

Comprehensive Plan Amendment Application



KITSAP COUNTY

Department of Community Development

The Board of County Commissioners have opened the annual Comprehensive Plan amendment process for 2018. This process is applicable only within the [unincorporated areas of Kitsap County](#) and not within incorporated cities. The 2018 process allows interested parties to submit certain types of site-specific amendment applications. No other type of Comprehensive Plan amendment application will be accepted in 2018.

Please note that an application to amend the Kitsap County Comprehensive Plan is different than other types of land use or building permit applications. By submitting an application to amend the Comprehensive Plan, you are requesting the Board of County Commissioners to make a legislative change to the County's 20-year plan. As a legislative action, the Board of County Commissioners have full discretion to consider or not consider your request as well as approve, approve with modifications, approve with conditions, or not approve your request.

Application fees for 2018 will be as follows:

- \$350 staff consult meeting for site-specific applications only (non-refundable, can be credited toward the application fee)
- \$90 base fee (non-refundable)
- \$15.60 technology surcharge (non-refundable)
- \$1,560 application fee deposit (based on estimate of average hours to process an application; actual hours incurred will be invoiced monthly; any remaining deposit is refundable)

Instructions

STEP 1: Request and attend a mandatory Comprehensive Plan amendment staff consultation meeting. (Help: [How do I do this?](#))

STEP 2: Complete this application form

- Review the submittal items below so that you understand all the materials required for complete submittal.
- Complete the application form below. You can save and return to your draft application form at any time.
- When you are done filling in this application form, click the "I'm finished, email me this application form" button at the bottom of this form.
- A PDF of this application form will be sent to the email address provided

STEP 3: Complete all of the submittal items listed below.

STEP 4: Submit the PDF of this application form and all the submittal items through the Kitsap County [Online Permit Center](#). (Help: [How do I do this?](#))

Have questions?

Contact

Peter Best, Planner

Liz Williams, Planner

Darren Gurnee, Planner

compplan@co.kitsap.wa.us

(360) 337-5777

Submittal Items

All of the following items are required for a complete submittal [KCC 21.08.060(C)]. Incomplete submittals will not be accepted.

1. Application Form
 2. [Review Criteria Narrative](#)
 3. [Maps](#)
 4. [Legal Descriptions](#)
 5. [Ownership Certification](#)
 6. [SEPA Checklist](#) - Sections A-D are required (document from Washington State Department of Ecology)
-

Application Form

Email address, where you want a PDF of this Project Application sent

Comprehensive Plan Amendment Type

Site-specific amendment applications are for requesting an amendment to the Kitsap County Comprehensive Plan land use map that affects no more than five (5) contiguous parcels. A site-specific amendment only affects the Comprehensive Plan land use map (and the Kitsap County zoning map) - it does not affect the text of the Comprehensive Plan or Kitsap County development regulations.

In accordance with [Resolution 246-2017](#), applications for site-specific amendments are limited to the following areas of consideration in 2018.

Select the type of site-specific amendment you are requesting.

- Changing the land use designation to Mineral Resource Overlay (MRO) on property outside urban growth areas
 - Changing the land use designation to Forest Resource Lands (FRL) on property outside urban growth areas
 - Changing the land use designation on property within an Urban Growth Area for the purpose of infill and redevelopment
-

Staff Consultation Meeting Information

As required by Kitsap County Code 21.08.050(C), applicants must participate in a Comprehensive Plan amendment consultation meeting with staff prior to submitting an application for a site-specific amendment.

Have you completed a staff consultation meeting for this application?

- Yes
- No

Staff Consultation Meeting Identification Number

18-00239

Staff Consultation Meeting Date

1/23/2018

Applicant Information

The applicant is the primary contact for all questions and correspondence. The County will email requests and information about the application to the applicant and will “copy” (CC) the owner(s) noted below. The applicant is responsible for communicating information to all parties involved with the application. It is the responsibility of the applicant and owner(s) to ensure their mailbox accepts County email (i.e. County email is not blocked or sent to ‘junk mail’). There may be instances where regular USPS or courier mail is used.

Who will be the applicant for this amendment request?

- Property Owner #1 listed below

Ⓒ Authorized Agent

Authorized Agent Name

Kitsap Reclamation & Materials, Inc.	
First	Last

Authorized Agent Mailing Address

3020 West Sherman Heights Road
Address Line 1

Address Line 2

Bremerton	Washington	98312
City	State	Zip Code

Authorized Agent Phone Number

(360) 710-8661

Authorized Agent Email Address

phil@struckenv.com

Property Owner Information

All property owners of record must be listed below. A completed ownership certification form must be completed for each owner of record.

How many property owners of record are party to this application?

- 1 property owner of record
- 2 property owners of record
- 3 property owners of record
- 4 property owners of record
- 5 property owners of record

Property Owners

Property Owner

Roland Culbertson

Name of representative, if owner of record is not an individual

First	Last

Mailing Address

2505 Puget Way
Address Line 1

Address Line 2

Anacortes	Washington	98221
City	State	Zip Code

Phone

{if (OwnerOfRecord.First = "1 property owners of record")}

Email

{ end if }

Parcel Information

Enter information for up to 5 contiguous parcels subject to this amendment. Non-contiguous parcels must be submitted as separate applications. Legal descriptions for all subject parcels must be submitted with this application. To add parcels, click (+Add Item) to create another row.

Property Owner # (From above)	Tax Account #	All/Portion of property	Subject Acres	Site Address (if issued)
<input type="text" value="1"/>	<input type="text" value="292401-4-029-2003"/>	<input type="text" value="All of property"/>	<input type="text" value="29.38"/>	<input type="text" value="none"/>
<input type="text" value="1"/>	<input type="text" value="292401-4-005-2001"/>	<input type="text" value="All of property"/>	<input type="text" value="39.85"/>	<input type="text" value="none"/>

You can find parcel information, including your Tax Account # and Site Address using the [Kitsap Parcel Map](#).

Total acres subject to this amendment request

Describe the current use of the property.

Is the property in a special taxation program, land-use program, or subject to a conservation easement?

Yes

No

Environmental Features on or near the Subject Area

Indicate below all environmental features on or near the parcel(s). The questions below refer to maps that can be found on the [Kitsap County Planning and Regulatory maps webpage](#).

Bay, estuary, Puget Sound (see Critical Areas map)

- Yes
- No
- Don't know

Lake, pond, reservoir, gravel pit or quarry filled with water (see Critical Areas map)

- Yes
- No
- Don't know

River, stream, or creek (see Critical Areas map)

- Yes
- No
- Don't know

Wetlands (see Critical Areas map)

- Yes
- No
- Don't know

Describe type if yes to wetlands

Based on Kitsap County GIS data, wetlands and/or an intermittent stream may be located near the north boundary of parcel 292401-4-029-2003.

Describe any wetland reports, if available

None available.

Endangered or threatened species

- Yes
- No
- Don't know

Frequently Flooded Areas (FEMA Flood Zone; see Critical Areas map)

- Yes
- No
- Don't know

Geologically Hazardous Areas (see Critical Areas Map)

- Yes
- No
- Don't know

Select the type of geologically hazardous areas

- High Geological Hazard Area
- Moderate Geological Hazard Area

Describe the type of geologically hazardous areas (see Landslides map, Erosion map, Seismic map)

Slopes on the property range up to about 30%.

Critical Aquifer Recharge Area (see Critical Aquifer Recharge Area map)

- Yes
- No
- Don't know
-

Utilities

Indicate below all utilities currently servicing the parcel(s).

Water

- Yes
- No
- Don't know

Sewer

- Yes
- No
- Don't know

Power

- Yes
- No
- Don't know

Name of power provider

Puget Sound Energy

Other

- Yes
 - No
 - Don't know
-

Land use & Zoning

Applicants should reference the linked maps to identify the current Comprehensive Plan land use map designation/zoning map classification and, if applicable, the shoreline environment designation, of the parcel(s) listed above.

Applicants should ensure they understand the intended purpose of the designation/zone being requested. Refer to this [matrix](#) to review the purpose of applicable designation/zones. Contact the Department of Community Development if you have questions regarding the purpose of a designation/zone, allowed uses, and applicable development regulations.

For this section, use the following maps: [Comprehensive Plan Land Use Map](#), [Zoning Map](#) and [Shoreline Environment Map](#).

Choose current Land Use Designation and Zoning Classification

- Land Use: Rural Residential; Zoning: Rural Residential
- Land Use: Rural Protection; Zoning: Rural Protection
- Land Use: Rural Wooded; Zoning: Rural Wooded

- Land Use: Forest Resource Lands; Zoning: Forest Resource Lands
- Land Use: Mineral Resource Overlay; Zoning: any underlying zoning map classification
- Land Use: Urban Low-Density Residential; Zoning: Urban Restricted
- Land Use: Urban Low-Density Residential; Zoning: Greenbelt
- Land Use: Urban Low-Density Residential; Zoning: Urban Low Residential
- Land Use: Urban Low-Density Residential; Zoning: Urban Cluster Residential
- Land Use: Urban Medium-Density Residential; Zoning: Urban Medium Residential
- Land Use: Urban High-Density Residential; Zoning: Urban High Residential
- Land Use: Urban High Intensity Commercial; Zoning: Commercial
- Land Use: Urban High Intensity Commercial; Zoning: Regional Center
- Land Use: Urban Low Intensity Commercial; Zoning: Urban Village Center
- Land Use: Urban Low Intensity Commercial; Zoning: Neighborhood Commercial
- Land Use: Urban Low Intensity Commercial; Zoning: Low Intensity Commercial
- Land Use: Urban Industrial; Zoning: Business Park
- Land Use: Urban Industrial; Zoning: Business Center
- Land Use: Urban Industrial; Zoning: Industrial

Calculate the residential density allowable under the current zoning classification. Minimum density is calculated based on net developable acres. Maximum density is calculated based on gross acres. [See example.](#)

Minimum dwelling units allowable:

Maximum dwelling units allowable:

Choose requested Comprehensive Plan land Use map designation and zoning map classification

- Land Use: Forest Resource Lands; Zoning: Forest Resource Lands Land Use: Mineral Resource Overlay; Zoning: no change to underlying zoning map classification
- Land Use: Urban Low-Density Residential; Zoning: Urban Restricted (UR)
- Land Use: Urban Low-Density Residential; Zoning: Greenbelt (GB)
- Land Use: Urban Low-Density Residential; Zoning: Urban Low Residential (UL)
- Land Use: Urban Low-Density Residential; Zoning: Urban Cluster Residential (UCR)
- Land Use: Urban Medium-Density Residential; Zoning: Urban Medium Residential (UM)
- Land Use: Urban High-Density Residential; Zoning: Urban High Residential (UH)
- Land Use: Urban High Intensity Commercial; Zoning: Commercial (C)
- Land Use: Urban High Intensity Commercial; Zoning: Regional Center (RC)
- Land Use: Urban Low Intensity Commercial; Zoning: Urban Village Center (UVC)
- Land Use: Urban Low Intensity Commercial; Zoning: Neighborhood Commercial (NC)
- Land Use: Urban Low Intensity Commercial; Zoning: Low Intensity Commercial (LIC)
- Land Use: Urban Industrial; Zoning: Business Park (BP)
- Land Use: Urban Industrial; Zoning: Business Center (BC)
- Land Use: Urban Industrial; Zoning: Industrial (IND)

Calculate the residential density allowable under the requested zoning classification. Minimum density is calculated based on net developable acres. Maximum density is calculated based on gross acres. [See example.](#)

Minimum dwelling units allowable:

6

Maximum dwelling units allowable:

6

Current shoreline environment designation, if applicable

- Not applicable
- High Intensity
- Shoreline Residential
- Urban Conservancy
- Rural Conservancy
- Natural
- Aquatic

Description

Describe why you are requesting this site-specific amendment.

The subject property is located adjacent to the existing Kitsap Reclamation and Materials (KRMI) basalt quarry. The KRMI quarry has been operating for over 20 years and is reaching the end of its rock reserves. The area of the site-specific amendment is part of the same basalt formation as the existing KRMI quarry, and establishing a Mineral Resource overlay on this property will be a first step in enabling KRMI to extend its operations into the subject property, and continue operations for an estimated additional 20 year period.

Describe the anticipated impacts of the proposed amendment that are not already described in the SEPA checklist.

None.

Optional: Describe any additional relevant information you want considered that is not otherwise captured in this application, review criteria narrative, or SEPA checklist.

None.



Kitsap County
Annual Comprehensive Plan Amendment Process for 2018



Site-Specific Amendment Application
Review Criteria Narrative

Instructions: This document must be completed and submitted with your site-specific Comprehensive Plan amendment application form.

Introduction

Each proposed amendment to the Comprehensive Plan must demonstrate how the review criteria from Kitsap County Code (KCC 21.08.070) have been met. These criteria are used by the Department of Community Development in developing its recommendation, the Planning Commission in reaching its recommendation, and the Board of County Commissioners in making its decision. The following are the review criteria applicable to site-specific amendments rephrased in the form of questions.

Review Criteria: General

All applicants must answer the questions in this section.

1. How have the circumstances related to the proposed amendment and/or the area in which the property affected by the proposed amendment is located substantially changed since the adoption of the Comprehensive Plan or applicable development regulations?

The KRMI quarry located adjacent to the proposed amendment area has been in operation for over 20 years. Rock reserves at the existing KRMI quarry have been depleted to the point that approximately 5 years of reserves remain available for extraction. All the existing Mineral Resource area at the KRMI quarry site is currently being mined, so expansion of operations within the existing quarry footprint and currently zoned Mineral Resource (MR) area is not feasible.

The development, approval and implementation of a quarry expansion plan is estimated to require approximately 5-years to complete. The proposed Mineral Resource overlay amendment is therefore being proposed now to allow sufficient time to develop plans, obtain permits and complete site preparation prior to exhausting mineral reserves on the existing quarry and MR zoned property.

2. How are the assumptions upon which the Comprehensive Plan is based no longer valid, or is there new information available which was not considered during the adoption of, or during the last annual amendment to, the Comprehensive Plan or development regulations?

The assumptions of the Comprehensive Plan related to Mineral Resource Lands remain valid: Protect rock deposits that have been identified as significant commercial quality deposits. The Comprehensive Plan policies related to Mineral Resources generally encourages appropriate sites to be identified by land owners, with subsequent protection of the mineral resource lands via zoning overlays until such time that Kitsap County completes a more comprehensive geologic study of County-wide mineral resources.

3. How is the requested amendment in the public interest and the proposal consistent with the Kitsap County Comprehensive Plan?

Mineral resources are needed to construct public infrastructure, private industry, commercial and residential development. To be cost effective and affordable to consumers, these mineral resources need to be located relatively close to population centers and transportation networks. The KRMI quarry is the only fully operating basalt quarry serving the central-south Kitsap area, that is also located close to major transportation networks and existing water supply infrastructure and has the potential to provide significant long-term mineral reserves.

Adding the MR designation to lands adjacent to the KRMI quarry that are known to contain significant mineral resources will help to ensure that affordable rock-related building materials continue to be available in Kitsap County.

Additional Review Criteria: All Site-specific Amendments

All applicants must answer the questions in this section.

4. How will the proposed amendment meet concurrency requirements for transportation, sewer and water, and not result in significant adverse impacts on adopted level of service standards for other public facilities and services, such as police, fire and emergency medical services, park services, and general government services? Explain or attach documentation.

The site is served by adequate infrastructure to support the proposed use. Site access is from an existing road, which has good access to the regional road system. The site has water service from the City of Bremerton and can support stormwater facilities. No land use or development activities are contemplated at the site that would generate wastewater. Electrical power is located on the site

The existing KRMI quarry road approach at Sherman Heights Road is adequate to support the proposed use of the site. No increase in traffic over existing conditions is expected. Traffic volumes are expected to remain consistent with current operations since the MR overlay will allow operations to continue for a longer period but will not increase the average daily volume. A traffic study would be conducted if necessary as part of future site development to identify potential impacts and mitigation measures to ensure safe and efficient traffic at the site. No increase in other public facilities or services are required.

5. How is the proposed amendment consistent with the balance of the goals, policies and objectives of the Kitsap County Comprehensive Plan and reflect the local circumstances of the county?

The amendment protects a significant commercial quality mineral resource that is in an optimal location. The MR amendment proposal is located adjacent to an existing well-established quarry where necessary infrastructure (water, transportation, stormwater facilities and electricity) are readily available and established. The site is compatible with adjacent land uses that consist of the existing KRMI quarry, Industrial (electrical substations), and commercial forestry. There are few if any sensitive

environmental resources on or adjacent to the site. A potential wetland that is adjacent to the north portion of one parcel can be effectively protected via buffers and setbacks.

The proposed MR overlay area is within a well-known mineral resource (rock) area. It is well documented that the basalt outcropping associated with the Crescent formation (that includes Green Mountain) extends through the subject property and into the existing KRMI quarry. Basalt rock is present at the ground surface and extends to depths of at least 500-ft to more than 2,000-ft below the ground surface. Pursuant to Comprehensive Plan policy RL-58, a Geologic Study has been prepared to support designation of the Mineral Resource area. This report is provided as an attachment to the amendment proposal application.

The proposal is consistent with Kitsap County Comprehensive Plan by protecting mineral resources, while not negatively affecting sensitive environmental critical areas, or adjacent land uses. The proposal will maintain the traditional character and appearance of the Gorst area, which has supported industrial operations for well over 50-years.

The MR overlay will contribute to a diversified economy that provides living wage jobs for residents, supported by adequate land for a range of employment uses and that encourages accomplishment of local economic development goals. Kitsap County has few mineral resources that can be economically developed while also being compatible with area land use. This is particularly true for basalt quarries, which are relatively uncommon geologic features in our region. The subject property can be economically developed and has been shown to be compatible with area land use. Protection of this property as a mineral resource site will help to ensure that Kitsap County has adequate quantities of building materials at reasonable prices today and in the future.

6. How is the subject parcel(s) suitable for the requested land use designation based upon, but not limited to, access, provision of utilities, consistency with existing and planned uses, environmental constraints and compatibility with the neighborhood?

The proposed MR amendment parcels are suitable for the proposed designation as described below:

Access: The property will be accessed from the existing adjacent KRMI quarry on existing gravel service roads. Access to public roads will be via the existing KRMI road approach to Sherman Heights Road. The project will connect to existing roads and road approaches approved by Kitsap County as part of the original KRMI development plan. The quarry has operated for over 20 years and these transportation facilities have proven to be suitable for the proposed use. Truck traffic associated with the proposal is expected to be consistent with existing operations. Traffic from quarry operations will extend for a longer duration but is not expected to exceed current volumes.

Utilities: Water, sewer, stormwater facilities and electrical power are currently available at the KRMI quarry. These utilities will not need to be extended to the proposed MR area because rock will be transported from the MR lands to the existing crushing plant and scales located at the KRMI quarry.

Consistency with Existing Uses: The site is compatible with adjacent land uses that consist of the existing KRMI quarry to the east, Industrial (electrical substations) to the north and south, and commercial forestry to the west.

Consistency with Planned Uses: Planned uses in the area are a combination of Industrial and Forestry. The proposal is consistent with these uses. The property is located adjacent to the Gorst UGA. The Gorst Subarea Plan prepared by the City of Bremerton acknowledges and supports the existing KRMI mine operation and proposes a mixed use following completion of mining activities. Since the KRMI quarry will continue to operate the mine site, the proposed MR overlay is consistent with the Gorst Subarea Plan.

Environmental constraints: There are few environmental constraints on the site based on existing, available resources. The only known potential sensitive environmental resource consists of a potential wetland area that may be adjacent to the north portion of one parcel. This potential wetland can be effectively protected via buffers and setbacks.

Compatibility with Neighborhoods: The property is in an area generally compatible with industrial related activities. The existing quarry has operated immediately adjacent to the site for many years. Adjacent zoning is primarily Industrial and forestry. There are no established neighborhoods near the site. Approximately two single family homes on large lots are located to the south of the subject parcels, and four single family homes to the north. These residences are also located relatively near the boundary of the existing KRMI quarry property. The nearest established neighborhood is on Quarry Street, which is approximately 1,500-ft from the subject parcels, and 300-ft from the existing KRMI quarry.

7. How does the proposed amendment not materially affect the land uses and growth projections which are the basis for the Comprehensive Plan, and reflect local circumstances in the county?

The proposed amendment does not affect land use or growth projections. The proposal is for a Mineral Resource overlay which would change land use from a forestry resource use, to a mineral resource use. The proposal does not modify the underlying zoning designation. There is no population allocation associated with this proposal. The proposed amendment does not change growth projections, or infrastructure concurrency requirements.

8. How does the proposed amendment not materially affect the adequacy or availability of urban facilities and services to the immediate area or the overall area of the urban growth area?

The property proposed for MR designation is not located in a UGA. The proposed Mineral Resource overlay will not require urban services since is not an urban use. Water, sewer, roads and other utilities that may be needed to support mineral extraction on the proposed MR properties will be minimal, and these facilities and services are available at the existing KRMI quarry.

9. How is the proposed amendment consistent with the Growth Management Act ([RCW 36.70A](#)), [Kitsap County-wide Planning Policies](#), state and local laws and other applicable inter-jurisdictional policies or agreements?

The proposal is consistent with protection of commercially significant mineral resource lands, as well as protection of sensitive environmental resources and adjacent land uses. It is also consistent with concurrency requirements that stipulate that appropriate infrastructure be in place to support proposed development. This is consistent with the GMA, Comprehensive Plan and County-wide planning policies. The proposed amendment does not change underlying land use, population allocation, concurrency or provision of urban services.

The property is not located in a UGA but is adjacent to the Gorst UGA. The Gorst Subarea Plan prepared by the City of Bremerton acknowledges and supports the existing KRMI mine operation and proposes a mixed use following completion of mining activities. Since the KRMI quarry will continue to operate the mine site, the proposed MR overlay is consistent with the Gorst Subarea Plan.

Additional Review Criteria: Site-Specific Amendments within an Urban Growth Area (UGA)

Only applicants submitting proposals within [Urban Growth Areas](#) must answer the questions in this section.

Urban Growth Area (UGA)	Affiliated Jurisdiction
Poulsbo UGA	City of Poulsbo
East Bremerton UGA	City of Bremerton
West Bremerton UGA	City of Bremerton
Gorst UGA	City of Bremerton
Puget Sound Industrial Center UGA	City of Bremerton
ULID No. 6/McCormick UGA	City of Port Orchard
South Kitsap/Port Orchard UGA	City of Port Orchard
Silverdale UGA	Kitsap County (not currently associated with a city)
Kingston UGA	Kitsap County (not currently associated with a city)
Central Kitsap UGA	Kitsap County (not currently associated with a city)

10. Does the jurisdiction affiliated with the UGA have the capability and capacity to provide urban level services to the area subject to this proposal? Explain or attach documentation.

Urban services include those public services and public facilities at an intensity historically and typically provided in cities, specifically including storm and sanitary sewer systems, domestic water systems, street cleaning services, fire and police protection services, public transit services, and other public utilities associated with urban areas and normally not associated with rural areas [RCW 36.70A.030(20)].

Not applicable. The project area is not within a UGA.

11. How is this proposal consistent with the Comprehensive Plan of the jurisdiction affiliated with the UGA?

Not applicable. The project area is not within a UGA.

12. How does this proposal meet the transportation standards of the jurisdiction affiliated with the UGA? Explain or attach documentation.

Not applicable. The project area is not within a UGA.



Kitsap County
Annual Comprehensive Plan Amendment Process for 2018

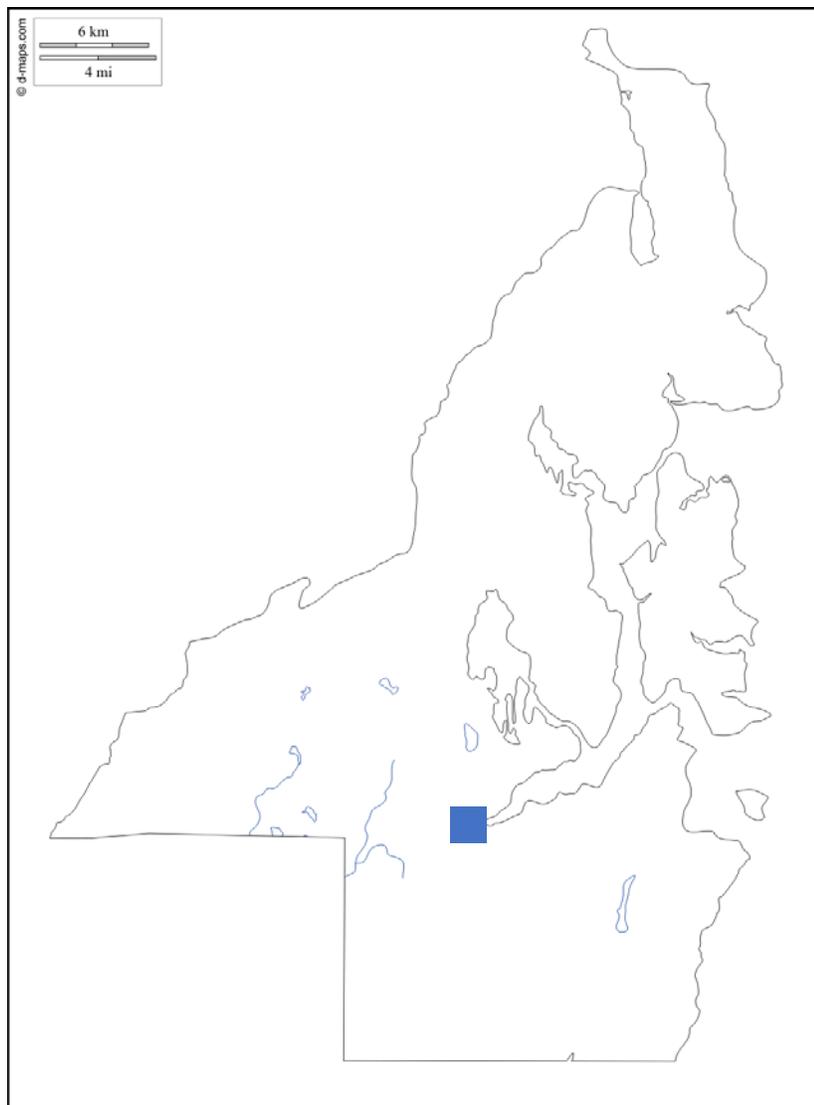


Site-Specific Amendment Application
Maps

Instructions: A vicinity map and site map must be submitted with your site-specific Comprehensive Plan amendment application form. You may complete and submit this document or prepare and submit comparable maps of your own making formatted for 8.5" x 11" paper. You may print, mark-up, and submit a scanned copy of this document. [See example maps.](#)

Vicinity Map

Move the blue square (in MS-Word: left-click and drag the blue square) to mark the general location of your site-specific amendment on the vicinity map provided below. You may also use your own method to mark the general location.



Kitsap County Department of Community Development
614 Division Street MS-36 • Port Orchard, WA 98366-4682
(360) 337-5777 • Fax (360) 337-4925 • www.kitsapgov.com/dcd
Toll Free From: Bainbridge Is. 842-2061 • Olalla 851-4147

Site Map

Got to the [Kitsap Parcel Search Map](#) and zoom into the subject parcel(s). Insert a digital image (e.g. “screen snip”, “screenshot”, or “print screen”) of the subject parcel(s) and adjacent streets, fit the image to this page, and clearly outline the subject parcel(s). You can modify the shape of the existing blue polygon (in MS-Word: right click the blue box, select “edit points”, and edit the shape by right-clicking the points as needed) or you may use your own method to clearly outline the subject parcel(s).



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SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

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.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [\[HELP\]](#)

1. Name of proposed project, if applicable:

Kitsap Reclamation and Materials, Inc. (KRMI)
Mineral Resource Overlay, Comprehensive Plan Amendment

2. Name of applicant:

Kitsap Reclamation and Materials, Inc.

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

Pat Lockhart
Kitsap Reclamation and Materials, Inc.
3020 Sherman Heights Road
Bremerton, WA 98312
Ph. 360.479.4659

4. Date checklist prepared:

January 28, 2018

5. Agency requesting checklist:

Kitsap County Department of Community Development

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

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

Engineering plans and permit applications for the new mineral resource area would likely be developed in the 2019-2021 period, with final permits and approvals expected approximately 2023.

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

KRMI Mineral Resource Overlay Geologic Report, 2018

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.

None known.

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

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.)

The proposal consists of an amendment to the Kitsap County Comprehensive Plan for a 69-acre Mineral Resource (MR) overlay on two parcels of rural forest property located adjacent to the existing Kitsap Reclamation and Materials, Inc. (KRMI) basalt quarry located in the Gorst vicinity of Kitsap County, Washington.

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.

The site is north of Sherman Height Road in Section 29, Township 24 North, Range 1 East, Willamette Meridian.

B. Environmental Elements [\[HELP\]](#)

1. Earth [\[help\]](#)

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

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

The steepest slopes on the site are approximately 30 percent.

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 agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Basalt outcroppings occur throughout the site and typically extends to depths of more than 1,000-ft below the ground surface.

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

No.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

There is no fill or excavation associated with the MR overlay amendment. Excavation would be associated with a future mine development proposal that would be developed at a later date. The MR overlay area is estimated to contain approximately 1.5 to 2.5 million cubic yards of mineral resources.

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

Yes. Excavation work conducted under the future development of the site would disturb earth and, consequently, there would be a potential for erosion to occur during rainfall.

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

Future development of the MR area may create approximately 0.5-ac of new impervious surfaces associated with a new access road. This new impervious surface represents less than one percent of the total site area.

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

All stormwater runoff would be routed to on-site stormwater facilities that are designed, constructed, and operated in accordance with Kitsap County and NPDES stormwater permit requirements. The design of stormwater BMPs would address requirements for temporary sediment and erosion control during excavation operations, and after all mining phases are completed. A Water Quality Monitoring Plan would be developed and implemented at the site in accordance with NPDES Permit requirements.

2. Air [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Emissions typical at heavy construction sites such as dust and diesel odors would be expected.

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

There are no off-site sources of emissions or odor that would affect this proposal.

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

The site would comply with applicable air quality related regulations and guidelines. Unpaved access roads, the excavation area, stockpiles of bulk material would be watered to reduce dust as needed. Belt conveyors would be used to move material within the site in conjunction with trucks and loaders when possible. All equipment would meet current emission standards.

3. Water [\[help\]](#)

- a. Surface Water: [\[help\]](#)

- 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 stream or river it flows into.

The site is located in the basin of an unnamed independent tributary to Sinclair Inlet that is not known to support salmonids. An intermittent stream and wetland are located adjacent to the site. Because of the intermittent flow, small size, and the separation by culverts to other stream systems, the wetlands and streams adjacent to the site have a low rating for fish habitat.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

Undisturbed natural vegetation within the permanent site buffer areas would be maintained. Following reclamation, the site would be re-vegetated with trees, shrubs and native grasses consistent with the surrounding area.

- 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 amount of 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 Water: [\[help\]](#)

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No .

- 2) Describe waste material 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 stormwater):

- 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.

Stormwater runoff would be generated from precipitation falling on the site. Permanent and temporary ditches, swales, sediment traps and other stormwater best management practices (BMPs) would be used through out the site to provide stormwater collection, conveyance, treatment and control. Stormwater would be treated prior to discharge to the intermittent stream that passes through the site and eventually discharges to Sinclair Inlet approximately 1 mile downstream. All stormwater would be treated prior to discharge. No stormwater would discharge to Gorst Creek.

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

Contaminants may be introduced into the ground or surface water from mining related activities such as the use of mechanical equipment that uses fuel, oil and lubricants. There is potential for these chemicals to be released to the surface water and shallow groundwater during routine equipment operations and maintenance, or during an accidental spill. The SWPPP that would be prepared for the site would contains BMPs for regular inspection and maintenance of equipment to reduce the potential for contamination of surface water and groundwater. The SWPPP would also include a spill prevention and emergency cleanup plan describing the response procedure to an emergency in case a spill does occur.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No .

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

Development of the future mine site would comply with all applicable Kitsap County and state NPDES Stormwater Permit requirements including water quality and quantity control, pollution prevention, spill control, monitoring and BMP operation and maintenance.

4. **Plants** [\[help\]](#)

- a. Check the 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
 Orchards, vineyards or other permanent crops.
 wet soil plants: cattail, buttercup, bullrush, 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?

Existing trees, grass and shrubs would be removed from the site as part of mining and excavation. The majority of the project area is vegetated primarily with shrubs due to recent logging. All natural vegetation in permanent critical area and perimeter property buffers would be preserved.

- c. List threatened and 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:

Site re-vegetation would be done as part of reclamation and would consist of grasses, native trees and shrubs. Measures to protect plants include minimizing the amount of vegetative disturbance, and replacing vegetation through site reclamation activities.

- e. List all noxious weeds and invasive species known to be on or near the site.

Himalayan blackberry and Scots Broom.

5. **Animals** [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other: coyote, racoon, rabbit
fish: bass, salmon, trout, herring, shellfish, other _____

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

None .

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

No .

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

Wildlife would be protected by maintaining and protecting the permanent natural vegetation buffer on the perimeter of the site, and by implementing BMPs to control silt or sediment. Mining activities would likely cause wildlife in the immediate vicinity to relocate.

e. List any invasive animal species known to be on or near the site.

None known.

6. Energy and Natural Resources [\[help\]](#)

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

Petroleum products to operate excavation and hauling equipment.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally 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 [\[help\]](#)

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.

Environmental health hazards could result from a spill of fuel and/or oil from operating equipment or released during an accident.

- 1) Describe any known or possible contamination at the site from present or past uses.

None known.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

None. Petroleum storage would occur on the adjacent KRMI quarry site.

- 4) Describe special emergency services that might be required.

None.

- 5) Proposed measures to reduce or control environmental health hazards, if any:

Environmental health hazards that could result from a spill of fuel and/or oil from operating equipment would be addressed within the SWPPP that would be prepared for the site. The SWPPP would include a preventative maintenance plan, a spill prevention and control plan, and specifications for on-site spill containment equipment and emergency reporting procedures that would be implemented in the event of a spill.

Equipment accidents would be reduced through conformance with federal Mine Safety and Health Administration (MSHA) and state Labor and Industries safety requirements.

b. Noise

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

None. Noise from the adjacent KRMI quarry would not affect this proposal.

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

Noise would result from heavy equipment, principally excavating equipment and dump trucks. There would be an increase in noise on

adjacent properties from initial construction and ongoing mining operations.

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

The future design of the site would help to control noise by ensuring that noise-generating equipment is shielded from adjacent properties by earthen berms, slopes, and natural vegetation. The excavation area would be separated from the majority of adjacent residential properties by existing industrial operations. Berms, slopes, and buffers would be used to help reduce noise to adjacent properties.

8. Land and Shoreline Use [\[help\]](#)

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The proposed MR overlay area is undeveloped brush and trees and is crossed by several roads and electrical power lines. About 90 percent of the existing site has been recently logged.

To the east is the existing KRMI basalt quarry and related activities. Adjacent property to the south and north is generally Industrial (electrical substations) and Rural Protection zoning. The surrounding property to the west is undeveloped forest owned by the City of Bremerton.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

69-acres of forest land would be converted to Mineral Resource land.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No .

c. Describe any structures on the site.

None .

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

No .

e. What is the current zoning classification of the site?

Rural Protection.

f. What is the current comprehensive plan designation of the site?

Rural Protection.

g. If applicable, what is the current shoreline master program designation of the site?

Not applicable.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

Portions of the site have been classified as Geologic Hazards due to steep slopes.

i. Approximately how many people would reside or work in the completed project?

None.

j. Approximately how many people would the completed project displace?

None.

k. Proposed measures to avoid or reduce displacement impacts, if any:

None.

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

Future mining would occur on a site that is approved for mineral resource extraction. The MR site is located in an industrial area with a history of site uses including surface mining, utility corridors and industrial activity. The proposal would allow the property to be mined and developed in coordination with the adjacent quarry site resulting in a more efficient use of the site and its mineral resources.

The proposal is to protect significant rock deposits via designating mineral resource land. The KRMI quarry is one of only two currently operating basalt quarries in Kitsap County. Kitsap County has few mineral resources that can be economically developed while also being compatible with area land use. This is particularly true for basalt quarries, which are relatively uncommon geologic features in this region.

- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

Not applicable.

9. **Housing** [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

None.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None.

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

None.

10. **Aesthetics** [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Not applicable.

- b. What views in the immediate vicinity would be altered or obstructed?

None.

- b. Proposed measures to reduce or control aesthetic impacts, if any:

Aesthetic considerations would consist of retaining native vegetation in buffer areas, ensuring the proposed facilities are consistent and compatible with adjacent land use, and designing appropriate site reclamation.

11. **Light and Glare** [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Light and glare could be produced by equipment operation, primarily during daylight hours. Light and glare could also be produced by traffic on Sherman Heights Road during daylight hours.

b. 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 [\[help\]](#)

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

None .

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 [\[help\]](#)

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe.

No .

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

None .

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

Review of State Department of Archaeology and Historic Preservation on line database.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

If archaeological remains of any kind are encountered during the project, work would be halted in the immediate vicinity until the significance of the resource could be evaluated by a qualified archaeologist. The Washington State Office of Archaeology and Historic Preservation and local tribal officials (Suquamish) would be consulted to determine an appropriate course of action.

14. **Transportation** [\[help\]](#)

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

The site would be accessible from an existing access on Sherman Heights Road.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

The proposal would not require public transit. The site is served by a Kitsap Transit bus service in the Gorst vicinity, approximately one mile from the site.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

None.

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

No.

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

Yes. The project site is located near an existing railroad. No railroad use is proposed as part of this proposal.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

Traffic volumes are expected to remain consistent with current operations since the MR overlay would allow operations to continue for

a longer period of time, but would not increase the average daily volume.

Based on existing operations, it is anticipated that approximately 60 truck/trailer trips (30 entering, and 30 exiting) would be generated on average per day with a peak hour estimated volume of about 18 truck/trailer trips (9 entering and 9 leaving). Based on existing operation, the project would generate peak hour trips between 8 AM and 9 AM as trucks stage at the site for the first daily haul.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No .

- h. Proposed measures to reduce or control transportation impacts, if any:

None. Currently, trucks enter and exit the site from Sherman Heights Road. Truck crossing signs have been installed on both the east and west bound lanes of Sherman Heights Road. In addition, a flashing light has been installed to warn west bound traffic of truck activity.

15. Public Services [\[help\]](#)

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

No .

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

None .

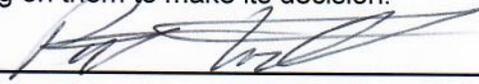
16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____
- c. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

None. Utilities would be provided on the adjacent KRMI quarry site.

C. Signature [\[HELP\]](#)

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:  _____

Name of signee _____ Pat Lockhart _____

Position and Agency/Organization _____ Owner, KRMI _____

Date Submitted: 1-31-18

D. Supplemental sheet for nonproject actions [\[HELP\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

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?

Discharge to Water: Development of the site that would occur after the MR designation has potential to have discharges to water due to the land disturbing nature of mining operations. This potential is not considered significant however due to the lack of perennial surface water areas on the site and best management practices that would be implemented as described below. Based on existing information, a seasonal intermittent drainage and a wetland are located adjacent to the site.

Air Emissions: Emissions typical at heavy construction sites such as dust and diesel odors would be expected.

Production, Storage or Release of Hazardous Substances: Potentially hazardous substances at the site would consist of petroleum products for operation of machinery. Contaminants therefore have potential to be introduced into the ground or surface water from activities such as the use of mechanical equipment requiring fuel, oil, and lubricants. There is potential for these chemicals to be released to the surface water and shallow groundwater during routine equipment operations and maintenance, or during an accidental spill. However, this type of mining operation is essentially a simple process of loading materials and therefore does not pose a serious risk of introducing contaminants. No petroleum products or other hazardous substances are expected to be stored on the site.

Production of Noise: Noise would result from heavy equipment, principally excavating equipment and dump trucks. There would be an increase in noise on adjacent properties from initial construction and ongoing mining operations.

Proposed measures to avoid or reduce such increases are:

Under the proposal, all stormwater runoff would be routed to on-site stormwater facilities that are designed, constructed, and operated in accordance with Kitsap County and NPDES stormwater permit requirements. The design of stormwater BMPs would address requirements for temporary sediment and erosion control during excavation

operations and after all mining phases are completed. A Water Quality Monitoring Plan would be developed and implemented at the site in accordance with NPDES Permit requirements.

Unpaved access roads, the excavation area, stockpiles of bulk material would be watered to reduce dust as needed. Belt conveyors would be used to move material within the site in conjunction with trucks and loaders when possible. All equipment would meet current emission standards.

The Storm Water Pollution Prevention Plan (SWPPP) that would be prepared for the site would contain BMPs for regular inspection and maintenance of equipment to reduce the potential for contamination of surface water and groundwater. The SWPPP would also include a spill prevention and emergency cleanup plan describing the response procedure to an emergency in case a spill does occur.

The design of the site would help to control noise by ensuring that noise-generating equipment is shielded from adjacent properties by earthen berms, slopes, and natural vegetation. The excavation area would be separated from the majority of adjacent residential properties by existing industrial operations. Berms, slopes, and buffers would help to reduce noise to adjacent properties.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

The proposal would result in the removal of most vegetation from the site as part of site excavation which would affect wildlife habitat. Noise from mining activities would likely discourage most wildlife use of the site. The effect to habitat on the site is not expected to be significant based on the absence of streams and wetlands on the site, recent logging and the presence of extensive forest lands that surround much of the property. The habitat value of the site is considered relatively low due to slopes, electrical utility corridors, adjacent industrial activity, and presence of basalt bedrock at or near the soil surface.

The site is located in the basin of an unnamed independent tributary to Sinclair Inlet that is not known to support salmonids. An intermittent stream is located adjacent to the site. Because of the intermittent flow, small size, and the separation by culverts to other stream systems, the wetlands and streams adjacent to the site have a low rating for fish habitat.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

Buffer areas would be maintained as required by County regulations. Undisturbed natural vegetation within the permanent site buffer areas would be maintained. Buffer areas may be enhanced with a screening berm and native plantings. Following reclamation, the site would be re-vegetated with trees and native grasses consistent with the surrounding area.

3. How would the proposal be likely to deplete energy or natural resources?

Petroleum products would be used to operate excavating equipment. Mineral resources would be removed from the site as part of mining activities. Electricity would be used to power the conveyor system.

Proposed measures to protect or conserve energy and natural resources are:

The nature of the project is to remove a natural resource (rock) for beneficial use.

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?

Not applicable. As described in (2) above, there is no critical habitat for ESA listed fish species on or adjacent to the site.

Proposed measures to protect such resources or to avoid or reduce impacts are:

None.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The proposal is not likely to affect land use in the area. The property is located in an area very compatible with mineral resource related activities. The existing quarry has operated immediately adjacent to the site for many years. Adjacent land uses are primarily industrial and rural forest.

This proposed mineral resource overlay would provide consistency with the applicants' adjacent operating quarry property and allow the property to be mined and developed in coordination with the adjacent quarry site. This would result in a more efficient use of the mineral resources available at the site.

Proposed measures to avoid or reduce shoreline and land use impacts are:

A detailed Reclamation Plan would be developed consistent with applicable local and state regulations and guidelines. This plan would describe the phased reclamation approach and schedule, topsoil conservation and replacement, erosion and slope stability control, and surface water and groundwater protection plans and facilities. The excavation plan for the site would be designed to shield mining operations from adjacent properties. The reclamation plan for the site would also provide for re-vegetation of mined areas. A permanent undisturbed buffer would be maintained between the site and the property boundary.

The reclamation concept for the site would be designed to provide a finished bottom grade that matches the elevation of the adjacent quarry. This would allow the site to be developed concurrent with or following reclamation of the existing quarry operations. Site reclamation would include re-vegetation of the excavated site to enhance drainage characteristics, control soil erosion, and present an attractive visual appearance. Re-vegetation would likely include planting of native trees, shrubs, and grasses.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

The site is served by adequate infrastructure to support the proposed use. Site access is from an existing road, and has good access to the regional road system. The site has water service from the City of Bremerton, and can support stormwater facilities. No land use or development activities are contemplated at the site that would generate wastewater. Electrical power is located on the site.

Proposed measures to reduce or respond to such demand(s) are:

Public services and utilities are adequate to serve the proposed use. The existing road approach at Sherman Heights Road is adequate to support the proposed use of the site. No increase in traffic over existing conditions is expected. A traffic study would be conducted if necessary to identify potential impacts and mitigation measures to ensure safe and efficient traffic at the site. A fence would be constructed around the entire site for security control and safety.

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

There are no expected conflicts with local, state, or federal laws or requirements for the protection of the environment.

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

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.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [\[HELP\]](#)

1. Name of proposed project, if applicable:

Kitsap Reclamation and Materials, Inc. (KRMI)
Mineral Resource Overlay, Comprehensive Plan Amendment

2. Name of applicant:

Kitsap Reclamation and Materials, Inc.

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

Pat Lockhart
Kitsap Reclamation and Materials, Inc.
3020 Sherman Heights Road
Bremerton, WA 98312
Ph. 360.479.4659

4. Date checklist prepared:

January 28, 2018

5. Agency requesting checklist:

Kitsap County Department of Community Development

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

Correction: Determination regarding the proposed Comprehensive Plan site-specific amendment would likely occur by December, 2018.

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

Engineering plans and permit applications for the new mineral resource area would likely be developed in the 2019-2021 period, with final permits and approvals expected approximately 2023.

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

KRMI Mineral Resource Overlay Geologic Report, 2018

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.

None known.

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

Correction: The future proposed use, mineral resource extraction, will require a Conditional Use Permit from Kitsap County prior to development activities occurring on the site.

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.)

The proposal consists of an amendment to the Kitsap County Comprehensive Plan for a 69-acre Mineral Resource (MR) overlay on two parcels of rural forest property located adjacent to the existing Kitsap Reclamation and Materials, Inc. (KRMI) basalt quarry located in the Gorst vicinity of Kitsap County, Washington.

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.

The site is north of Sherman Height Road in Section 29, Township 24 North, Range 1 East, Willamette Meridian.

B. Environmental Elements [\[HELP\]](#)

1. Earth [\[help\]](#)

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

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

The steepest slopes on the site are approximately 30 percent.

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 agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Basalt outcroppings occur throughout the site and typically extends to depths of more than 1,000-ft below the ground surface.

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

No. **Correction: Kitsap County Erosion Hazard Map dated February 23, 2017 identify potentially severe and very severe erosion hazard areas located on the subject site.**

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

There is no fill or excavation associated with the MR overlay amendment. Excavation would be associated with a future mine development proposal that would be developed at a later date. The MR overlay area is estimated to contain approximately 1.5 to 2.5 million cubic yards of mineral resources.

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

Yes. Excavation work conducted under the future development of the site would disturb earth and, consequently, there would be a potential for erosion to occur during rainfall.

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

Future development of the MR area may create approximately 0.5-ac of new impervious surfaces associated with a new access road. This new impervious surface represents less than one percent of the total site area.

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

Correction: This is a non-project application. Future development activities will require a conditional use permit and additional environmental review to determine and mitigate impacts. All stormwater runoff would be routed to on-site stormwater facilities that are designed, constructed, and operated in accordance with Kitsap County and NPDES stormwater permit requirements. The design of stormwater BMPs would address requirements for temporary sediment and erosion control during excavation operations, and after all mining phases are completed. A Water Quality Monitoring Plan would be developed and implemented at the site in accordance with NPDES Permit requirements.

2. Air [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Emissions typical at heavy construction sites such as dust and diesel odors would be expected.

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

There are no off-site sources of emissions or odor that would affect this proposal.

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

Correction: This is a non-project application. Future development activities will require a conditional use permit and additional environmental review to determine and mitigate impacts. The site would comply with applicable air quality related regulations and guidelines. Unpaved access roads, the excavation area, stockpiles of bulk material would be watered to reduce dust as needed. Belt conveyors would be used to move material within the site in conjunction with trucks and loaders when possible. All equipment would meet current emission standards.

3. Water [\[help\]](#)

- a. Surface Water: [\[help\]](#)

- 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 stream or river it flows into.

The site is located in the basin of an unnamed independent tributary to Sinclair Inlet that is not known to support salmonids. An intermittent stream and wetland are located adjacent to the site. Because of the intermittent flow, small size, and the separation by culverts to other stream systems, the wetlands and streams adjacent to the site have a low rating for fish habitat.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

Correction: This is a non-project application. Future development activities will require a conditional use permit and additional environmental review to determine and mitigate impacts. Undisturbed natural vegetation within the permanent site buffer areas would be maintained. Following reclamation, the site would be re-vegetated with trees, shrubs and native grasses consistent with the surrounding area.

- 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 amount of 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 Water: [\[help\]](#)

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No .

- 2) Describe waste material 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 stormwater):

- 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.

Stormwater runoff would be generated from precipitation falling on the site. Permanent and temporary ditches, swales, sediment traps and other stormwater best management practices (BMPs) would be used through out the site to provide stormwater collection, conveyance, treatment and control. Stormwater would be treated prior to discharge to the intermittent stream that passes through the site and eventually discharges to Sinclair Inlet approximately 1 mile downstream. All stormwater would be treated prior to discharge. No stormwater would discharge to Gorst Creek.

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

Contaminants may be introduced into the ground or surface water from mining related activities such as the use of mechanical equipment that uses fuel, oil and lubricants. There is potential for these chemicals to be released to the surface water and shallow groundwater during routine equipment operations and maintenance, or during an accidental spill. The SWPPP that would be prepared for the site would contains BMPs for regular inspection and maintenance of equipment to reduce the potential for contamination of surface water and groundwater. The SWPPP would also include a spill prevention and emergency cleanup plan describing the response procedure to an emergency in case a spill does occur.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No .

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

Correction: This is a non-project application. Future development activities will require a conditional use permit and additional environmental review to determine and mitigate impacts.

Development of the future mine site would comply with all applicable Kitsap County and state NPDES Stormwater Permit requirements including water quality and quantity control, pollution prevention, spill control, monitoring and BMP operation and maintenance.

4. **Plants** [\[help\]](#)

a. Check the 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

Orchards, vineyards or other permanent crops.

wet soil plants: cattail, buttercup, bullrush, 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?

Existing trees, grass and shrubs would be removed from the site as part of mining and excavation. The majority of the project area is vegetated primarily with shrubs due to recent logging. All natural vegetation in permanent critical area and perimeter property buffers would be preserved.

c. List threatened and 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:

Correction: This is a non-project application. Future development activities will require a conditional use permit and additional environmental review to determine and mitigate impacts to drainage patterns. Site re-vegetation would be done as part of reclamation and would consist of grasses, native trees and shrubs. Measures to protect plants include minimizing the amount of vegetative disturbance, and replacing vegetation through site reclamation activities.

e. List all noxious weeds and invasive species known to be on or near the site.

Himalayan blackberry and Scots Broom.

5. **Animals** [\[help\]](#)

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

Examples include:

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other: coyote, racoon, rabbit
fish: bass, salmon, trout, herring, shellfish, other _____

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

None .

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

No .

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

Correction: This is a non-project application. Future development activities will require a conditional use permit and additional environmental review to determine and mitigate impacts. Wildlife would be protected by maintaining and protecting the permanent natural vegetation buffer on the perimeter of the site, and by implementing BMPs to control silt or sediment. Mining activities would likely cause wildlife in the immediate vicinity to relocate.

e. List any invasive animal species known to be on or near the site.

None known.

6. Energy and Natural Resources [\[help\]](#)

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

Petroleum products to operate excavation and hauling equipment.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally 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 [\[help\]](#)

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.

Environmental health hazards could result from a spill of fuel and/or oil from operating equipment or released during an accident.

- 1) Describe any known or possible contamination at the site from present or past uses.

None known.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

None. Petroleum storage would occur on the adjacent KRMI quarry site.

- 4) Describe special emergency services that might be required.

None.

- 5) Proposed measures to reduce or control environmental health hazards, if any:

Correction: This is a non-project application. Future development activities will require a conditional use permit and additional environmental review to determine and mitigate impacts.

Environmental health hazards that could result from a spill of fuel and/or oil from operating equipment would be addressed within the SWPPP that would be prepared for the site. The SWPPP would include a preventative maintenance plan, a spill prevention and control plan, and specifications for on-site spill containment equipment and emergency reporting procedures that would be implemented in the event of a spill. Equipment accidents would be reduced through conformance with federal Mine Safety and Health Administration (MSHA) and state Labor and Industries safety requirements.

b. Noise

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

None. Noise from the adjacent KRMI quarry would not affect this proposal.

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

Noise would result from heavy equipment, principally excavating equipment and dump trucks. There would be an increase in noise on

adjacent properties from initial construction and ongoing mining operations.

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

Correction: This is a non-project application. Future development activities will require a conditional use permit and additional environmental review to determine and mitigate impacts.

The future design of the site would help to control noise by ensuring that noise-generating equipment is shielded from adjacent properties by earthen berms, slopes, and natural vegetation. The excavation area would be separated from the majority of adjacent residential properties by existing industrial operations. Berms, slopes, and buffers would be used to help reduce noise to adjacent properties.

8. Land and Shoreline Use [\[help\]](#)

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Correction: This is a non-project application. Future development activities will require a conditional use permit and additional environmental review to determine and mitigate impacts.

The proposed MR overlay area is undeveloped brush and trees and is crossed by several roads and electrical power lines. About 90 percent of the existing site has been recently logged.

To the east is the existing KRMI basalt quarry and related activities. Adjacent property to the south and north is generally Industrial (electrical substations) and Rural Protection zoning. The surrounding property to the west is undeveloped forest owned by the City of Bremerton.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

69-acres of forest land would be converted to Mineral Resource land.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No .

c. Describe any structures on the site.

None .

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

No .

e. What is the current zoning classification of the site?

Rural Protection.

f. What is the current comprehensive plan designation of the site?

Rural Protection.

g. If applicable, what is the current shoreline master program designation of the site?

Not applicable.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

Portions of the site have been classified as Geologic Hazards due to steep slopes.

i. Approximately how many people would reside or work in the completed project?

None.

j. Approximately how many people would the completed project displace?

None.

k. Proposed measures to avoid or reduce displacement impacts, if any:

None.

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

Correction: This is a non-project application. Future development activities will require a conditional use permit and additional environmental review to determine and mitigate impacts.

Future mining would occur on a site that is approved for mineral resource extraction. The MR site is located in an industrial area with a history of site uses including surface mining, utility corridors and industrial activity. The proposal would allow the property to be mined and developed in coordination with the adjacent quarry site resulting in a more efficient use of the site and its mineral resources.

The proposal is to protect significant rock deposits via designating mineral resource land. The KRMI quarry is one of only two currently operating basalt quarries in Kitsap County. Kitsap County has few mineral resources that can be economically developed while also being compatible with area land use. This is particularly true for basalt quarries, which are relatively uncommon geologic features in this region.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

Not applicable. **Correction: This is a non-project application. Future development activities will require a conditional use permit and additional environmental review to determine and mitigate impacts.**

9. Housing [\[help\]](#)

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

None.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None.

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

None. **Correction: This is a non-project application. Future development activities will require a conditional use permit and additional environmental review to determine and mitigate impacts.**

10. Aesthetics [\[help\]](#)

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Not applicable.

b. What views in the immediate vicinity would be altered or obstructed?

None.

b. Proposed measures to reduce or control aesthetic impacts, if any:

Correction: This is a non-project application. Future development activities will require a conditional use permit and additional environmental review to determine and mitigate impacts. Aesthetic considerations would consist of retaining native vegetation in buffer areas, ensuring the proposed facilities are consistent and compatible with adjacent land use, and designing appropriate site reclamation.

11. Light and Glare [\[help\]](#)

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Light and glare could be produced by equipment operation, primarily during daylight hours. Light and glare could also be produced by traffic on Sherman Heights Road during daylight hours.

b. 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 . **Correction: This is a non-project application. Future development activities will require a conditional use permit and additional environmental review to determine and mitigate impacts.**

12. Recreation [\[help\]](#)

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

None .

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 . **Correction: This is a non-project application. Future development activities will require a conditional use permit and additional environmental review to determine and mitigate impacts.**

13. Historic and cultural preservation [\[help\]](#)

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe.

No .

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

None .

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

Review of State Department of Archaeology and Historic Preservation on line database .

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

Correction: This is a non-project application. Future development activities will require a conditional use permit and additional environmental review to determine and mitigate impacts.

If archaeological remains of any kind are encountered during the project, work would be halted in the immediate vicinity until the significance of the resource could be evaluated by a qualified archaeologist. The Washington State Office of Archaeology and Historic Preservation and local tribal officials (Suquamish) would be consulted to determine an appropriate course of action.

14. Transportation [\[help\]](#)

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

The site would be accessible from an existing access on Sherman Heights Road.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

The proposal would not require public transit. The site is served by a Kitsap Transit bus service in the Gorst vicinity, approximately one mile from the site.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

None.

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

No.

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

Yes. The project site is located near an existing railroad. No railroad use is proposed as part of this proposal.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

Traffic volumes are expected to remain consistent with current operations since the MR overlay would allow operations to continue for

a longer period of time, but would not increase the average daily volume.

Based on existing operations, it is anticipated that approximately 60 truck/trailer trips (30 entering, and 30 exiting) would be generated on average per day with a peak hour estimated volume of about 18 truck/trailer trips (9 entering and 9 leaving). Based on existing operation, the project would generate peak hour trips between 8 AM and 9 AM as trucks stage at the site for the first daily haul.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No .

- h. Proposed measures to reduce or control transportation impacts, if any:

Correction: This is a non-project application. Future development activities will require a conditional use permit and additional environmental review to determine and mitigate impacts.

None. Currently, trucks enter and exit the site from Sherman Heights Road. Truck crossing signs have been installed on both the east and west bound lanes of Sherman Heights Road. In addition, a flashing light has been installed to warn west bound traffic of truck activity.

15. Public Services [\[help\]](#)

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

No .

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

None. **Correction: This is a non-project application. Future development activities will require a conditional use permit and additional environmental review to determine and mitigate impacts.**

16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site:

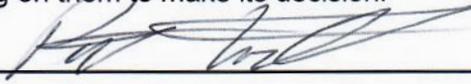
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____

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

None. Utilities would be provided on the adjacent KRMI quarry site.

C. Signature [\[HELP\]](#)

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:  _____

Name of signee _____ Pat Lockhart _____

Position and Agency/Organization _____ Owner, KRMI _____

Date Submitted: 1-31-18

D. Supplemental sheet for nonproject actions [\[HELP\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

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?

Discharge to Water: Development of the site that would occur after the MR designation has potential to have discharges to water due to the land disturbing nature of mining operations. This potential is not considered significant however due to the lack of perennial surface water areas on the site and best management practices that would be implemented as described below. Based on existing information, a seasonal intermittent drainage and a wetland are located adjacent to the site.

Air Emissions: Emissions typical at heavy construction sites such as dust and diesel odors would be expected.

Production, Storage or Release of Hazardous Substances: Potentially hazardous substances at the site would consist of petroleum products for operation of machinery. Contaminants therefore have potential to be introduced into the ground or surface water from activities such as the use of mechanical equipment requiring fuel, oil, and lubricants. There is potential for these chemicals to be released to the surface water and shallow groundwater during routine equipment operations and maintenance, or during an accidental spill. However, this type of mining operation is essentially a simple process of loading materials and therefore does not pose a serious risk of introducing contaminants. No petroleum products or other hazardous substances are expected to be stored on the site.

Production of Noise: Noise would result from heavy equipment, principally excavating equipment and dump trucks. There would be an increase in noise on adjacent properties from initial construction and ongoing mining operations.

Proposed measures to avoid or reduce such increases are:

Correction: This is a non-project application. Future development activities will require a conditional use permit and additional environmental review to determine and mitigate impacts. Under the proposal, all stormwater runoff would be routed to on-site stormwater facilities that are designed, constructed, and operated in accordance with Kitsap County and NPDES stormwater permit requirements. The design of stormwater BMPs would address requirements for temporary sediment and erosion control during excavation

operations and after all mining phases are completed. A Water Quality Monitoring Plan would be developed and implemented at the site in accordance with NPDES Permit requirements.

Unpaved access roads, the excavation area, stockpiles of bulk material would be watered to reduce dust as needed. Belt conveyors would be used to move material within the site in conjunction with trucks and loaders when possible. All equipment would meet current emission standards.

The Storm Water Pollution Prevention Plan (SWPPP) that would be prepared for the site would contain BMPs for regular inspection and maintenance of equipment to reduce the potential for contamination of surface water and groundwater. The SWPPP would also include a spill prevention and emergency cleanup plan describing the response procedure to an emergency in case a spill does occur.

The design of the site would help to control noise by ensuring that noise-generating equipment is shielded from adjacent properties by earthen berms, slopes, and natural vegetation. The excavation area would be separated from the majority of adjacent residential properties by existing industrial operations. Berms, slopes, and buffers would help to reduce noise to adjacent properties.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

The proposal would result in the removal of most vegetation from the site as part of site excavation which would affect wildlife habitat. Noise from mining activities would likely discourage most wildlife use of the site. The effect to habitat on the site is not expected to be significant based on the absence of streams and wetlands on the site, recent logging and the presence of extensive forest lands that surround much of the property. The habitat value of the site is considered relatively low due to slopes, electrical utility corridors, adjacent industrial activity, and presence of basalt bedrock at or near the soil surface.

The site is located in the basin of an unnamed independent tributary to Sinclair Inlet that is not known to support salmonids. An intermittent stream is located adjacent to the site. Because of the intermittent flow, small size, and the separation by culverts to other stream systems, the wetlands and streams adjacent to the site have a low rating for fish habitat.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

Correction: This is a non-project application. Future development activities will require a conditional use permit and additional environmental review to determine and mitigate impacts.

Buffer areas would be maintained as required by County regulations. Undisturbed natural vegetation within the permanent site buffer areas would be maintained. Buffer areas may be enhanced with a screening berm and native plantings. Following reclamation, the site would be re-vegetated with trees and native grasses consistent with the surrounding area.

3. How would the proposal be likely to deplete energy or natural resources?

Petroleum products would be used to operate excavating equipment. Mineral resources would be removed from the site as part of mining activities. Electricity would be used to power the conveyor system.

Proposed measures to protect or conserve energy and natural resources are:

Correction: This is a non-project application. Future development activities will require a conditional use permit and additional environmental review to determine and mitigate impacts.

The nature of the project is to remove a natural resource (rock) for beneficial use.

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?

Not applicable. As described in (2) above, there is no critical habitat for ESA listed fish species on or adjacent to the site.

Proposed measures to protect such resources or to avoid or reduce impacts are:

None. **Correction: This is a non-project application. Future development activities will require a conditional use permit and additional environmental review to determine and mitigate impacts.**

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The proposal is not likely to affect land use in the area. The property is located in an area very compatible with mineral resource related activities. The existing quarry has operated immediately adjacent to the site for many years. Adjacent land uses are primarily industrial and rural forest. **Correction. Rural residential land uses are also located adjacent to the subject property.**

This proposed mineral resource overlay would provide consistency with the applicants' adjacent operating quarry property and allow the property to be mined and developed in coordination with the adjacent quarry site. This would result in a more efficient use of the mineral resources available at the site.

Proposed measures to avoid or reduce shoreline and land use impacts are:

Correction: This is a non-project application. Future development activities will require a conditional use permit and additional environmental review to determine and mitigate impacts. A detailed Reclamation Plan would be developed consistent with applicable local and state regulations and guidelines. This plan would describe the phased reclamation approach and schedule, topsoil conservation and replacement, erosion and slope stability control, and surface water and groundwater protection plans and facilities. The excavation plan for the site would be designed to shield mining operations from adjacent properties. The reclamation plan for the site would also provide for re-vegetation of mined areas. A permanent undisturbed buffer would be maintained between the site and the property boundary.

The reclamation concept for the site would be designed to provide a finished bottom grade that matches the elevation of the adjacent quarry. This would allow the site to be developed concurrent with or following reclamation of the existing quarry operations. Site reclamation would include re-vegetation of the excavated site to enhance drainage characteristics, control soil erosion, and present an attractive visual appearance. Re-vegetation would likely include planting of native trees, shrubs, and grasses.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

The site is served by adequate infrastructure to support the proposed use. Site access is from an existing road, and has good access to the regional road system. The site has water service from the City of Bremerton, and can support stormwater facilities. No land use or development activities are contemplated at the site that would generate wastewater. Electrical power is located on the site.

Proposed measures to reduce or respond to such demand(s) are:

Correction: This is a non-project application. Future development activities will require a conditional use permit and additional environmental review to determine and mitigate impacts.

Public services and utilities are adequate to serve the proposed use. The existing road approach at Sherman Heights Road is adequate to support the proposed use of the site. No increase in traffic over existing conditions is expected. A traffic study would be conducted if necessary to identify potential impacts and mitigation measures to ensure safe and efficient traffic at the site. A fence would be constructed around the entire site for security control and safety.

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

There are no expected conflicts with local, state, or federal laws or requirements for the protection of the environment.



**Kitsap County
Annual Comprehensive Plan Amendment Process for 2018**



**Site-Specific Amendment Application
Legal Descriptions**

Instructions: This document must be completed and submitted with your site-specific Comprehensive Plan amendment application form.

1. Legal Description for parcel #1 listed in the application form.

PARCEL 292401-4-029-2003: RESULTANT PARCEL A OF BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NO. 3060948; THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 24 NORTH, RANGE 1 EAST, W.M. IN KITSAP COUNTY, WASHINGTON; EXCEPT THAT PORTION LYING SOUTHEASTERLY OF THE SOUTHEASTERLY AND SOUTHERLY MARGIN OF A 50 FOOT WIDE EASEMENT AS CONVEYED TO PUGET SOUND POWER AND LIGHT COMPANY UNDER AUDITOR'S FILE NO. 995741; AND EXCEPT A PARCEL OF LAND KNOWN AS KIRWPASSIVE REFLECTOR SITE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT THAT LIES SOUTH 32*00'53 AND WEST 1581.63 FEET FROM THE EAST QUARTER CORNER OF SECTION 29, THIS CORNER IS EVIDENCED BY A 1 INCH IRON PIPE AND ONE BEARING TREE STUMP; THENCE SOUTH 8*41'42 AND WEST 60 FEET; THENCE NORTH 81*18'18 AND WEST 40 FEET; THENCE NORTH 8*41'42 AND EAST 60 FEET; THENCE SOUTH 81*18'18 AND EAST 40 FEET TO THE POINT OF BEGINNING. TOGETHER WITH BEAM PATH EASEMENTS.

2. Legal Description for parcel #2 listed in the application form.

PARCEL 292401-4-005-2001: THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 24 NORTH, RANGE 1 W.M. EAST IN KITSAP COUNTY, WASHINGTON.

3. Legal Description for parcel #3 listed in the application form.

Click here to enter text.

4. Legal Description for parcel #4 listed in the application form.

Click here to enter text.

5. Legal Description for parcel #5 listed in the application form.

Click here to enter text.

GEOLOGIC REPORT

Proposed Mineral Resource Overlay Kitsap Reclamation and Materials, Inc.

Prepared for:

Kitsap Reclamation and Materials, Inc.
3020 West Sherman Heights Road
Bremerton, WA 98312

Prepared By:

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February 2018

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1.0 INTRODUCTION

This report summarizes the results of a geological evaluation to assess the presence and extent of commercial quality mineral deposits within the proposed Kitsap Reclamation and Materials, Inc. (KRMI) mineral resource overlay area (Figure 1, attached). The study is intended to meet the requirements of the Kitsap County Comprehensive Plan for geologic assessments of proposed mineral resource lands. The proposed mineral resource overlay area is two parcels, approximately 69 acres, presently zoned Rural Protection. These parcels are collectively referred to as the Site. Zoning and land-uses at and adjacent to the Site, which includes an active basalt quarry, are shown in Figure 2 (attached).

2.0 METHODOLOGY

This geologic assessment was performed using previously published literature and physical inspection at and adjacent to the Site. No intrusive testing, remote sensing (e.g., geophysical studies), or sampling of geologic materials was performed. The information reviewed is considered sufficient, valid and accurate for the scale it depicts and the needs of this assessment.

3.0 REGIONAL GEOLOGIC CONDITIONS

Generally, there are few mineral resource basalt reserves of significant commercial quality in economically suitable locations on the Kitsap Peninsula. Glacial deposits of sand and gravel that are found throughout the peninsula have typically been the most common mineral resource in Kitsap County. Basalt rock has historically been mined as a mineral resource in few locations on the Kitsap Peninsula, and is currently actively mined at only one other location in Kitsap County in addition to the KRMI quarry.

The oldest surficial geologic deposits in Kitsap County are the Tertiary basalt flows west of Bremerton that underlie Green and Gold Mountains (Figure 3). These flows consist of dark, fine-grained basalt with zones of vesicular texture. Individual flows can be identified and can measure up to 30 feet. The total thickness of the basalt units is unknown but are believed to be 3,000 to 5,000 feet. Groundwater flow in the basalt units is very small and what does occur is through fracture flow.

During the Late Pliocene and the Pleistocene epochs, there were multiple glaciations in the Puget Sound lowland. Streams and glacial ice sheets deposited sediments. The two recognizable glaciations observed on the Kitsap Peninsula are the Salmon Springs and the Frazier glaciations. The older deposits of the Salmon Springs Drift typically appear on the southern end of the peninsula, mainly as a coarse gravel with lenses of finer sand and till. These unstratified deposits are often differentiated from the younger Vashon Drift by rusty orange oxidation and lenses of pumice.

The Salmon Springs drift is overlain by the Kitsap Formation, which is predominantly clays and silts with minor amounts of sand and gravel. The unit is well stratified with distinguishing beds of peat and lignite occurring at intervals throughout.

The Vashon Drift overlays the Kitsap Formation and includes till, outwash sand and gravel deposits, and clay. Outwash material deposited near the front of the glacier is poorly sorted sand and gravel while further away there are stratified sands, silts and clay. Groundwater is present locally in the sand and gravel units. The Site is not within a major groundwater production area for Kitsap County (Hansen and Bloke 1980). Regional geologic conditions are depicted in attached Figure 3. Local area geologic conditions are shown in Figure 4.

4.0 SITE RECONNAISSANCE

Basalt rock outcroppings are present on the Site and are visible throughout the adjacent KRMI quarry. The Site was recently logged, and vegetation consists of a mixture of shrubs, small trees and grasses. Electric transmission lines cross the site. Extensive basalt outcroppings are present in the quarry area to the east of the Site. Basalt on the Site is overlain with typically 2 to 5-ft of topsoil and overburden.

The basalt has been extensively mined in the existing KRMI Quarry located immediately adjacent to the Site. Basalt consists of competent material of high quality for aggregate and mineral applications. To the south are lowland areas that appear to be dominated by glacial outwash and fluvial/alluvial deposits of the Gorst Creek flood plain. To the north and west are forest lands underlain by basalt.

5.0 MINERAL RESOURCE ASSESSMENT

Mineral resources at the Site were evaluated using Site information, geologic maps (Garling, Molenaar, Sceva et al) and geologic information derived from a previously published reports (Parametrix 2003). Figure 4 depicts geologic maps of the area prepared by Kitsap County and indicates basalt occurs at the surface over the entire Site, with glacial deposits occurring to the south. The basalt unit extends to adjacent areas to north, east and west of the Site, which is consistent with field observations and other available geologic reports.

The basalt is described as a series of continuous flow that cover the Gold Mountain area of southwestern Kitsap County. Figures 3 and 4 indicates that the entire Site consists of basalt with minimal topsoil and overburden. Figure 5 shows that basalt occurs to depths of at least 400-ft below the entire site.

6.0 RESOURCE EVALUATION

Cross-section A-A' (Figure 5) depicts the interpreted subsurface stratigraphy, which indicates a significant amount of viable basalt mineral resource on the Site. Basalt is present throughout the proposed Mineral Resource area to depths of at least 400-ft below the ground surface. Depending on final reclamation grades, basalt quantities could be expected to be in the range of 1.5 to more than 2.5 million cubic yards.

Based on basalt characteristics from the adjacent KRMI quarry, which is within the same geologic formation, the mineral resource provides commercial quality aggregate materials including

gravel base, quarry spalls, and a wide range of landscaping and structural rock. Some minor quantities of topsoil, sand and gravel may also be recovered from the shallow layer of glacial outwash overburden that overlies the Site.

7.0 REFERENCES

Garling, M.E., Molenaar, Dee, and others. 1965. Water Resources and Geology of the Kitsap Peninsula and Certain Adjacent Islands, Water Supply Bulletin No. 18.

Hansen, A. J. and Bloke, E.L. 1980. Groundwater availability on the Kitsap Peninsula, Washington. Open-file report USGS; 80-1186

HWA Geosciences. 2000. Geotechnical Report SR 3 Improvements Project Gorst RR Bridge to SR 304 Interchange Kitsap County, Washington. Prepared for Parametrix, Inc. February 17, 2000.

Kitsap County, 2017. Geologic Map Units. Map Created April 2017.

Parametrix, Inc. 2003. Geologic Assessment of Proposed Mineral Resource Area, Gorst Vicinity Kitsap County, Washington. Prepared for Kitsap Reclamation and Materials, Inc. February 2003.

Sceva, Jack E. (1957), Geology and Groundwater Resources of Kitsap County, Washington. Water-Supply Paper 1413, U.S. Geological Survey.

FIGURES



Source: USGS Bremerton West Quadrangle. NTS

FIGURE 1. LOCATION MAP.
 Kitsap Reclamation and Materials, Inc. Quarry
 Proposed Mineral Resource Overlay

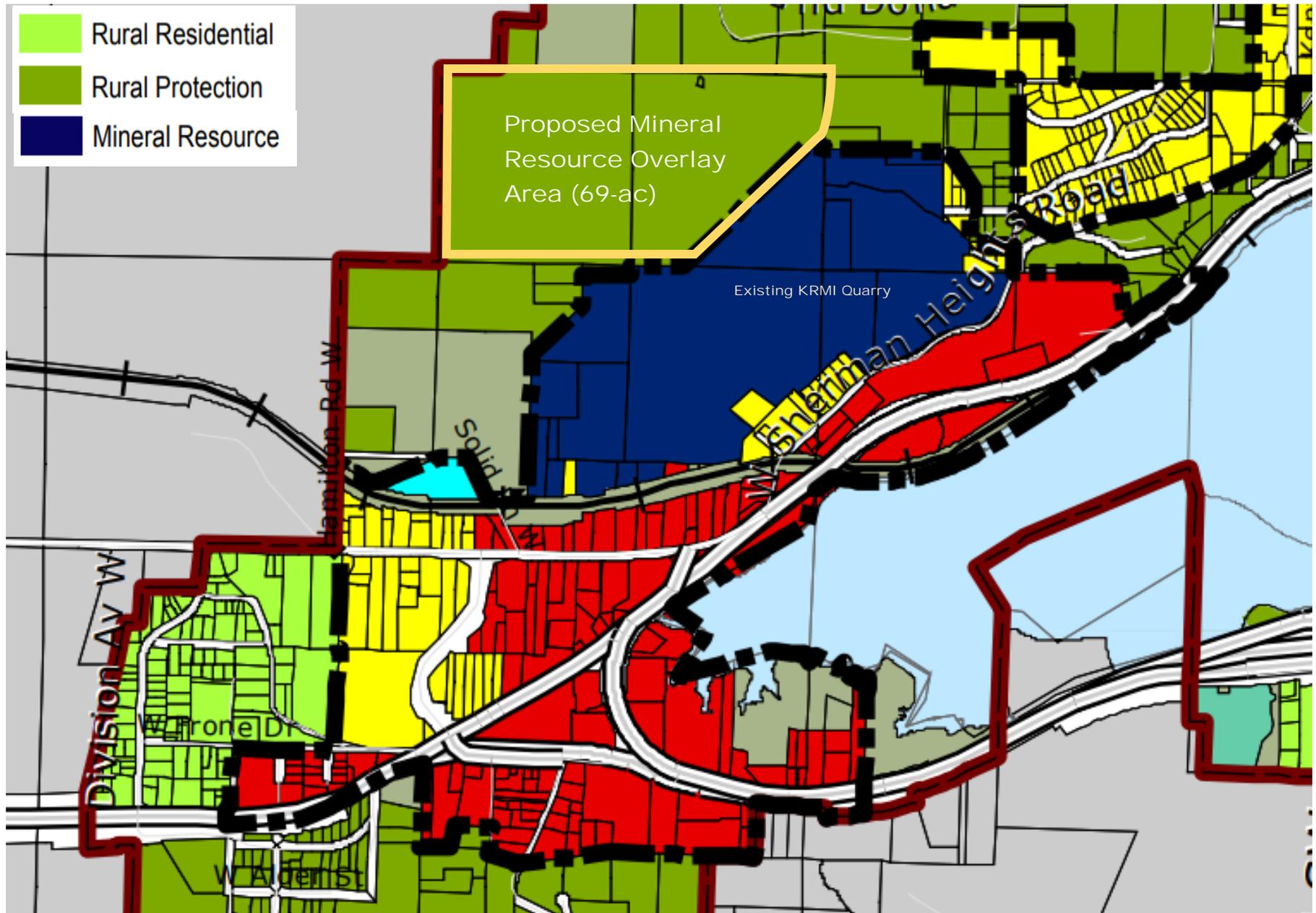
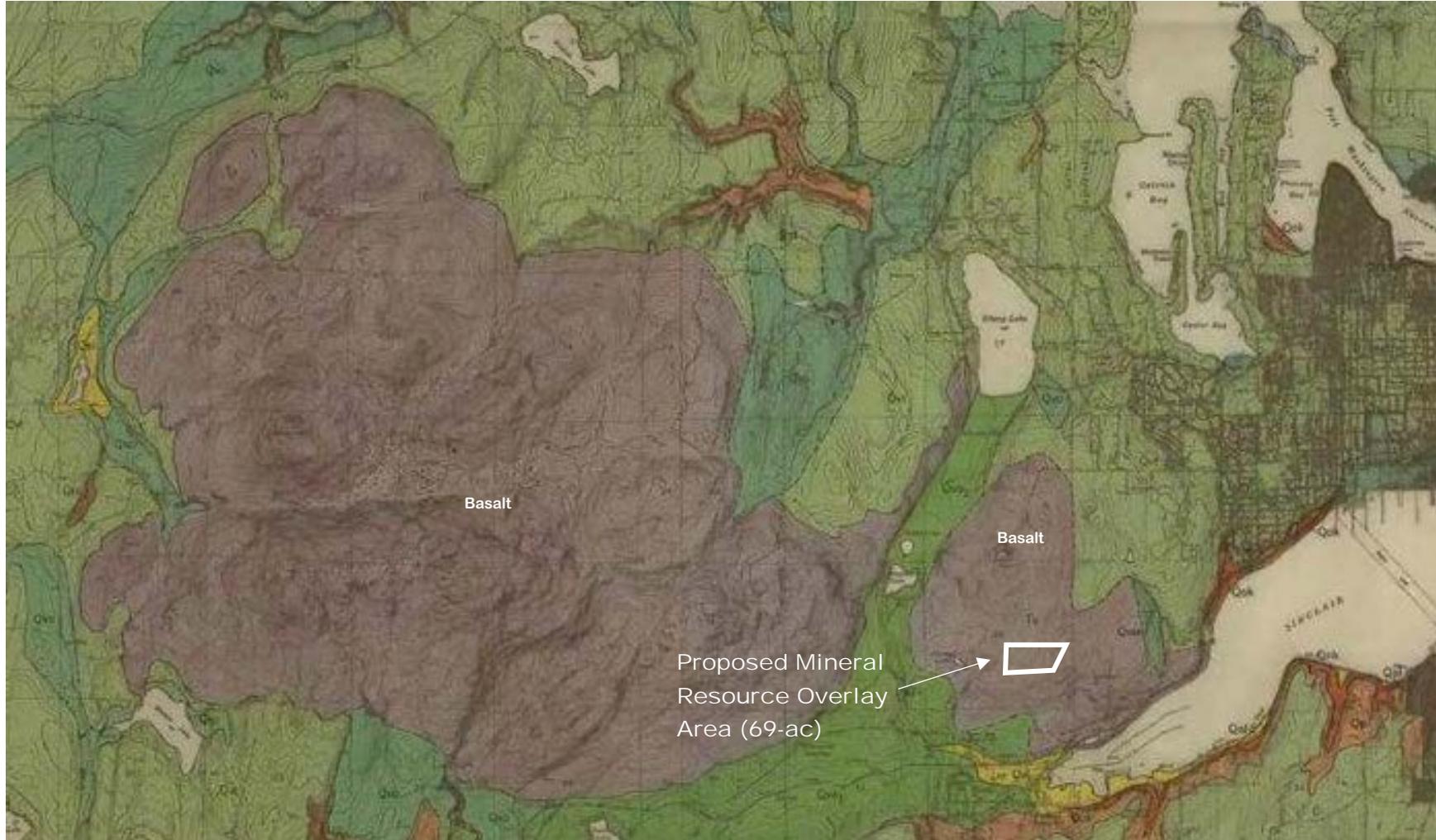
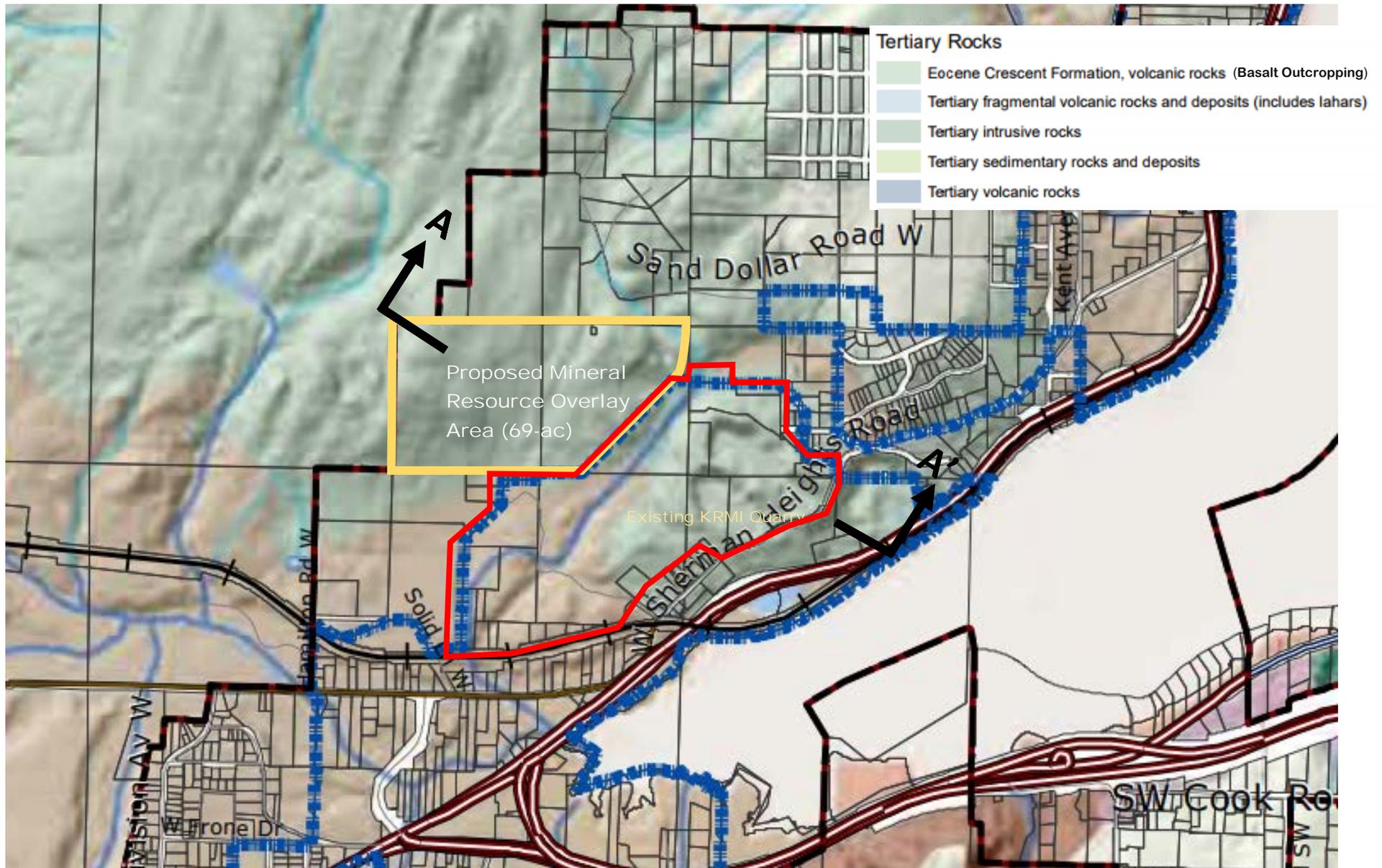


FIGURE 2. LAND USE MAP
 Kitsap Reclamation & Materials, Inc.
 Mineral Resource Overlay



Source: Sevea 1957. NTS

FIGURE 3. REGIONAL GEOLOGIC MAP.
Kitsap Reclamation & Materials, Inc.
Mineral Resource Overlay



Source: Kitsap County GIS Database. NTS

FIGURE 4. LOCAL AREA GEOLOGIC MAP.

**Kitsap Reclamation & Materials, Inc.
Mineral Resource Overlay**

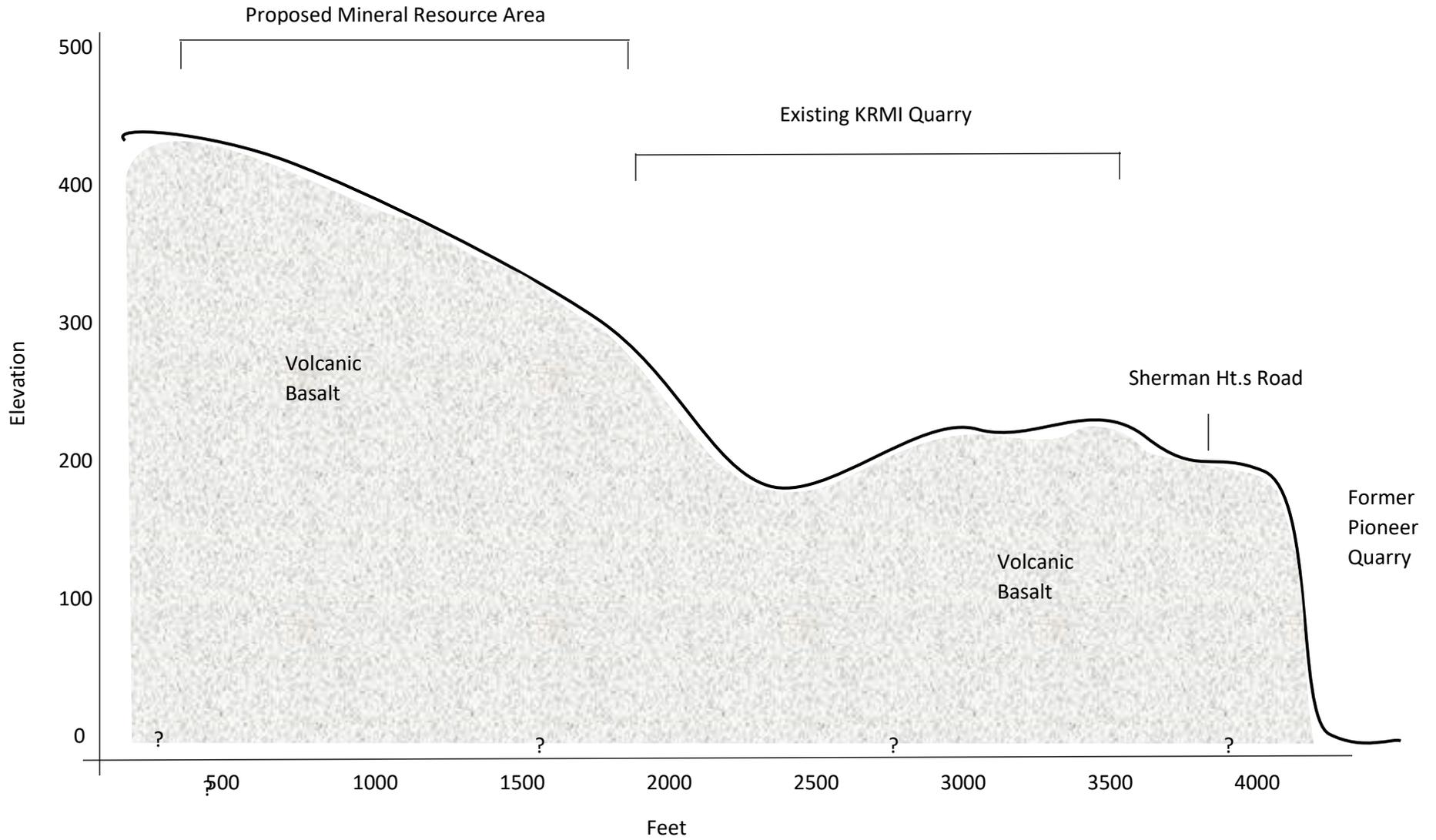


FIGURE 5. GEOLOGIC CROSS SECTION A-A'
Kitsap Reclamation and Materials, Inc.
Mineral Resource Overlay