**Attachment “B”**

**Project Description**

**PROJECT DESCRIPTION**

**BACKGROUND**

Ueland Tree Farm, LLC (UTF) applied for a Hearing Examiner CUP in December, 2007, proposing development of two commercial sand and gravel mines (Gravel “A” and “B”) and three basalt quarries (Quarries “A”, “B” and “C”) on approximately 152 acres (UTF Project Site) of the 1,656-acre Ueland Tree Farm. The UTF Project Site is located west of the City of Bremerton and Kitsap Lake in unincorporated Kitsap County (Figure 1-1). Within the UTF Project Site, the active mining sites will be located on approximately 118 acres. Associated and ancillary development includes an aggregate processing facility, concrete batch plant and topsoil facility.

The proposed development is anticipated to operate for approximately 50 years with phased development and reclamation. Each mining site will be developed in a series of active mining segments and each mining segment will be 10 acres in size. Approximately 11.7 million cubic yards of aggregate material is anticipated to be removed from the mine and quarry sites over the life of the project. Following mineral removal, each mine or quarry segment will be reclaimed consistent with Kitsap County and Washington Department of Natural Resources reclamation standards and returned to commercial timber production within the Ueland Tree Farm. A variety of trucks will be used to haul mineral products from the UTF Project Site. As approved under the existing CUP, the vehicles would leave Ueland Tree Farm and travel through residential neighborhoods along Leber’s Lane NW, Northlake Way, Seabeck Highway, Chico Way and then onto SR 3. Traffic, and neighborhood impacts associated with heavy truck hauling along the existing access route, was a primary issue of CCCCWB, who preferred a southerly hauling route to Werner Road. However, at the time of CUP approval the southerly route was not feasible due to a number of limitations, including lack of ownership of properties necessary to access Werner Road.

The CUP, incorporating the Proposed Development Alternative, was approved on April 26, 2010, subject to approximately 160 mitigation conditions to mitigate otherwise significant adverse environmental impacts including traffic, land use, hydrology, stormwater, wildlife, critical areas, pedestrian and bicyclist safety, air emissions, noise and dust impacts. The CCCCWB filed two LUPA appeals challenging approval of the CUP and denial of their SEPA appeal (challenging the adequacy of the EIS). The Kitsap

County Superior Court upheld the Hearing Examiner’s approval of the CUP, but remanded for one clarification from the Hearing Examiner. The clarification was made and no further challenge occurred. In addition, as previously described, The EIS appeal was voluntarily dismissed with prejudice, thus establishing the adequacy of the EIS.

Since final CUP approval, UTF has obtained ownership and access rights over private properties that were necessary to re-route much of the traffic internally through UTF property to the south and ultimately onto Werner Road. This access route was pursued in an effort to address the neighborhood concerns regarding the approved access route from Leber’s Lane NW. The new proposed access route provides a more direct access route to SR 3, traverses primarily private property, and avoids traffic impacts to roadways serving the residential neighborhoods.

In addition to the proposed change of the access route via the Werner Road Connection, UTF seeks to remove Gravel “B” from the CUP. Following issuance of the EIS, UTF granted a conservation easement to the Mountaineers Foundation over parcels that comprise Gravel “B”. Pursuant to the terms of the conservation easement, Gravel “B” can no longer be developed. Accordingly, UTF is requesting that

parcels associated with Gravel “B” be removed from the UTF Project Site. In addition, UTF has discovered that there are a few parcels that were included in the UTF Project Site that are not owned by UTF and not part of the development. Accordingly, UTF seeks by CUP modification to remove those parcels from the UTF Project Site and CUP.

**PROPOSED CUP MODIFICATION**

As described in the EIS, the approved Ueland Tree Farm Mineral Resource Development Project proposes development of commercial sand, gravel, and basalt mines on the UTF Project Site (attachment “C”). Development plans consist of one gravel mine, three basalt quarries, aggregate processing facility, concrete batch plant and topsoil facility. The proposed sand and gravel mine is designated Gravel Mine

“A”. The three quarry areas are designated Quarry Areas “A”, “B”, and “C”. The overall project parameters have not changed, except for deletion of Gravel “B”.

Under the proposed CUP modification for the Werner Road Connection, the transport of rock and aggregate will occur on a new access road, which will connect the UTF property to Werner Road. If the CUP modification is approved, the aggregate processing facility will potentially be constructed off-site at a location not within the UTF Project Site, rather than being constructed on Gravel “A”. If required, the off-site aggregate processing facility will be evaluated and permitted under applicable Code requirements, including SEPA review, at the time of any such proposal. The proposed changes to the Proposed Development Alternative include the following:

• Re-routing the primary access and hauling roadway from Lebers Lane NW southerly to Werner Road, including associated road construction, implementation of stormwater best management practices (BMPs) and replacement of two existing culverts.

• Removal of parcels associated with Gravel “B”, and removal of several parcels that were inadvertently included in the UTF Project Site that are not owned by UTF and not part of the development.

• Inclusion of several additional parcels that are within the Project Site, but are not going to be utilized in the project.

• Potential to relocate the proposed aggregate processing facility on Gravel “A to a nearby off-site industrial location not within the UTF Project Site, subject to obtaining all necessary governmental permits. The proposed aggregate processing facility would likely include a conveyor system, which would likely be parallel to the proposed haul route. Because these elements are preliminary at this time, they are not included in the proposed CUP modification. Should these potential components be proposed, they will be subject to site-specific SEPA evaluation and permit conditions as required.