

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships - Building Communities"

Cm-09-0002

ZONING CONDITIONAL USE PERMIT APPLICATION

(Proposing a use such as a Bed & Breakfast or Campground)

KITTITAS COUNTY ENCOURAGES THE USE OF PRE-APPLICATION MEETINGS. PLEASE CONTACT COMMUNITY DEVELOPMENT SERVICES TO SET UP A PRE-APPLICATION MEETING TO DISCUSS A PROPOSED PROJECT.

PLEASE TYPE OR PRINT CLEARLY IN INK. ATTACH ADDITIONAL SHEETS AS NECESSARY. PURSUANT TO KCC 15A.03.030, A COMPLETE APPLICATION IS DETERMINED WITHIN 28 DAYS OF RECEIPT OF THE APPLICATION SUBMITTAL PACKET AND FEE. THE FOLLOWING ITEMS MUST BE ATTACHED TO THE APPLICATION PACKET:

REQUIRED ATTACHMENTS

- ADDRESS LIST OF ALL LANDOWNERS WITHIN 500 FEET OF THE SUBJECT PARCEL(S). IF ADJOINING PARCELS ARE OWNED BY THE APPLICANT, THEN THE 500 FOOT AREA SHALL EXTEND FROM THE FARTHEST PARCEL. IF THE PARCEL IS WITHIN A SUBDIVISION WITH A HOMEOWNERS' OR ROAD ASSOCIATION, PLEASE INCLUDE THE MAILING ADDRESS OF THE ASSOCIATION.
- SITE PLAN OF THE PROPERTY WITH ALL PROPOSED BUILDINGS POINTS OF ACCESS, ROADS, PARKING AREAS, SEPTIC TANK, DRAINFIELD, DRAINFIELD REPLACEMENT AREA, AREAS TO BE CUT AND/OR FILLED, NATURAL FEATURES SUCH AS CONTOURS, STREAMS, GULLIES, CLIFFS, ETC.
- SEPA CHECKLIST (UNLESS EXEMPT)

RECEIVED

APR 23 2003

Kittitas County
CDS

APPLICATION FEE:

\$1,810.00 (\$1,410 fee + \$400 SEPA) payable to Kittitas County Community Development Services (KCCDS)

Accessory Dwelling Units and Special Care Dwellings are exempt from SEPA

FOR STAFF USE ONLY

APPLICATION RECEIVED BY:
(CDS STAFF SIGNATURE)

Mandy Weir

DATE

4/23/03

RECEIVED

04/23/03

RECEIVED
DATE STAMP
HERE
Kittitas County
CDS

NOTES

1. **Name, mailing address and day phone of land owner(s) of record:**
Landowner(s) signature(s) required on application form.

Name: Schomac Group Inc.
Mailing Address: 5997 E. Grant Rd.
City/State/ZIP: Tucson, AZ 85712
Day Time Phone: 520-577-9898
Email Address: dwinans@schomacgroup.com

2. **Name, mailing address and day phone of authorized agent, if different from land owner of record:**
If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.

Agent Name: Arnold E. McKinney
Mailing Address: 19807 87th Ave S.E.
City/State/ZIP: Snohomish, WA 98296
Day Time Phone: 206-396-4300
Email Address: gene.mckinney@hotmail.com

3. **Street address of property:**

Address: 1130 FSL 5400, _____
City/State/ZIP: Easton, WA 98133

4. **Legal description of property:**

N 1/2, SE 1/4, S-15, T-21N, R-12E W M - Kittitas County

5. **Tax parcel number:** 21-12-15000-0004

6. **Property size:** 75.5 (acres)

7. **Narrative project description:** Please include the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description (**be specific**, attach additional sheets as necessary):

The project size is one acre for an asphalt plant and the total project size is 75 acres which now consists of gravel extracting and crushing and is already permitted with all the necessary agencies. We are proposing, in addition to the current operations, that an asphalt and concrete batch plant and any other elements necessary in mixing and manufacturing of gravel be added. Water supply will be recycled on site and is already permitted with D.O.E. There will be portable sanitation. The qualitative features are that this will facilitate and reduce costs to all agencies using this facility.

8. Provision of the zoning code applicable: CF, COMMERCIAL FOREST
9. A conditional use permit may be granted when the following criteria are met. Please describe in detail how each criteria is met for this particular project (attach additional sheets as necessary):
- A. The proposed use is essential or desirable to the public convenience and not detrimental or injurious to the public health, peace, or safety or to the character of the surrounding neighborhood.

This mining operation, being in close proximity to I-90, will reduce aggregate and all related transportation of product from this source between 30 and 40 miles per trip. The location is surrounded by commercial forest on all sides.

- B. The proposed use at the proposed location will not be unreasonably detrimental to the economic welfare of the county and that it will not create excessive public cost for facilities and services by finding that (1) it will be adequately serviced by existing facilities such as highways, roads, police and fire protection, irrigation and drainage structures, refuse disposal, water and sewers, and schools; or (2) that the applicant shall provide such facilities; or (3) demonstrate that the proposed use will be of sufficient economic benefit to offset additional public costs or economic detriment.

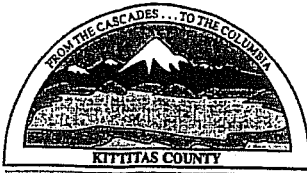
The proposed location will have no economic cost to the community and will be adding a tax base to the county by products produced. Instead of traveling to Yakima or Cle Elum for pit run, gravel and asphalt, buyers or contractors will be able to use this facility.

10. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

All correspondence and notices will be mailed to the Land Owner of Record and copies sent to the authorized agent.

Signature of Authorized Agent: [Signature] Date: 4-21-09
 (REQUIRED if indicated on application)

Signature of Land Owner of Record [Signature] Date: 4-21-09
 (REQUIRED for application submittal):



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APR 23 2009

**Kittitas County
CDS**

SEPA ENVIRONMENTAL CHECKLIST

FEE \$400.00

PURPOSE OF CHECKLIST:

The State Environmental Protection Act (SEPA), chapter 43.21C RCW. Requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

INSTRUCTIONS FOR APPLICANTS:

This environmental checklist asks you to describe some basic information about your proposals. Governmental agencies use this checklist to determine whether the environmental impacts or your proposal are significant, requiring preparation if an EIS. Answer the questions briefly with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "don not know" or "does not apply" Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

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

USE OF CHECKLIST FOR NONPROJECT PROPOSALS:

Complete this checklist for non-project proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS.

For non-project actions, the references in the checklist to the words "project," "applicant" and "property or site" should be read as "proposal," "proposer" and "affected geographic are" respectively.

TO BE COMPLETED BY APPLICANT

FOR STAFF USE

A. BACKGROUND

1. Name of proposed project, if applicable:

2. Name of applicant:

Stampede Sand & Gravel

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

8411 219th St SE
Woodsville, Wash 98072 Gene McKinney

4. Date checklist prepared:

4-10-09

5. Agency requesting checklist:

Community Development

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

APRIL - NOVEMBER 2009 - 2015

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

NO

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

ORIGINAL SAND & GRAVEL PERMIT

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

NO

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

WE HAVE THE PERMIT FOR MINING AND CRUSHING NOW

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

WE WOULD LIKE TO SET UP AN ASPHALT PLANT AND CONCRETE PLANT AND HAVE ALL ACTIVITIES CONNECTED TO THIS OPERATION
ALL OTHER PERMITS ARE IN PLACE

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

SEE ATTACHED

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (circle one): flat, rolling, hilly, steep slopes, mountainous, other.

FLAT + ROLLING

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

20%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

SAND + GRAVEL

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

NO

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

WE WILL MINE AND FILL SOME FILL WILL BE BOTH ON SITE + OFF

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

NO - SITE WAS CLEARED PRIOR TO PURCHASE

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

10%

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

WE HAVE BEEN APPROVED BY DNR + DOE

AIR

a. What types of emissions to the air would result from the proposal (i.e. dust, automobiles, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

SAME

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

NO

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

WATER TRUCK

3. WATER

a.

Surface

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what streams or river it flows into.

YAKAMA RIVER

2) Will the project require any work over, in or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

NO

3) Estimate the fill and dredge material that would be placed in or removed from surface water or wetlands, and indicate the area of the site that would be affected. Indicate the source of fill material.

NONE

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

NO

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

NO

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

NO

b.

Ground

1) Will ground water be withdrawn, or will water be discharged to surface waters? If so, give general description, purpose, and approximate quantities if known.

NO WILL BE WITHDRAWN AND RECYCLED ON SITE

2) Describe waste materials that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

NONE

c.

Water Runoff (including storm water):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters?

If so, describe.

NONE

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

NO

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

NONE

4. PLANTS

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

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- wet soil plants: cattails, buttercup, bulrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation: _____

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

NONE

c. List threatened or endangered species known to be on or near the site.

NONE

d. Proposed landscaping use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

NONE

5. ANIMALS

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

- birds: hawk, heron, eagle, songbirds, other:
- mammals: deer, bear, elk, beavers, other:
- fish: bass, salmon, trout, herring, shellfish, other: _____

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

NONE

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

NOT SURE - DEER & ELK

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

WILD LIFE AREA

6. ENERGY AND NATURAL RESOURCES

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the competed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Self contained units

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

NO

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

NONE

7. ENVIRONMENTAL HEALTH

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

NO

1) Describe special emergency services that might be required.

NONE

2) Proposed measures to reduce or control environmental health hazards, if any.

follow ImsHA

b. Noise

standards

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

NONE

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

NONE

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

NONE

8. LAND AND SHORELINE USE

a. What is the current use of the site and adjacent properties?

GRAVEL PIT + SNOW PARK MINING & MANUFACTURING

b. Has the site been used for agriculture? If so, describe.

NO

c. Describe any structures on the site.

SCALE HOUSE + DRY VAN

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

NO

- e. What is the current zoning classification of the site?
COMMERCIAL FOREST
- f. What is the current comprehensive plan designation of the site?
SAME
- g. If applicable, what is the current shoreline master program designation of the site?
NA
- h. Has any part of the site been classified as an:
 environmentally sensitive area?
YES?
- i. Approximately how many people would the completed project displace?
NONE
- j. Approximately how many people would reside or work in the completed project?
5-10
- k. Proposed measures to avoid or reduce displacement impacts, if any.
NONE

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

9. HOUSING

- a. *NONE*
Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing.
- b. *NONE*
Approximately how many units, if any, would be eliminated? Indicate whether high, middle or low-income housing.
- c. *NONE*
Proposed measures to reduce or control housing impacts, if any.

10. AESTHETICS

- a. *NA*
What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?
- b. *NA*
What views in the immediate vicinity would be altered or obstructed?
- c. *NA*
Proposed measures to reduce or control aesthetic impacts, if any.

11. LIGHT AND GLARE

- a. *NA*
What type of light or glare will the proposal produce? What time of day would it mainly occur?
- b. *NO*
Could light or glare from the finished project be a safety hazard or

interfere with views?

NO

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

NONE

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

NONE

12. RECREATION

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

SNOW PARK

b. Would the proposed project displace any existing recreational uses? If so, describe:

NO

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

NONE

13. HISTORIC AND CULTURAL PRESERVATION

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

NO

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

NONE

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

NONE

14. TRANSPORTATION

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

SEE ATTACHED

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

NO

c. How many parking spaces would the completed project have? How many would the project eliminate?

NA

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

NO

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

NO

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

N/A NOT SURE

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

NONE

15. PUBLIC SERVICE

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

NO

b. Proposed measures to reduce or control direct impacts on public services, if any.

NO

16. UTILITIES

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

NONE

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

PORTABLE

SIGNATURE

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

Signature: Gene McKinney

Date: 4-10-09

Print Name: Gene McKinney

THE REMAINING QUESTIONS ARE EXCLUSIVELY FOR REZONE APPLICANTS AND FOR AMENDMENTS TO COUNTY COMPREHENSIVE PLAN AND CODE. UNLESS THESE APPLY TO YOU, THIS IS THE END OF THE SEPA CHECKLIST.

SEPA ENVIRONMENTAL CHECKLIST QUESTIONS FOR NON-PROJECT ACTIONS ONLY. WHEN ANSWERING THESE QUESTIONS, BE AWARE THE EXTENT OF THE PROPOSAL, OR THE TYPE OF ACTIVITIES LIKELY TO RESULT FROM THE PROPOSAL, WOULD AFFECT AN ITEM AT A GREATER INTENSITY OR AT A FASTER RATE THAN IF THE PROPOSAL WERE NOT IMPLEMENTED. RESPOND BRIEFLY AND IN GENERAL TERMS (ATTACH ADDITIONAL SHEETS AS NECESSARY)

FOR STAFF USE

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise? Proposed measures to avoid or reduce such increases.

SEE GENERAL PERMIT

2. How would the proposal be likely to affect plants, animals, fish or marine life: Proposed measures to protect or conserve plants, animals, fish or marine life.

NONE

3. How would the proposal be likely to deplete energy or natural resources? Proposed measures to protect or conserve energy and natural resources.

WE WILL MINE THE AREA
THE LOCATION OF PIT WILL SAVE MANY MILES &
HRS TRAVEL FOR THE I 90 PROJECT

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands? Proposed measures to protect such resources or to avoid or reduce impacts.

NO

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses? Proposed measures to avoid or reduce shoreline and land use impact.

NA

6. How would the proposal be likely to increase demands on transportation or public services and utilities? Proposed measures to reduce or respond to such demand(s).

IT WON'T

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

IT WILL BENEFIT THE ENVIRONMENT BY
LOCATION

Issuance Date: January 5, 2005
Effective Date: February 4, 2005
Expiration Date: February 4, 2010

The Sand and Gravel General Permit


A National Pollutant Discharge Elimination System and State Waste Discharge General Permit

for Process Water, Stormwater, and Mine Dewatering Water Discharges Associated with Sand and Gravel Operations, Rock Quarries, and Similar Mining Facilities, Including Stockpiles of Mined Materials, Concrete Batch Operations and Hot Mix Asphalt Operations

State of Washington
DEPARTMENT OF ECOLOGY
Olympia, Washington

In compliance with the provisions of
The State of Washington Water Pollution Control Law
Chapter 90.48 Revised Code of Washington
and
The Federal Water Pollution Control Act
(The Clean Water Act)
Title 33 United States Code, Section 1251 et seq.

Until this permit expires, is modified or revoked, Permittees that have properly obtained coverage under this general permit are authorized to discharge in accordance with the special and general conditions which follow.



David C. Peele, Manager
Water Quality Program
Washington State Department of Ecology

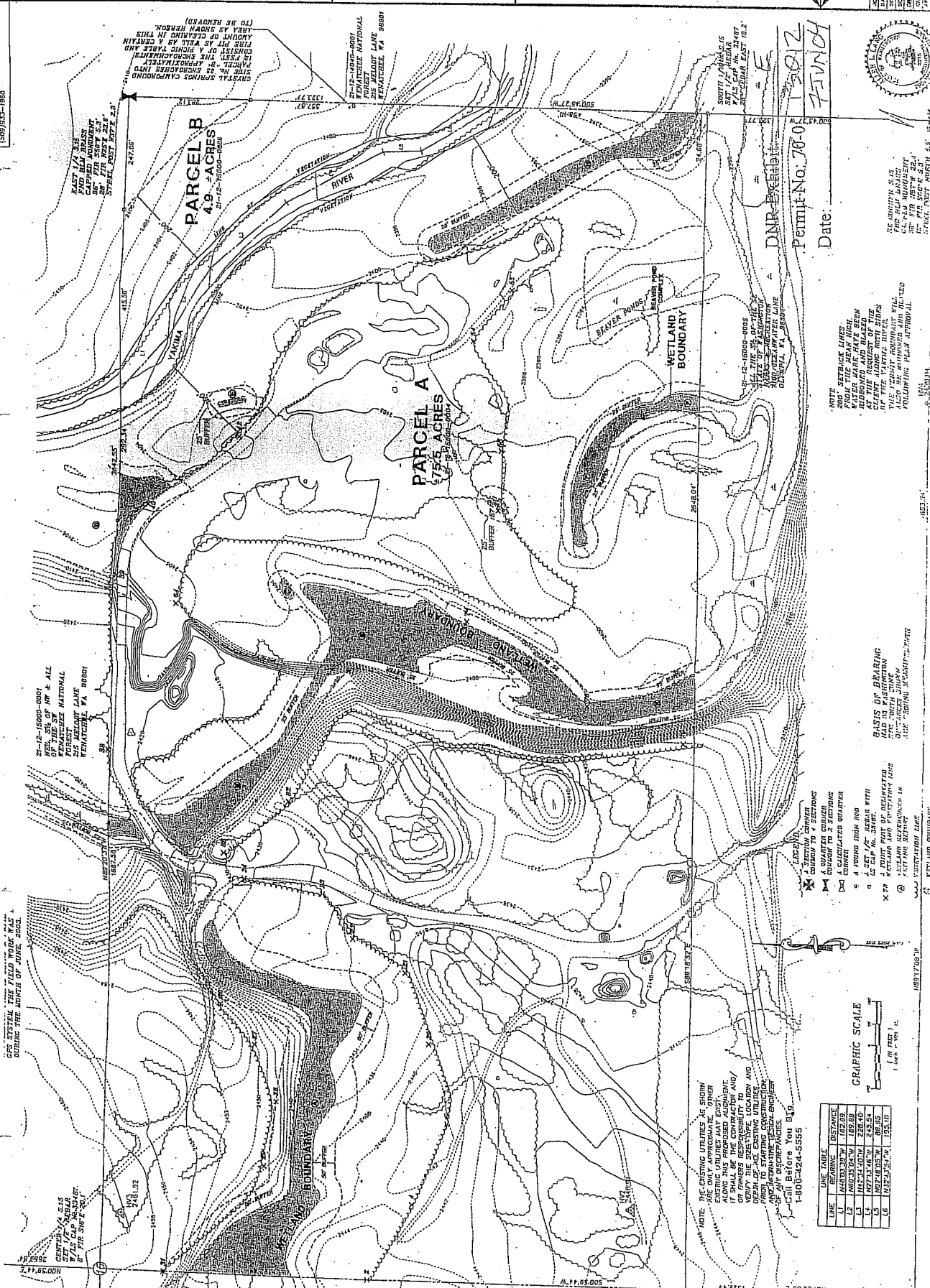
BOUNDARY & TOPOGRAPHY
 F2M, LLC, dba SNOQUALMIE
 EASTSIDE CONSULTANTS, INC.
 ENGINEERS - SURVEYORS

DATE: 10/12/12
 DRAWN BY: J. S. S.
 CHECKED BY: J. S. S.
 APPROVED BY: J. S. S.

1:5012
 F2M
 DNR Exhibit
 Permit No. 78-0

DATE: 10/12/12
 DRAWN BY: J. S. S.
 CHECKED BY: J. S. S.
 APPROVED BY: J. S. S.

DATE: 10/12/12
 DRAWN BY: J. S. S.
 CHECKED BY: J. S. S.
 APPROVED BY: J. S. S.



GPS SYSTEM THE FIELD WORK WAS DURING THE MONTH OF JUNE 2002.

NOTE: SETBACK LINES 200' - 300' FROM ALL WATER WAYS HAVE BEEN REVISIONED AND BLAZED. CLIENT ALONG WITH SURVEYOR TO VERIFY THE LOCATION AND DEPTH OF SETBACK LINES. ALSO BE REVISIONED AND BLAZED FOLLOWING PLAN APPROVAL.

BASIS OF BEARING: 1983 UTM ZONE 18Q UTM COORDINATES IN NAD 83 DATUM.

GRAPHIC SCALE: 1 inch = 100 feet.

LINE	BEARING	DISTANCE
L1	142°50'00" W	182.69
L2	102°33'00" W	189.89
L3	102°33'00" W	238.40
L4	102°33'00" W	288.35
L5	102°33'00" W	338.30
L6	102°33'00" W	388.25

NOTE: THE EXISTING UTILITIES AS SHOWN ALONG THIS PROPOSED ALIGNMENT ARE NOT SHOWN. VERIFY THE SIZE, TYPE, LOCATION AND DEPTH OF UTILITIES PRIOR TO STARTING CONSTRUCTION.