

**JEFFERSON COUNTY  
DEPARTMENT OF COMMUNITY  
DEVELOPMENT (DCD)**

**Notice of Application and Optional DNS  
for a Temporary Concrete Batch Plant at  
the Old Gardner Pit**

Date of Issuance:  
April 24, 2024

Jefferson county Department of Community  
Development (DCD) has received a permit  
application for the following project.

Date of permit application:  
November 8, 2023  
Date of determination of  
completeness: December 6, 2023  
Date of notice of application:  
April 24, 2024

**Land Use Permit Case #:** Discovery  
Material LLC P.O. Box 68697 Seattle,  
WA 98168 (Applicant) has proposed a  
temporary use (ZON 2023-00015) on  
approximately 15 acres (APN 002332009  
and 002332002) for a temporary use of  
a Concrete Batch Plant for the WA State  
Department of Transportation Fish Barrier  
Removal Projects along U.S. 101 within  
Clallam and Jefferson County. This is a  
Type I permit and is subject to SEPA, which  
requires notice of application and comment  
period provisions of JCC 18.40.150 through  
18.40.220

**Description of Proposal:** The applicant is  
proposed to locate a temporary concrete  
batch plant for approximately 3 years to  
have a close source of concrete for DOT  
fish barrier removal projects. Aggregate  
and cement will be brought to the site.  
The applicant would grade approximately  
couple thousand cubic yards of material to  
prepare a flat area for the concrete batch  
plant and truck loading areas. DCD will  
address stormwater requirements through  
the temporary use permit.

**Location:** This proposal is located  
approximal 0.5 miles east of Clallam  
County, and 0.25 miles north of U.S. 101  
between Old Gardiner and Gardiner Beach  
Road (which would be utilized for access).  
The applicant owns 34.4 acres comprised  
of 4 parcels that was approved as a mineral  
extraction through ZON 2006-00038. This  
proposal would occur on the northern two  
parcels (APN 002332009 and 002332002).

**Permits required:** A Notice of Construction  
from the Olympic Region Clean Air  
Authority, and a NPDES General Sand  
and Gravel permit from the WA State  
Department of Ecology.

**Reports Submitted:** A Stormwater  
Pollution Prevention Plan (SWPPP) has  
been prepared for the proposal and will  
be utilized throughout the duration of the  
operation.

SEPA Threshold Determination: Jefferson  
County DCD is the lead agency for  
this proposal and has reviewed the  
proposed project for probable adverse  
environmental impacts and expects to  
issue a Determination of Non-Significance  
(DNS). The optional DNS process in WAC  
197-11-355 is being used. This may be  
your only opportunity to comment on the  
environmental impacts of the proposed  
project. Agencies, tribes, and the public are  
encouraged to review and comment on the  
proposal and its probable environmental  
impacts.

Comments must be submitted to the  
Department of Community Development by  
4:30 p.m. on May 8, 2024.

PTL.: April 24, 2024  
Legal No.208439