



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-2724

PLANNING DEPARTMENT

300 Sixth Street

Teresa Whitney, Air Quality Specialist
Air Quality Division
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September 11, 2003

Mr. Gene Quinn
Wellington Heights LLC
4510 Shore Dr
Rapid City, SD 57702

Re: Air Quality Construction Permit No. 03-AQ-035 –Wellington Heights project

Dear Mr. Quinn:

As you are aware through our various conversations, the Air Quality Division staff has received several complaints regarding fugitive dust problems at the Wellington Heights project. Although you and your contractor have been making efforts to comply with the Air Quality Ordinance, I feel several items needed to be clarified.

As required by the conditions of the Air Quality Construction Permit, fugitive dust control is required 24 hours a day, seven day a week. It is my understanding from the complaints that I received that the contractor was working on site on Saturday, September 6, 2003 without the use of any dust control measures. Again, they started work on Monday, September 8, 2003 without the presence of a water truck on site during very high wind conditions. This was brought to my attention through the complaint calls that I received. Although the water truck was on site after I called and requested it, the water truck should have been on site and in use to prevent and minimize fugitive dust from going off site before the work was initiated. During the inspection, I observed that the use of water greatly decreased the amount of dust going off site but fugitive dust was still generated by the use of equipment filling the haul trucks.

Due to the proximity of the existing homes to your project, the Air Quality Division staff is requiring the following control measures to reduce the fugitive dust problems at this site:

- The water truck should be on site at all times during the fill removal operations. This includes dust generated by soil excavation and loading, traffic on site and wind erosion of exposed soil.
- Activities should be conducted on the portion of the site that will minimize the transport of fugitive dust off site based on wind speed and direction.



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- If winds are more than five to 10 miles per hour on site, water should be used to reduce the amount of fugitive dust generated during the loading of the haul trucks.
- A trackout control device needs to be in place and maintained to prevent trackout to the adjoining streets. If trackout occurs, it needs to be clean up immediately and followed up with vacuum sweeping by the end of the day.
- If construction activities are necessary on the weekend, dust control measures are still required. If there is no construction activity on the weekend, this site still needs control measures to prevent wind erosion.
- If the control measures identified prove to be inadequate to control fugitive dust, others measures will be required.

Failure to comply with the conditions of the Air Quality Construction Permit and the control measures stated above will result in a notice of violation. Anyone receiving a notice of violation is subject to a fine not to exceed two hundred dollars per day for every day a violation occurs.

We appreciate your efforts to correct the problems that have occurred and look forward to the successful completion of your project. If you have any questions, please call me at 394-4120.

Sincerely,



Teresa Whitney
Air Quality Specialist

Cc: Mr. Doug Lind, Lind Exco
Rapid City Air Quality Board
Mayor Jim Shaw
Alderman Alan Hanks



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December 10, 2003

Mr. Gene Quinn
Wellington Heights LLC
4510 Shore Dr
Rapid City, SD 57702

Re: Air Quality Construction Permit No. 03-AQ-035 –Wellington Heights project

Dear Mr. Quinn:

This letter is to follow up on the issues discussed at the meeting between City Air Quality and Engineering staff, Hadcock Development representatives, concerned neighbors and Mr. Gene Quinn regarding the Wellington Heights project today.

The main issues of concern related to air quality are fugitive dust from wind erosion associated with soil stockpiled on site long term and trackout of soil onto the adjoining street.

You have indicated that a majority of the grading has been completed for the subdivision improvements but some work still needs to be completed over the winter months. Dust control through the use of water should continue when temperatures allow for all earthwork at this site.

Although there will be other stockpiles on site related to the town home or home construction project conducted by Hadcock Development, dust control for the soil stockpiled on site for the subdivision improvements will be your responsibility. As discussed in the meeting, if the soil will be stockpiled on site for more than seven days, it needs to be treated with a chemical dust suppressant to reduce wind erosion. For piles on site for less than seven days, the surface should be wetted with water as often as necessary to form a crust which reduces wind erosion.

In regards to the trackout issue, all site personnel need to be informed that the northern entrance from Wellington Drive to the site will be used to enter the site only. The exit from the site should be through the construction entrance on the southern access to Wellington Drive. While the subdivision improvements are still in progress, this construction entrance will be maintained by you. The length of the construction entrance needs to be extended to provide better trackout control. In addition, the entrance should be maintained on a frequent basis to prevent trackout by moving the rock to dislodge the mud and when necessary additional rock should be added.



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Whenever possible, dirt that is being removed from the site will be loaded from equipment on site onto the truck located on Wellington Drive. Any spillage that occurs from this process needs to be cleaned up immediately.

If the control measures identified prove to be inadequate to control fugitive dust, other measures will be required.

As required by the Air Quality Ordinance, all disturbed areas need to be reclaimed through paving or established vegetation as soon as the temperatures permit in the spring but no later than May 15, 2004. To prevent wind erosion before the vegetation has been established a surface cover or binder is needed.

Failure to comply with the Air Quality Ordinance and the control measures stated above will result in a notice of violation. Anyone receiving a notice of violation is subject to a fine not to exceed two hundred dollars per day for every day a violation occurs.

We appreciate your efforts to correct the problems that have occurred and look forward to the successful completion of your project. If you have any questions, please call me at 394-4120.

Sincerely,



Teresa Whitney
Air Quality Specialist

Cc: Mr. Scott Hadcock, Mr. Del Voth and Mr. Yanni Georgas, Hadcock Development
Mr. David Lafrance, City Engineering Division
Rapid City Air Quality Board



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December 10, 2003

Mr. Scott Hadcock, Mr. Del Voth
and Mr. Yanni Georgas
Hadcock Development
5251 Winterset Dr.
Rapid City, SD 57702

Re: Construction at Wellington Heights project

Dear Mr. Hadcock, Mr. Voth and Mr. Georgas:

This letter is to follow up on the issues discussed at the meeting between City Air Quality and Engineering staff, Hadcock Development representatives, concerned neighbors and Mr. Gene Quinn regarding the Wellington Heights project today.

The main issues of concern related to air quality are fugitive dust from wind erosion associated with soil stockpiled on site long term and trackout of soil onto the adjoining street.

Although there will be other stockpiles on site related to the subdivision improvements conducted by Mr. Gene Quinn, dust control for the soil stockpiled on site for the purpose of residential basement excavation and subsequent backfill will be the responsibility of Hadcock Development on the lots they own.

It is my understanding that the soil excavated from the basements is stored on site for approximately seven to ten day to allow the foundation concrete work to be finished. Then some of the material is used to backfill around the basements. The remaining soil that is not used for the backfill will be removed from the site. The control measures for the soil stockpiled during town home or single family home construction will be to wet the surface of the excavated material immediately to form a surface crust and additionally as often as necessary to control fugitive dust. If the stockpile is subsequently disturbed in any way before backfill or removal from the site, this wetting process will need to be repeated.

After the area around the foundation is backfilled, the remaining material needs to be removed from the site as soon as possible. If the soil can not be removed within five days, a chemical dust suppressant needs to be applied to the stockpile surface to reduce wind erosion.



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In regards to the trackout issue, all site personnel need to be informed that the northern entrance from Wellington Drive to the site will be used to enter the site only. The exit from the site should be through the construction entrance on the southern access to Wellington Drive. While the subdivision improvements are still in progress, this construction entrance will be maintained by Mr. Gene Quinn.

Whenever possible, dirt that is being removed from the site will be loaded from equipment on site onto the truck located on Wellington Drive. Any spillage that occurs from this process needs to be cleaned up immediately.

Since there will be several homes and town homes under construction by Hadcock Development, trackout to the street adjoining these construction activities will also need to be controlled. The large trackout that can be generated by a concrete truck needs to be cleaned as it occurs. The street adjoining the construction shall be clean up daily with a bobcat and hand broom. While trackout continues to occur on a frequent basis, the daily clean up should be supplemented with vacuum sweeping no less than every other week and more frequently if fugitive dust can not be controlled with daily clean up. When the conditions at the site are drier and trackout is reduced, this schedule can be modified but the Air Quality Division needs to be notified of this proposed change to determine if site conditions will allow a reduced cleaning schedule.

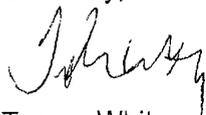
If the control measures identified prove to be inadequate to control fugitive dust, other measures will be required.

Although there is an Air Quality Construction Permit for the subdivision improvements at Wellington Heights, a separate permit will be required for the development of the town homes if they will exceed one acre or more of disturbed surface area. A Construction Permit application has been enclosed for your use if the construction project will be greater than one acre.

Failure to comply with the Air Quality Ordinance and the control measures stated above will result in a notice of violation. Anyone receiving a notice of violation is subject to a fine not to exceed two hundred dollars per day for every day a violation occurs.

We appreciate your efforts to correct the problems that have occurred and look forward to the successful completion of your project. If you have any questions, please call me at 394-4120.

Sincerely,



Teresa Whitney
Air Quality Specialist

Cc: Mr. Gene Quinn
Mr. David Lafrance, City Engineering Division
Rapid City Air Quality Board