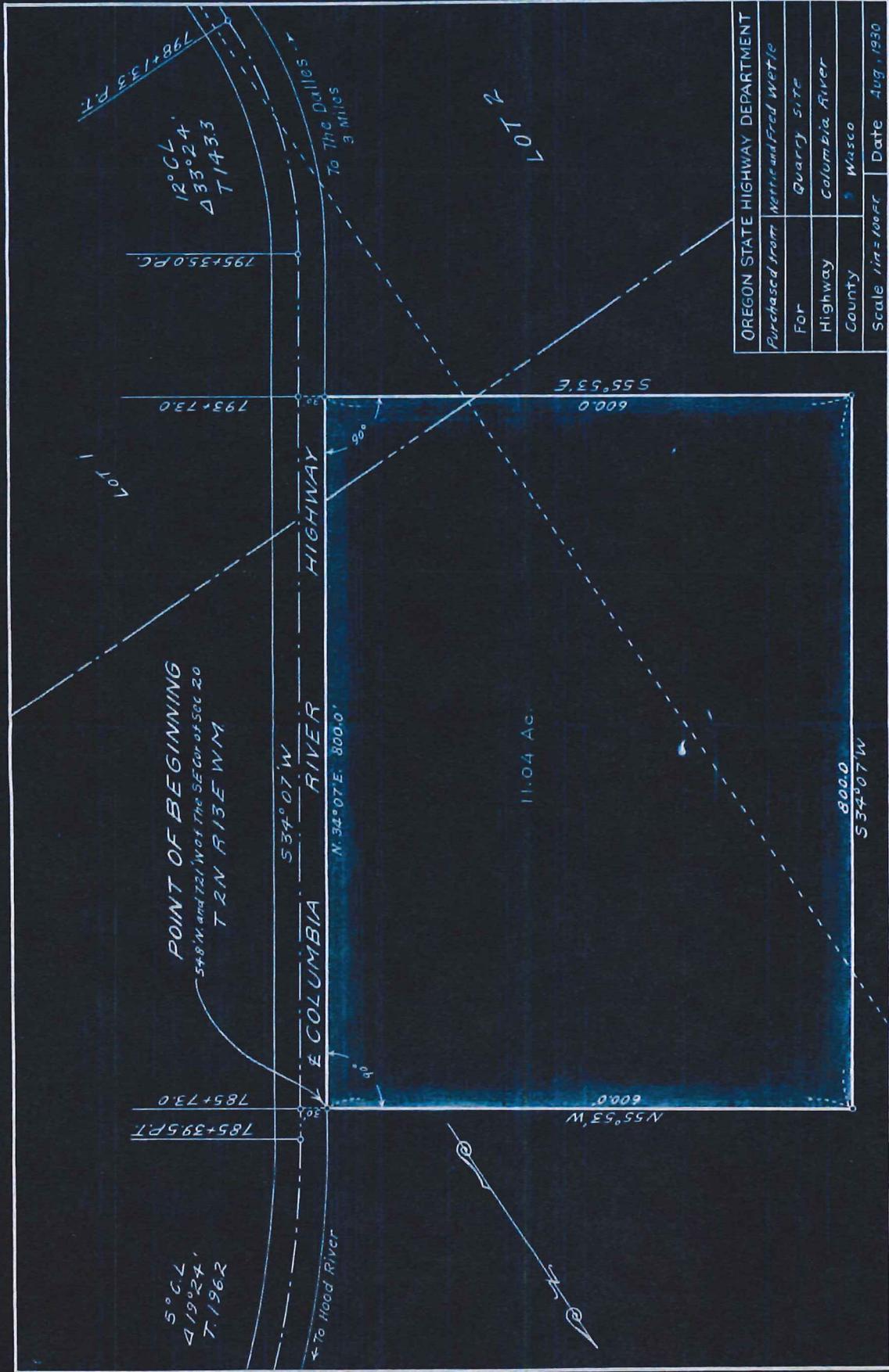
On this 24th day of September 1930, ~~1927~~, personally came before me, a notary public in and for said county and State, the within named FRID WETLE and HETTIE ANDERSON WETLE, his wife, to me personally known to be the identical persons described in, and who executed the within instrument, and who each personally acknowledged to me that they executed the same freely and voluntarily for the uses and purposes therein named.

Witness my hand and official seal the day and year last above written.

J.M. Bishop  
 Notary Public for Oregon.  
 My commission expires 5.20.31, 1927

*(Seal)*

1R-1-677



(This map replaces 62-225)

62-225

## NATIONAL SCENIC AREA APPLICATION

Please describe your proposed development in the National Scenic Area below. Attach additional narrative if necessary.

	LENGTH	WIDTH	HEIGHT	SQ. FT.	MATERIAL, COLOR, NAME & VENDOR (Samples Must Be Submitted)
<b>EXISTING Development</b>					
Dwelling					
Garage					
Other (shed, road etc...)					
Quarry				480,902.4	
				(11.04 acres)	
<b>PROPOSED Improvements</b>					
Dwelling					
Main/Body					
Trim					
Roof(Fire Resistant)					
Doors					
Windows (frame, sill & sash)					
Window Reflectivity Specs					
Other Building(s)					
Main/Body					
Trim					
Roof(Fire Resistant)					
Doors					
Windows (frame, sill & sash)					
Window Reflectivity Specs					
Decks					
Fences/Gates					
Driveway					
Exterior Lighting & Hooding					
OTHER:				65,340	
Resource Enhancement				(1.50 acres)	

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## ADDITIONAL INFORMATION

Your proposed development will be reviewed according to the following criteria. It is important that your proposed design takes them into consideration. Please consult *Building in the Scenic Area - Scenic Resources Implementation Handbook* for additional guidance regarding the siting and design of your proposed development.

### KEY VIEWING AREAS

Check which Key Viewing Areas can be seen from the development site:

- Interstate 84, including rest stops
- Washington State Route 14
- Historic Columbia River Highway
- Columbia River
- Rowena Plateau and Tom McCall Point
- Washington State Route 142 (Lyle and Klickitat River road)
- Old Washington State Route 14 (County Road 1230)

Is property within ¼ mile of Interstate 84 or Historic Columbia River Highway (30)?  NO  YES

If YES, indicate setbacks to the paved edge of the Scenic Travel Corridors N/A

Is any structure on property 50 years old or older?  NO  YES, year built: N/A; no structures

Is proposed development site adjacent to agricultural uses?  NO  YES, type (grazing, orchards, grain, other):

N/A; adjacent property uses include a quarry and rangeland/vacant-undeveloped

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Please describe the operational characteristics of non-residential uses/structures, including hours of operation, number of average daily trips, number of commercial events per year, etc. (attach additional pages if necessary):

SEE ATTACHMENT A

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### MAINTAIN TOPOGRAPHY

- The proposed development has been designed to retain the existing topography and to minimize grading activities to the maximum extent practicable.

### COMPATIBILITY

- The proposed development is compatible with the general scale (height, dimensions and overall mass) of existing nearby development.

### SKYLINE

- The proposed development does not break the skyline as seen from any Key Viewing Areas.

### VISUAL SUBORDINANCE

- The proposed development is sited to achieve visual subordination from Key Viewing Areas by utilizing existing topography and existing vegetation. Please explain (attach additional pages if necessary):

There is no development proposed. Reclamations activities following clean-up of the site include grading and permanent seeding with a seed mix that ODOT has previously used on projects in the National Scenic Area (SEE ATTACHMENT B)

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## APPLICATION REQUIREMENTS

In addition to the items listed on the Land Use Application and Site Plan forms, the following information must be included with all applications for development in the National Scenic Area.

### MATERIAL SAMPLES

All samples of exterior colors and materials have been included with the application.

- If **visible** from Key Viewing Areas: Dark earth-tone colors found at the specific site or in the surrounding landscape and either non-reflective or minimally reflective (non-metal with low-reflectivity glass); OR
- If **not visible** from Key Viewing Areas: Earth-tone colors found at the specific site.

### GRADING PLAN

All applications for structural development, except for trails in the SMA, involving more than 100 cubic yards of grading and with slopes greater than 10 percent shall include a grading plan. All proposed structural development involving more than 200 cubic yards of grading on sites visible from Key Viewing Areas shall include a grading plan.

A grading plan is required (\*SEE ATTACHMENT C)

NO  YES

If yes, a grading plan meeting the requirements below is included with the application:

- A map of the site, prepared at a scale of 1 inch equals 200 feet (1:2,400) or a scale providing greater detail, with contour intervals of at least 5 feet, including:
  - (1) Natural and finished grades.
  - (2) Location of all areas to be graded, with cut banks and fill slopes delineated.
  - (3) Estimated dimensions of graded areas.
- A narrative description (may be submitted on the grading plan site map and accompanying drawings) of the proposed grading activity, including:
  - (1) Its purpose.
  - (2) An estimate of the total volume of material to be moved.
  - (3) The height of all cut banks and fill slopes.
  - (4) Provisions to be used for compactions, drainage, and stabilization of graded areas. (Preparation of this information by a licensed engineer or engineering geologist is recommended.)
  - (5) A description of all plant materials used to revegetate exposed slopes and banks, including the species, number, size, and location of plants, and a description of irrigation provisions or other measures necessary to ensure the survival of plantings.
  - (6) A description of any other interim or permanent erosion control measures to be used.

### COMPLETENESS

I have read and understand the following:

If an application is deemed incomplete within 30 days of receipt, a letter shall be sent to the Applicant notifying him of exactly what information is missing. Applicant shall have 30 days from the date the incomplete letter is sent to submit the missing information. If the missing information is not submitted within this time frame, the application shall be deemed complete for the purposes of the review on 31<sup>st</sup> day after receipt of the application.

Due to the missing information, Wasco County will be unable to adequately review the proposal to determine if it is consistent with all applicable criteria, and landowners within the required notification area, affected agencies and other interested parties will be unable to appropriately comment on the proposal. **As a result, the proposal will be denied.** Pursuant to Wasco County National Scenic Area Land Use & Development Ordinance 2.120(D), Applicant will not be able to submit a similar application for a minimum of one year unless the denial is reversed by a higher authority.

## National Scenic Area Application

### Attachment A

#### Detailed Project Description

Chenoweth Quarry is located just west of The Dalles adjacent to the Historic Columbia River Highway (US30) at approximate MP 71.80. The quarry property is located in the SE1/4 Section 20, T. 2N., R. 13 E., W.M., Tax Lot 300. The property was acquired by ODOT in 1930 and was previously used by ODOT for the production of aggregate material for highway construction projects, including the construction of Interstate 84 and the Historic Columbia River Highway. Due to the development of land use regulations in Oregon and, specifically, the designation of this area as part of the Columbia River Gorge National Scenic Area, this property is no longer of value as a material source. The quarry has not been used since the early 1960s.

For many years, the quarry has been used by the public as an unofficial shooting range. In 2009 and again in 2013, soil samples were collected and analyzed to determine the extent of lead and polycyclic aromatic hydrocarbons (PAHs). In addition, a monitoring well was constructed onsite and water samples have been collected and analyzed. All results from both the soil samples as well as the water samples have previously been summarized and submitted to DEQ for review. Based on these tests, ODOT is proposing to perform activities to remediate the lead contamination concerns associated with the site.

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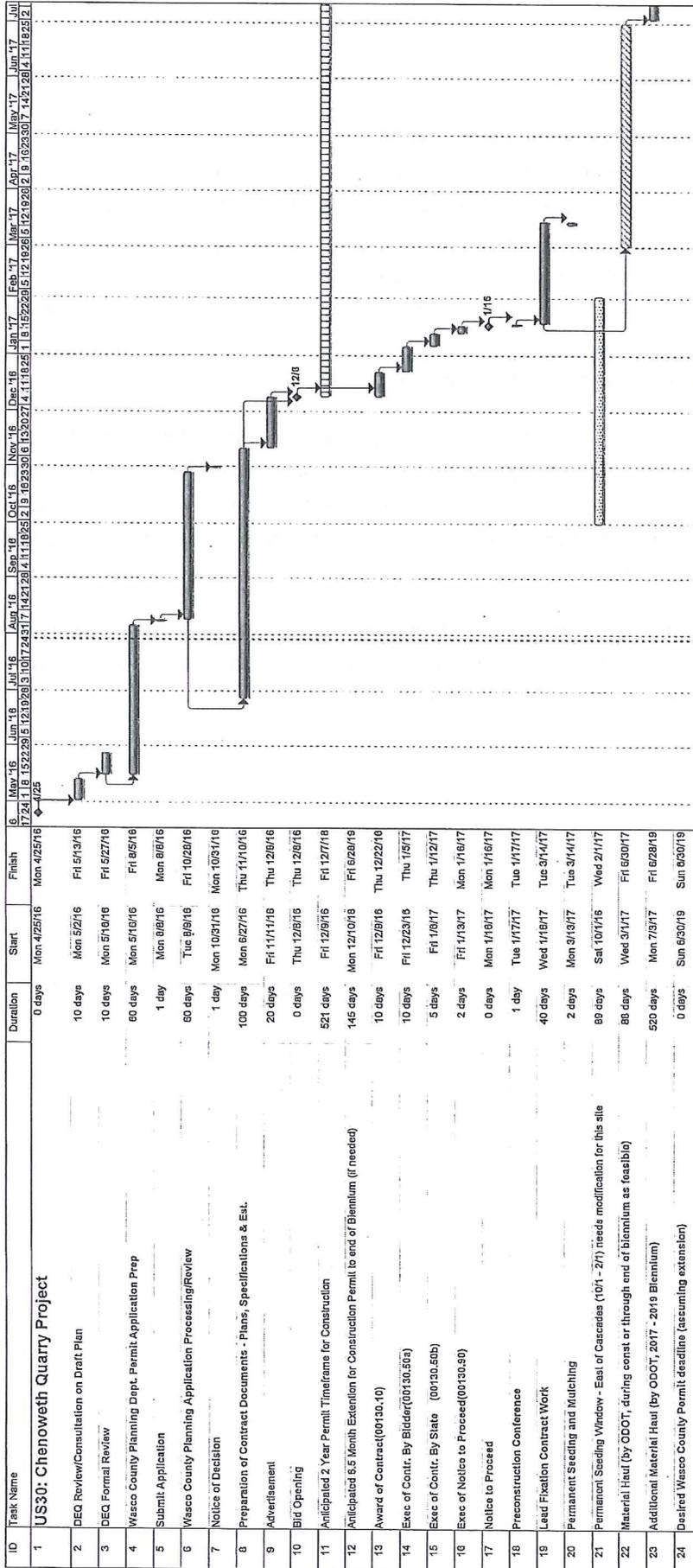
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The proposal includes the following elements:

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- Decommissioning of ground water monitoring well

Due to funding constraints, the work is proposed to occur in two phases. Phase 1 includes the site cleanup, screening and lead fixation, and stockpiling of the fixated material on sites. Phase 2 would include the loading, hauling and disposal of the stockpiled material at appropriate licensed facilities, along with some associated site reclamation work. Approximate duration of project activities is shown in the attached schedule of activities.

The proposed project would effectively eliminate risk to human receptors once impacted soil has been treated and removed from the sites. No long-term inspections or maintenance would be necessary, and no institutional controls (e.g. fencing) would be required.



National Scenic Area Application

Attachment B

Proposed Seed Mix – Chenoweth Quarry

Scientific Name	Common Name	Type	Total Ounces
<i>Philadelphus lewisii</i>	Mock Orange	Shrub	3.0
<i>Ceanothus interrigimus*</i>	Deer Brush	Shrub	3.0
<i>Amelanchier alnifolia*</i>	Serviceberry	Shrub	3.0
<i>Festuca idahoensis</i>	Idaho fescue	Grass	35.0
<i>Pseudoregneria spicata</i>	Bluebunch wheatgrass	Grass	50.0
<i>Koeleria macrantha</i>	Junegrass	Grass	2.0
<i>Diplacus aurantiacus</i>	Monkey Flower	Herb	4.0
<i>Penstemon richardsonii</i>	Cutleaf Penstemon	Herb	1.0
<i>Lupinus latifolius v. thom</i>	Thomson's broadleaf lupine	Herb	1.0
<i>Lomatium macrocarpum</i>	Biscuit Root	Herb	3.0
<i>Lomatium grayi</i>	Pungent Desert-parsley	Herb	4.0
<i>Lomatium columbianum</i>	Columbia Desert-parsley	Herb	4.0
<i>Eriophyllum lanatum</i>	Oregon Sunshine	Herb	3.0
<i>Eriogonum compositum</i>	Heartleaf Buckwheat	Herb	4.0
<i>Balsamorhiza deltoidea</i>	NW Balsamroot	Herb	3.0
<i>Achillea millefolium</i>	Yarrow	Herb	4.0
<i>Quercus garryana**</i>	Oregon White Oak	Tree	

\*Hand seed as directed

\*\*Acorns - 240 total

National Scenic Area Application

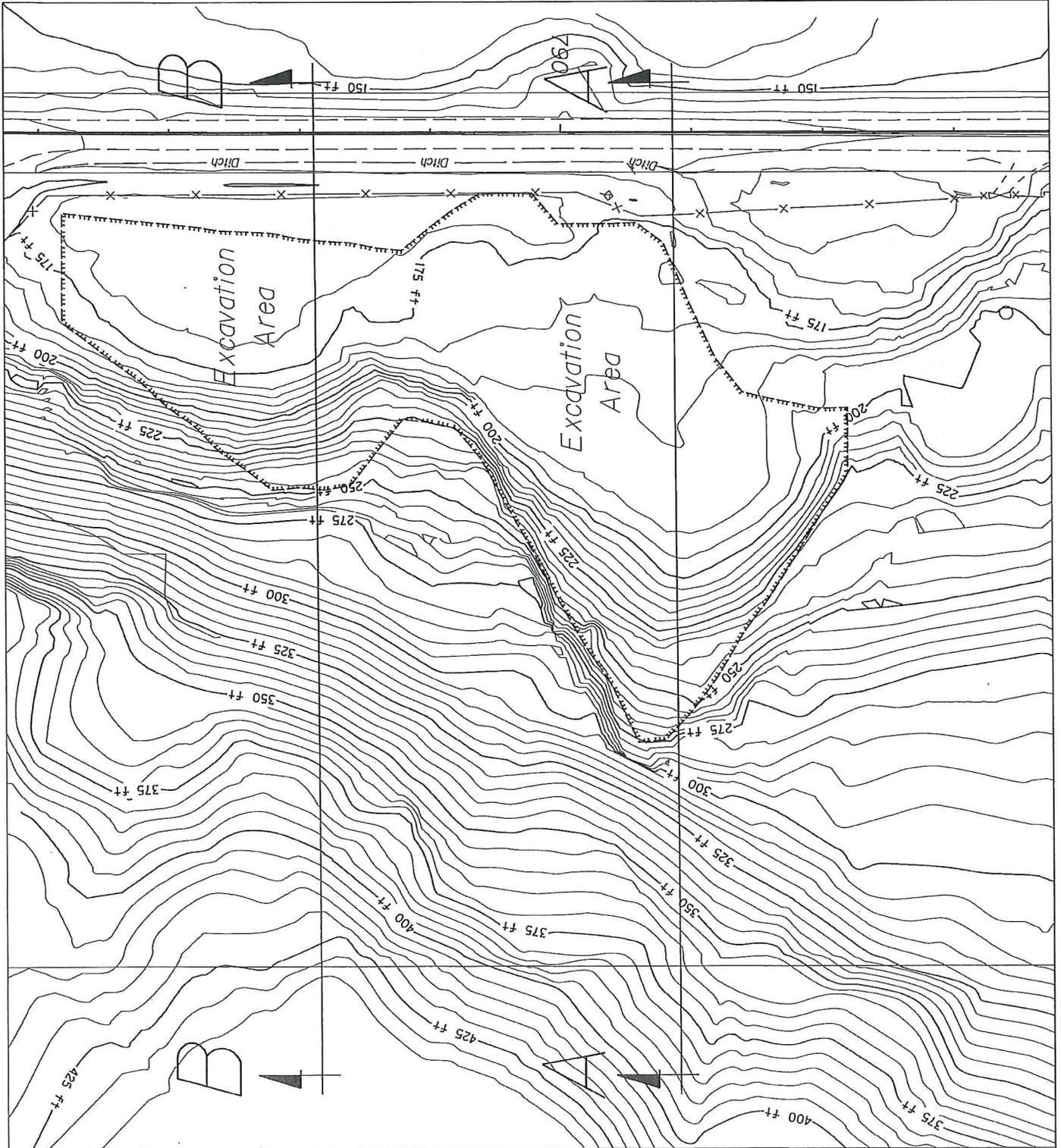
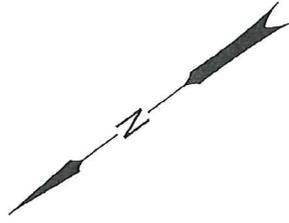
Attachment C

# Chenoweth Quarry Location Map



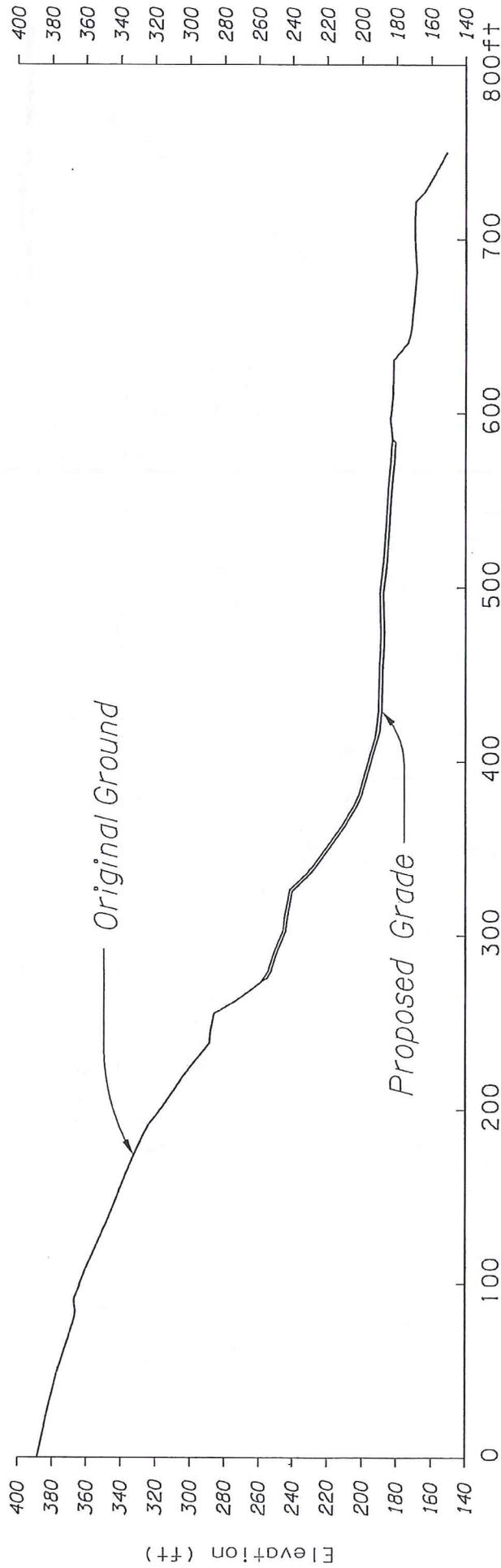
PROPOSED CLEANUP PLAN  
CHENOWETH QUARRY

SOURCE # OR-39-000-4  
HWY. 002, M.P. 82.07  
SE 1/4 SE 1/4 Sec. 20, T. 2 N., R. 13 E. W.M.



PROPOSED CLEANUP PLAN  
CHENOWETH QUARRY

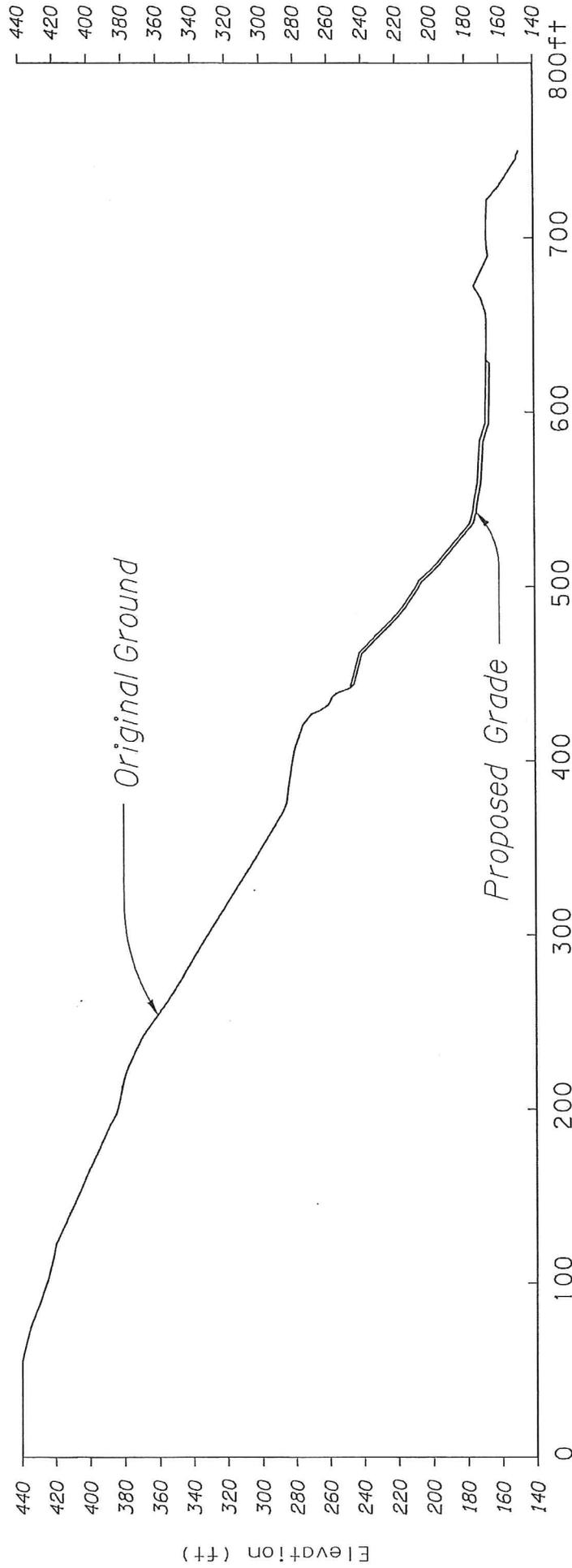
SOURCE # OR-33-000-4  
HWY. 002, M.P. 82.07  
SE $\frac{1}{4}$ SE $\frac{1}{4}$  Sec. 20, T.2 N., R.13 E. W.M.



Section A - A

PROPOSED CLEANUP PLAN  
CHENOWETH QUARRY

SOURCE # OR-33-000-4  
HWY. 002, M.P. 82.07  
SE 1/4 SE 1/4 Sec. 20, T.2 N., R.13 E. W.M.



Section B - B





**Wasco County Planning Department**  
*"Service, Sustainability & Solutions"*  
 2705 East Second St. • The Dalles, OR 97058  
 (541) 506-2560 • cplanning@co.wasco.or.us  
 www.co.wasco.or.us/planning

**FIRE SAFETY STANDARDS  
 SELF CERTIFICATION FORM**

This checklist certifies that Applicant/Owner has reviewed, understands, and commits to maintain compliance with Wasco County Fire Safety Standards. The information contained in this form shall be recorded with the Wasco County Clerk.

Fire standards are listed in their entirety, with illustrations, in **Chapter 10** of the Wasco County Land Use & Development Ordinance (WC LUDO) and **Chapter 11** of the Wasco County National Scenic Area Land Use & Development Ordinance (NSA LUDO). Please confirm compliance by marking the appropriate box and providing written comment if necessary. If compliance with applicable standards cannot be certified by Applicant, please contact the Planning Department to request a modification to Fire Safety Standards.

File Number: \_\_\_\_\_

**PROJECT DESCRIPTION:** PLEASE SEE ATTACHMENT A - DETAILED PROJECT DESCRIPTION

Note: The project does not involve the construction of a dwelling, driveway, etc..., thus items on Pages 2 - 5 are assumed inapplicable. However, contractor will have water truck on-site.

**APPLICANT INFORMATION**

**OWNER INFORMATION**

Name: Pat Cimmiyotti, ODOT District Manager Name: Oregon Department of Transportation  
 Address: 3313 Bret Clodfelter Way Address: 3313 Bret Clodfelter Way  
 City/State/Zip: The Dalles, Oregon 97058-9736 City/State/Zip: The Dalles, Oregon 97058-9736  
 Phone: 541-396-2215 Phone: 541-296-2215  
 Email: Patrick.M.Cimmiyotti@odot.state.or.us Email: \_\_\_\_\_

**PROPERTY INFORMATION**

Township/Range/Section/Tax Lot(s)	Acct #	Acres	Zoning
T2N R13E Section 20 SE1/4			National Scenic Area
Tax Lot 800		11.04 (Tax Lot)	
County Site ID: 220 (Goal 5 Inventory)		1.50 (Cleanup area)	

Property address (or location): US30 IMP 71.80; Longitude -121.215035 Latitude 45.636065

**SITING 10.110/11.110** – Please show approximate areas of steep slopes and proposed building locations relative to the slopes on the site plan. Information shall be sufficient to demonstrate the following: **NOTE: Select either B(1) or B(2).**

**A.** You have identified site(s) for your building(s) that are not steeper than 40%.

Yes – Comment \_\_\_\_\_  No, See Attached Fire Safety Plan

**B(1).** If your property is located in a Resource (A-1, F-1 or F-2) or Large Lot Residential Zone please show, on the site plan, that you have identified site(s) for your building(s) that are at least 50 feet back from the top of any slopes steeper than 30%;

Yes – Comment \_\_\_\_\_  No, See Attached Fire Safety Plan

**B(2).** If your property is located in a Resource or Large Lot Residential Zone please show you have identified site(s) for your building(s) that are at least 30 feet back from the top of any slopes steeper than 30% on the site plan and certify that you will be implementing the structural techniques for increasing fire resistance discussed in **10.110(B)(2)/11.110(B)(2)** of the ordinance.

Yes – Comment \_\_\_\_\_  No, See Attached Fire Safety Plan

**DEFENSIBLE SPACE 10.120/11.120** – Please show building location(s) including a boundary for the 50 foot fire fuel break boundary on the site plan. Information shall be sufficient to demonstrate the following: **NOTE: Select either A or B.**

**A.** You have identified site(s) for the proposed building(s) that allow for a full 50 foot fire fuel break either on the parcel or by easement over the necessary portion of an adjoining parcel;

Yes – Comment \_\_\_\_\_  No, See Attached Fire Safety Plan

**B.** Your property is located in an exception area or smaller lot residential zone and building(s) are located to accommodate a 30 foot fire fuel break where a full 50 foot fire fuel break cannot be provided for.

Yes – Comment \_\_\_\_\_  No, See Attached Fire Safety Plan

**CONSTRUCTION STANDARDS 10.130/11.130** – Please provide the following information about construction details you will implement to increase the fire resistance of your proposed building(s):

**A(1).** Fire resistant roofing will be installed to the manufacturers' specifications. Please confirm the type of roofing and that the rating of the roof material by Underwriter's Laboratory Classification system is Class A, B, or its equivalent.

Yes – Comment \_\_\_\_\_

**A(2).** Please verify that all spark arrestors will be installed to cap all chimneys and stove pipes. (The spark arrestors must meet NFPA standards)

Yes – Comment \_\_\_\_\_

**B(1).** Please verify the following for all decks:

Decks will be kept clear of fire wood, flammable building material, dry leaves and needles, and other flammable chemicals.

Yes – Comment \_\_\_\_\_

Decks less than three feet above ground will be screened with noncombustible corrosion resistant mesh screening material with openings ¼" or less in size.

Yes – Comment \_\_\_\_\_

When required by standard **10.110(B)(2)/11.110(B)(2)** decks will be built of fire resistant material.

Yes – Comment \_\_\_\_\_

All flammables will be removed from the area immediately surrounding the structure to be stored 20' from the structure or enclosed in a separate structure during fire season.

Yes – Comment \_\_\_\_\_

**B(2).** Please confirm that all openings into and under the exterior of the building including vents and louvers, will be screened with noncombustible corrosion resistant mesh screening material with openings of ¼" or less.

Yes – Comment \_\_\_\_\_

**B(3).** Please acknowledge that you will limb up all trees overhanging the building to 8' above the ground, as required by fire fuel break requirements, that vegetation will be trimmed back 10 feet away from any chimney or stove pipe, and that trees overhanging the building will be maintained free of all dead material.

Yes – Comment \_\_\_\_\_

**B(4).** Please verify that the utilities will:

Be kept clear along their route if your private utility service lines are not underground

Yes – Comment \_\_\_\_\_

Have a single point of access to the building if service is not provided underground.

Yes – Comment \_\_\_\_\_

Include a clearly marked main power disconnect switch at the pole or off grid power source for all electrical service to new buildings and structures. This has been located on the site plan.

Yes – Comment \_\_\_\_\_

**B(5).** Please confirm that a stand pipe will be provided 50 feet from the dwelling and any structure served by a plumbed water system. This has been located on the site plan.

Yes – Comment \_\_\_\_\_

**ACCESS 10.140/11.140** – Please confirm that access onto and through your property meets the following standards (Note: please show route, width, and alignment of access drives on the site plan):

**A(1).** New or improved driveways will be built and maintained to all weather design standards. (2-3" of ¾ minus over 6-8" of pitrun base rock OR capable of supporting 75,000 lbs GVW)

Yes – Comment \_\_\_\_\_  No, See Attached Fire Safety Plan

**A(2).** Minimum widths – 12' to 16', depending on number and severity of curves – will be maintained.

Yes – Comment \_\_\_\_\_  No, See Attached Fire Safety Plan

**B(1).** Corners will meet the minimum curve radius (20' or 48') required for large vehicles.

Yes – Comment \_\_\_\_\_  No, See Attached Fire Safety Plan

**B(2).** Average grade or slope will be 10% or less. Short sections, 100' or less, may reach 12%.

Yes – Comment \_\_\_\_\_  No, See Attached Fire Safety Plan

**B(3).** Turnouts 40' long by 20' wide will be provided at least every 400'.

Yes – Comment \_\_\_\_\_  No, See Attached Fire Safety Plan

**C(1).** Minimum clearance of 13' vertical and 14' horizontal will be maintained for emergency vehicles.

Yes – Comment \_\_\_\_\_  No, See Attached Fire Safety Plan

**C(2).** Fire fuel break extending 10' both sides of driveway center line will be maintained.

Yes – Comment \_\_\_\_\_  No, See Attached Fire Safety Plan

**D.** Driveways longer than 150' will end with a 95' diameter turnaround (or 120' hammerhead).

Yes – Comment \_\_\_\_\_  No, See Attached Fire Safety Plan

**E.** Bridges and culverts will support 75,000 lbs gross vehicle weight.

Yes – Comment \_\_\_\_\_  No, See Attached Fire Safety Plan

**F.** Gates will provide minimum clearance width of 14' and will be operable by emergency responders in accordance with access standards.

Yes – Comment \_\_\_\_\_

G. Legible signs will be installed to identify parking limitations, fire lanes, on site water source, electrical service shut off, and any necessary posted weight limits. Signs will be maintained in accordance with requirements.

Yes – Comment \_\_\_\_\_

H. Roads leading to the property will allow emergency response at a reasonable rate of speed with little risk of damage to equipment or roads themselves;

Yes – Comment \_\_\_\_\_  No, See Attached Fire Safety Plan

OR..... The following improvements to public and private roads have been determined to be necessary:

\_\_\_\_\_  
\_\_\_\_\_

All necessary improvements will be made and maintained to ensure basic access to the property.

Yes – Comment \_\_\_\_\_  No, See Attached Fire Safety Plan

***ON-SITE WATER 10.150/11.150*** – On site water requirements will be met in the following way:

**NOTE: Select either A or B. Previous requirements to install NFPA sprinkler systems have been found to conflict with State Building Codes.**

A. The proposed dwelling is 3,500 SF or smaller and will be located within a fire protection district.

Yes – Comment \_\_\_\_\_  No, See Attached Fire Safety Plan

B. The proposed dwelling is 3,500 SF or smaller, will be located outside a fire protection district, and will provide at least 4,000 gallons of water on site for fire protection.

Yes – Comment \_\_\_\_\_  No, See Attached Fire Safety Plan

I/we acknowledge receipt of the full **WC LUDO Chapter 10/NSA LUDO Chapter 11 – Fire Safety Standards** text and illustrations applicable to the land use or building permit request at the time of application. I/we have reviewed and certify that the standards have been reviewed and understood. I/we further certify that all responses to the above questions and improvement designs and locations shown on the site plan are true and accurate, and that all planned future compliance will be achieved within one year and maintained in perpetuity.

 District Manager 8/12/16  
\_\_\_\_\_  
Name, Title Date

\_\_\_\_\_  
Name, Title Date

**Wasco County Planning Department**

*"Service, Sustainability & Solutions"*

2705 East Second St. • The Dalles, OR 97058

(541) 506-2560 • wcplanning@co.wasco.or.us

www.co.wasco.or.us/planning

**FILE NUMBER:** \_\_\_\_\_

**NATIONAL SCENIC AREA APPLICATION**

Please describe your proposed development in the National Scenic Area below. Attach additional narrative if necessary.

	LENGTH	WIDTH	HEIGHT	SQ. FT.	MATERIAL, COLOR, NAME & VENDOR (Samples Must Be Submitted)
<b>EXISTING Development</b>					
Dwelling					
Garage					
Other (shed, road etc...)					
Quarry				480,902.4	
				(11.04 acres)	
<b>PROPOSED Improvements</b>					
Dwelling					
Main/Body					
Trim					
Roof(Fire Resistant)					
Doors					
Windows (frame, sill & sash)					
Window Reflectivity Specs					
Other Building(s)					
Main/Body					
Trim					
Roof(Fire Resistant)					
Doors					
Windows (frame, sill & sash)					
Window Reflectivity Specs					
Decks					
Fences/Gates					
Driveway					
Exterior Lighting & Hooding					
OTHER:				65,340	
Resource Enhancement				(1.50 acres)	

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## ADDITIONAL INFORMATION

Your proposed development will be reviewed according to the following criteria. It is important that your proposed design takes them into consideration. Please consult [Building in the Scenic Area - Scenic Resources Implementation Handbook](#) for additional guidance regarding the siting and design of your proposed development.

### KEY VIEWING AREAS

Check which Key Viewing Areas can be seen from the development site:

- Interstate 84, including rest stops
- Washington State Route 14
- Historic Columbia River Highway
- Columbia River
- Rowena Plateau and Tom McCall Point
- Washington State Route 142 (Lyle and Klickitat River road)
- Old Washington State Route 14 (County Road 1230)

Is property within ¼ mile of Interstate 84 or Historic Columbia River Highway (30)?  NO  YES

If YES, indicate setbacks to the paved edge of the Scenic Travel Corridors N/A

Is any structure on property 50 years old or older?  NO  YES, year built: N/A; no structures

Is proposed development site adjacent to agricultural uses?  NO  YES, type (grazing, orchards, grain, other):  
N/A; adjacent property uses include a quarry and rangeland/vacant-undeveloped

---

Please describe the operational characteristics of non-residential uses/structures, including hours of operation, number of average daily trips, number of commercial events per year, etc. (attach additional pages if necessary):  
SEE ATTACHMENT A

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### MAINTAIN TOPOGRAPHY

- The proposed development has been designed to retain the existing topography and to minimize grading activities to the maximum extent practicable.

### COMPATIBILITY

- The proposed development is compatible with the general scale (height, dimensions and overall mass) of existing nearby development.

### SKYLINE

- The proposed development does not break the skyline as seen from any Key Viewing Areas.

### VISUAL SUBORDINANCE

- The proposed development is sited to achieve visual subordination from Key Viewing Areas by utilizing existing topography and existing vegetation. Please explain (attach additional pages if necessary):

There is no development proposed. Reclamations activities following clean-up of the site include grading and permanent seeding with a seed mix that ODOT has previously used on projects in the National Scenic Area (SEE ATTACHMENT B)

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## APPLICATION REQUIREMENTS

In addition to the items listed on the Land Use Application and Site Plan forms, the following information must be included with all applications for development in the National Scenic Area.

### MATERIAL SAMPLES

All samples of exterior colors and materials have been included with the application.

- If **visible** from Key Viewing Areas: Dark earth-tone colors found at the specific site or in the surrounding landscape and either non-reflective or minimally reflective (non-metal with low-reflectivity glass); OR
- If **not visible** from Key Viewing Areas: Earth-tone colors found at the specific site.

### GRADING PLAN

All applications for structural development, except for trails in the SMA, involving more than 100 cubic yards of grading and with slopes greater than 10 percent shall include a grading plan. All proposed structural development involving more than 200 cubic yards of grading on sites visible from Key Viewing Areas shall include a grading plan.

A grading plan is required (\*SEE ATTACHMENT C)  NO  YES

If yes, a grading plan meeting the requirements below is included with the application:

- A map of the site, prepared at a scale of 1 inch equals 200 feet (1:2,400) or a scale providing greater detail, with contour intervals of at least 5 feet, including:
  - (1) Natural and finished grades.
  - (2) Location of all areas to be graded, with cut banks and fill slopes delineated.
  - (3) Estimated dimensions of graded areas.
- A narrative description (may be submitted on the grading plan site map and accompanying drawings) of the proposed grading activity, including:
  - (1) Its purpose.
  - (2) An estimate of the total volume of material to be moved.
  - (3) The height of all cut banks and fill slopes.
  - (4) Provisions to be used for compactions, drainage, and stabilization of graded areas. (Preparation of this information by a licensed engineer or engineering geologist is recommended.)
  - (5) A description of all plant materials used to revegetate exposed slopes and banks, including the species, number, size, and location of plants, and a description of irrigation provisions or other measures necessary to ensure the survival of plantings.
  - (6) A description of any other interim or permanent erosion control measures to be used.

### COMPLETENESS

I have read and understand the following:

If an application is deemed incomplete within 30 days of receipt, a letter shall be sent to the Applicant notifying him of exactly what information is missing. Applicant shall have 30 days from the date the incomplete letter is sent to submit the missing information. If the missing information is not submitted within this time frame, the application shall be deemed complete for the purposes of the review on 31<sup>st</sup> day after receipt of the application.

Due to the missing information, Wasco County will be unable to adequately review the proposal to determine if it is consistent with all applicable criteria, and landowners within the required notification area, affected agencies and other interested parties will be unable to appropriately comment on the proposal. **As a result, the proposal will be denied.** Pursuant to Wasco County National Scenic Area Land Use & Development Ordinance 2.120(D), Applicant will not be able to submit a similar application for a minimum of one year unless the denial is reversed by a higher authority.

## National Scenic Area Application

### Attachment A

#### Detailed Project Description

800  
840

Chenoweth Quarry is located just west of The Dalles adjacent to the Historic Columbia River Highway (US30) at approximate MP 71.80. The quarry property is located in the SE1/4 Section 20, T. 2N., R. 13 E., W.M., Tax Lot 800. The property was acquired by ODOT in 1930 and was previously used by ODOT for the production of aggregate material for highway construction projects, including the construction of Interstate 84 and the Historic Columbia River Highway. Due to the development of land use regulations in Oregon and, specifically, the designation of this area as part of the Columbia River Gorge National Scenic Area, this property is no longer of value as a material source. The quarry has not been used since the early 1960s.

For many years, the quarry has been used by the public as an unofficial shooting range. In 2009 and again in 2013, soil samples were collected and analyzed to determine the extent of lead and polycyclic aromatic hydrocarbons (PAHs). In addition, a monitoring well was constructed onsite and water samples have been collected and analyzed. All results from both the soil samples as well as the water samples have previously been summarized and submitted to DEQ for review. Based on these tests, ODOT is proposing to perform activities to remediate the lead contamination concerns associated with the site.

The proposed activity(ies) would consist of excavation, screening of rock material (>2") from the fines followed by ex-situ (on site treatment of excavated and screened material) treatment of soil to fixate the lead, followed by offsite transport and disposal of fixated soil at appropriate licensed facilities. The remediation goal would be to achieve cleanup levels of 400 mg/kg Residential Ingestion, Inhalation, and Dermal Contact Risk Based Concentrations (RBC) or lower. Cleanup of the site to 400 mg/kg or lower was selected based on potential future use of the property. DEQ, in their 2015 Risk Based Concentrations for Individual Chemicals table, list 400 mg/kg for lead as the threshold for use for Residential and Urban Residential purposes. There are no immediate plans to dispose of/surplus this property, but if or when the property would be incorporated into the Urban Growth Boundary (UGB) for the City of The Dalles, ODOT would want to have the option to dispose of this parcel.

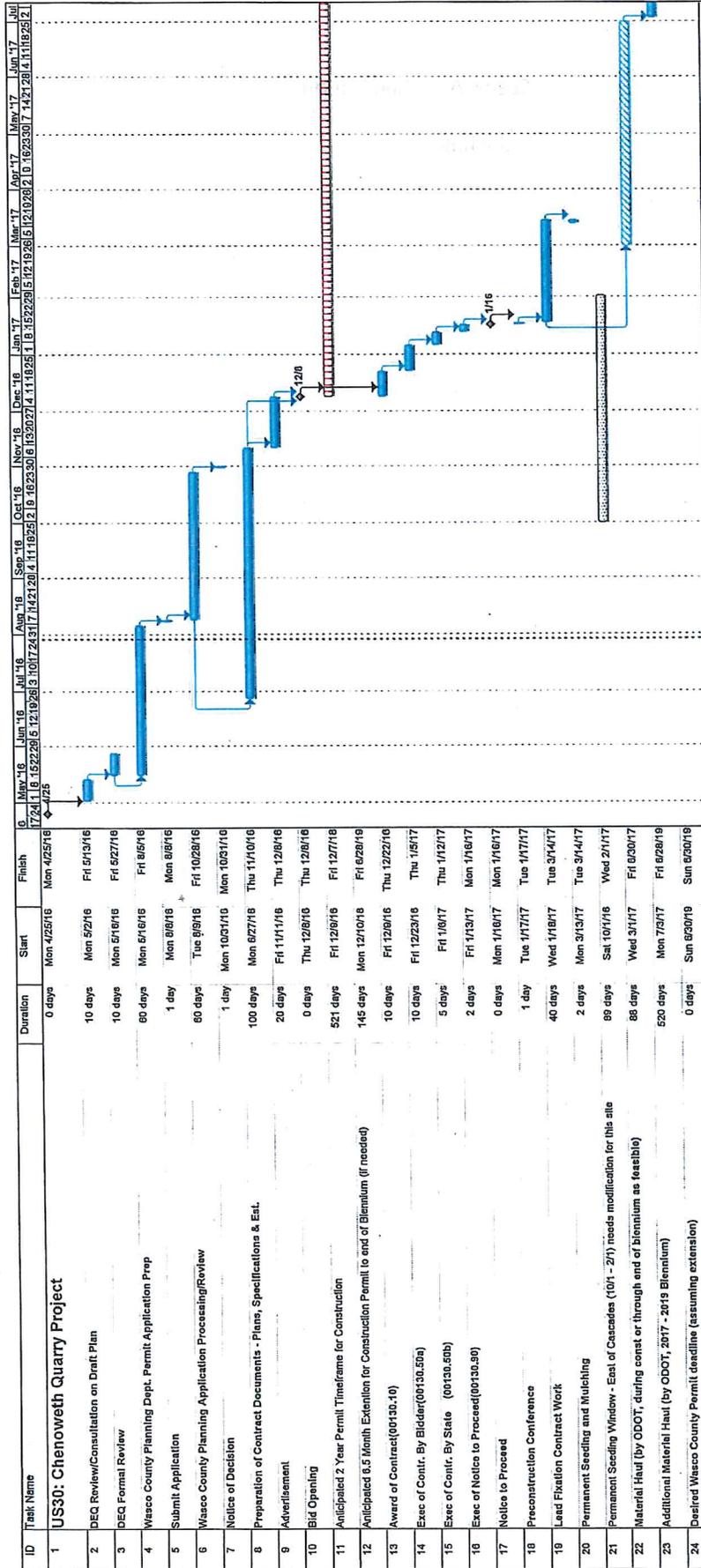
Excavation of material (approximately the top 2') would occur within areas outlined with a hatched line on the attached site map. Screening would be performed to remove larger, uncontaminated rock material to significantly reduce the quantity of material requiring lead fixation treatment. Larger rock material may have been in contact with lead, but based on volume would not exceed RBC levels. The screened material would remain on site and be regraded. The fine grained material would be treated to fixate the lead to eliminate the potential for leaching lead from soil in order to reduce the hazardous characteristic of the waste soil before disposal as a solid waste. The monitoring well would also be decommissioned as part of the project.

The proposal includes the following elements:

- Excavation of an estimated 7,800 cubic yards of impacted material
- Screening of excavated material to remove rock material greater than 2"
- Ex-situ lead fixation treatment of up to 3,900 cubic yards (5,850 tons) of lead-impacted soil (assuming a 50% reduction in volume of material via screening)
- Loading impacted soil into trucks and transport to an approved facility for disposal
- Site reclamation in accordance with requirements by Wasco County (including placement of screened rock)
- Decommissioning of ground water monitoring well

Due to funding constraints, the work is proposed to occur in two phases. Phase 1 includes the site cleanup, screening and lead fixation, and stockpiling of the fixated material on sites. Phase 2 would include the loading, hauling and disposal of the stockpiled material at appropriate licensed facilities, along with some associated site reclamation work. Approximate duration of project activities is shown in the attached schedule of activities.

The proposed project would effectively eliminate risk to human receptors once impacted soil has been treated and removed from the sites. No long-term inspections or maintenance would be necessary, and no institutional controls (e.g. fencing) would be required.



Project: US30 Chenoweth Quarry Proj  
 Date: Fri 7/29/16

Task Split

Progress Milestone

Summary Project Summary

External Tasks External Milestone

Deadline

Page 1

**National Scenic Area Application**

**Attachment B**

Proposed Seed Mix – Chenoweth Quarry

Scientific Name	Common Name	Type	Total Ounces
<i>Philadelphus lewisii</i>	Mock Orange	Shrub	3.0
<i>Ceanothus integrifolius</i> *	Deer Brush	Shrub	3.0
<i>Amelanchier alnifolia</i> *	Serviceberry	Shrub	3.0
<i>Festuca idahoensis</i>	Idaho fescue	Grass	35.0
<i>Pseudoregneria spicata</i>	Bluebunch wheatgrass	Grass	50.0
<i>Koeleria macrantha</i>	Junegrass	Grass	2.0
<i>Diplacus aurantiacus</i>	Monkey Flower	Herb	4.0
<i>Penstemon richardsonii</i>	Cutleaf Penstemon	Herb	1.0
<i>Lupinus latifolius</i> v. <i>thom</i>	Thomson's broadleaf lupine	Herb	1.0
<i>Lomatium macrocarpum</i>	Biscuit Root	Herb	3.0
<i>Lomatium grayi</i>	Pungent Desert-parsley	Herb	4.0
<i>Lomatium columbianum</i>	Columbia Desert-parsley	Herb	4.0
<i>Eriophyllum lanatum</i>	Oregon Sunshine	Herb	3.0
<i>Eriogonum compositum</i>	Heartleaf Buckwheat	Herb	4.0
<i>Balsamorhiza deltoidea</i>	NW Balsamroot	Herb	3.0
<i>Achillea millefolium</i>	Yarrow	Herb	4.0
<i>Quercus garryana</i> **	Oregon White Oak	Tree	

\*Hand seed as directed

\*\*Acorns - 240 total

**National Scenic Area Application**

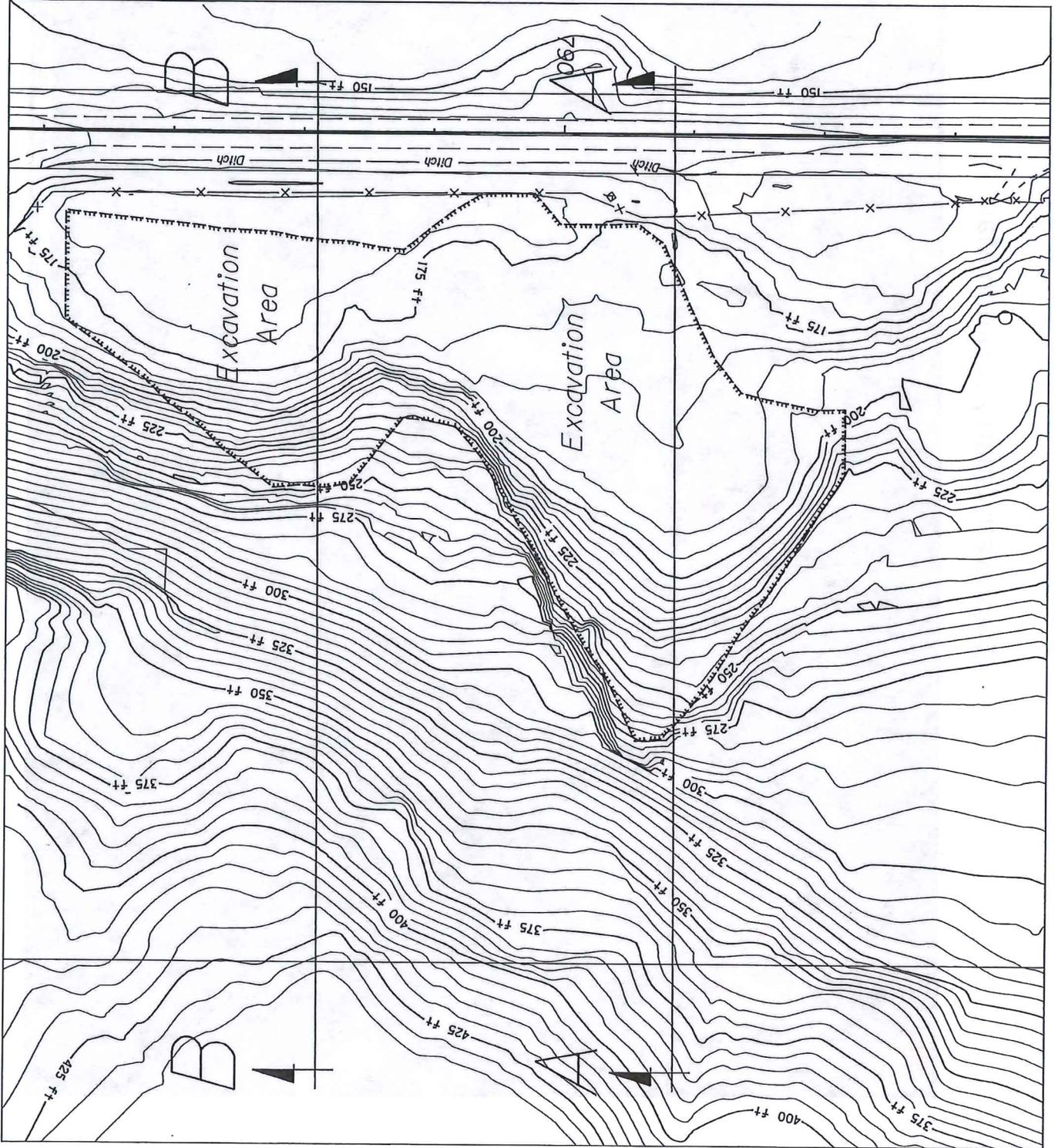
**Attachment C**

# Chenoweth Quarry Location Map



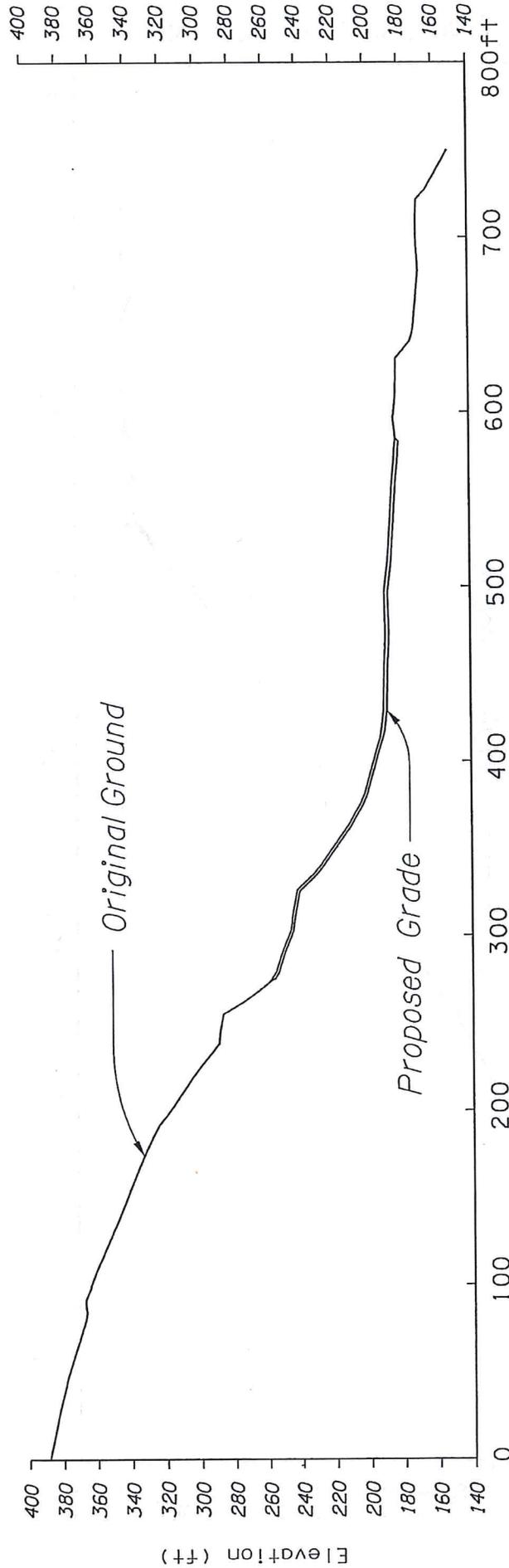
PROPOSED CLEANUP PLAN  
CHENOWETH QUARRY

SOURCE # OR-38-000-4  
HWY. 002, M.P. 82.07  
SE $\frac{1}{4}$ SE $\frac{1}{4}$  Sec. 20, T.2 N., R.13 E. W.M.



PROPOSED CLEANUP PLAN  
CHENOWETH QUARRY

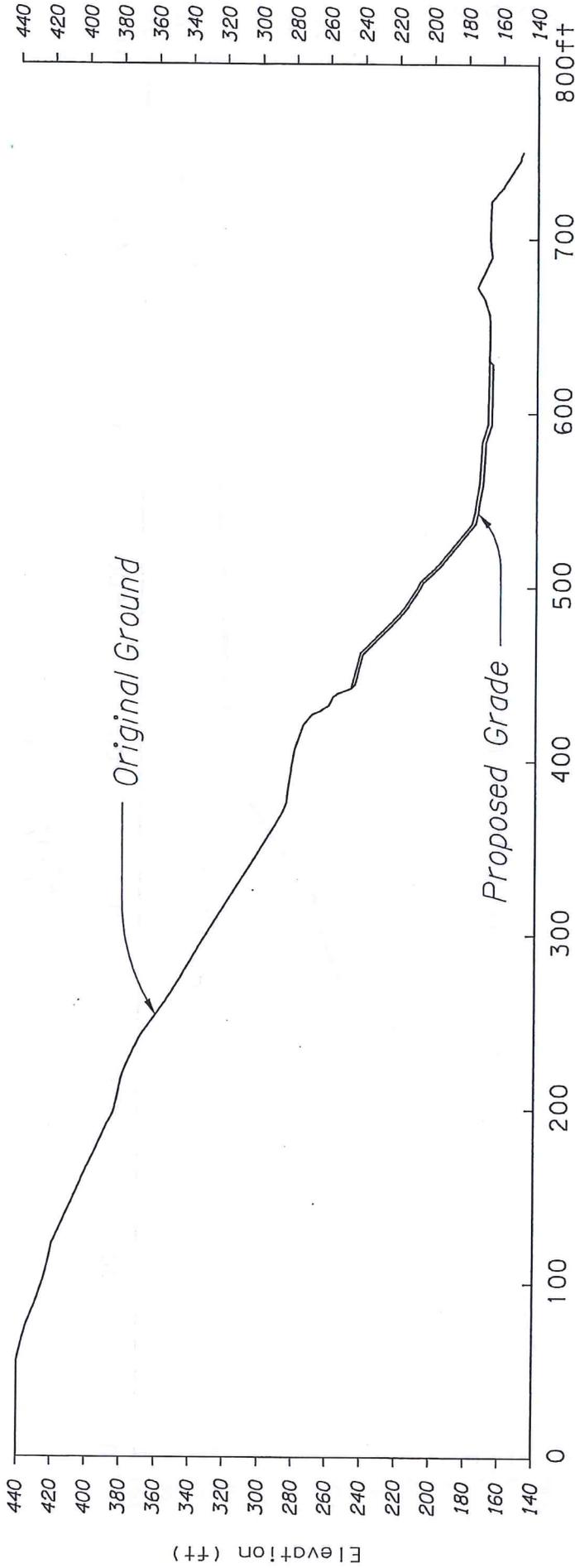
SOURCE # OR-33-000-4  
HWY. 002, M.P. 82.07  
SE $\frac{1}{4}$ SE $\frac{1}{4}$  Sec. 20, T.2 N., R.13 E. W.M.



Section A - A

PROPOSED CLEANUP PLAN  
CHENOWETH QUARRY

SOURCE # OR-33-000-4  
HWY. 002, M.P. 82.07  
SE<sup>1</sup>/<sub>4</sub>SE<sup>1</sup>/<sub>4</sub> Sec. 20, T.2 N., R.13 E. W.M.



Section B - B