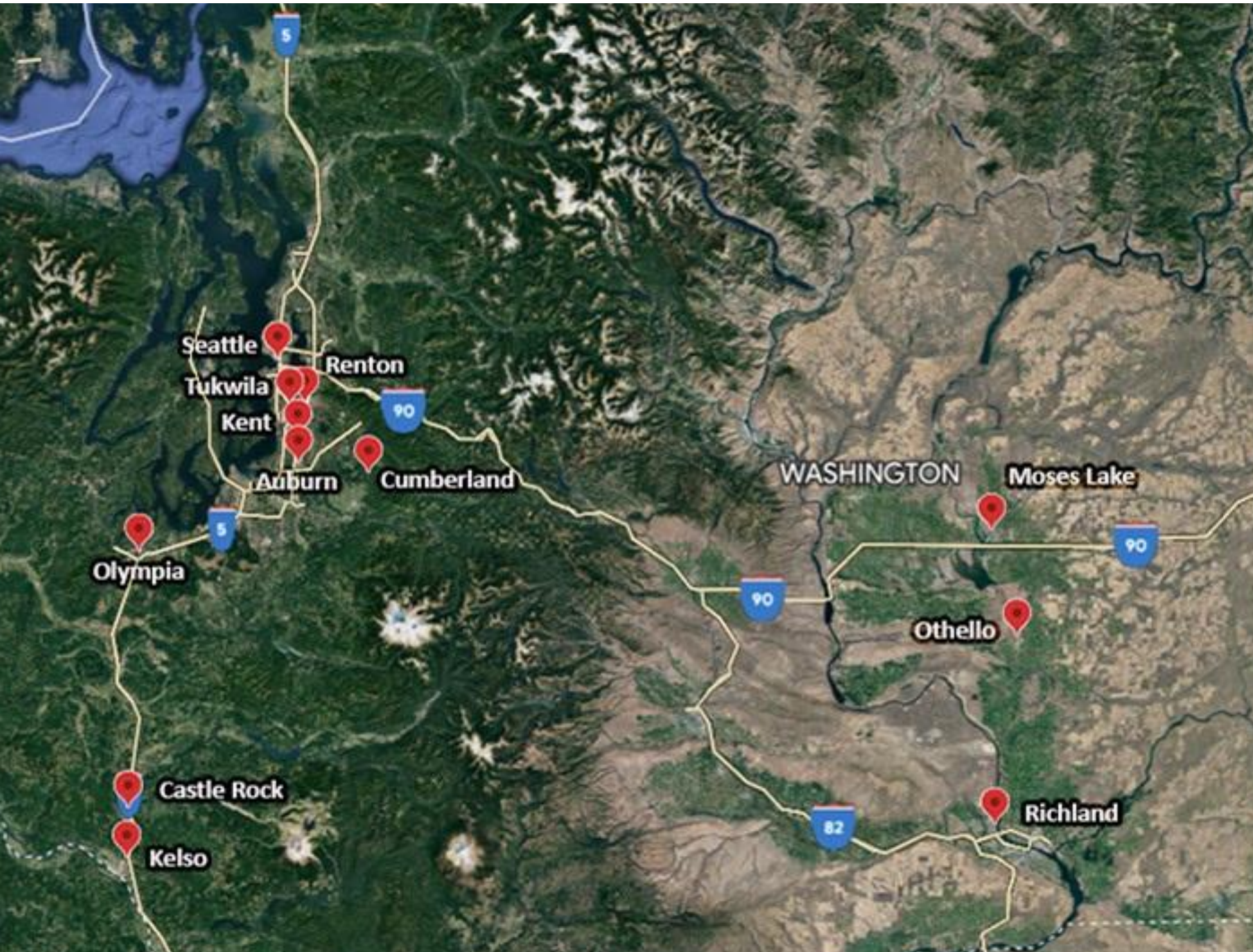


Cumberland Aggregate Mine Project

Community Meeting
February 27, 2024



Segale Properties



Who We Are



- Fourth-generation family-owned company headquartered in Tukwila, WA.
- Owns and operates commercial, industrial, residential, agricultural and natural resources properties throughout Washington State.
- Reputation for being responsible and conscientious landowners/managers, providing jobs, land stewardship and economic and community benefits to the region.
- Been in the aggregate business for over 60 years with active operations in King, Grant, Cowlitz, & Thurston Counties.
- Long-term landowner that supports and partners with communities we operate in to create positive economic impacts for generations to come.

Segale Ownership



Total Project
Site in Acres:

990.53

158.35

North

143.55

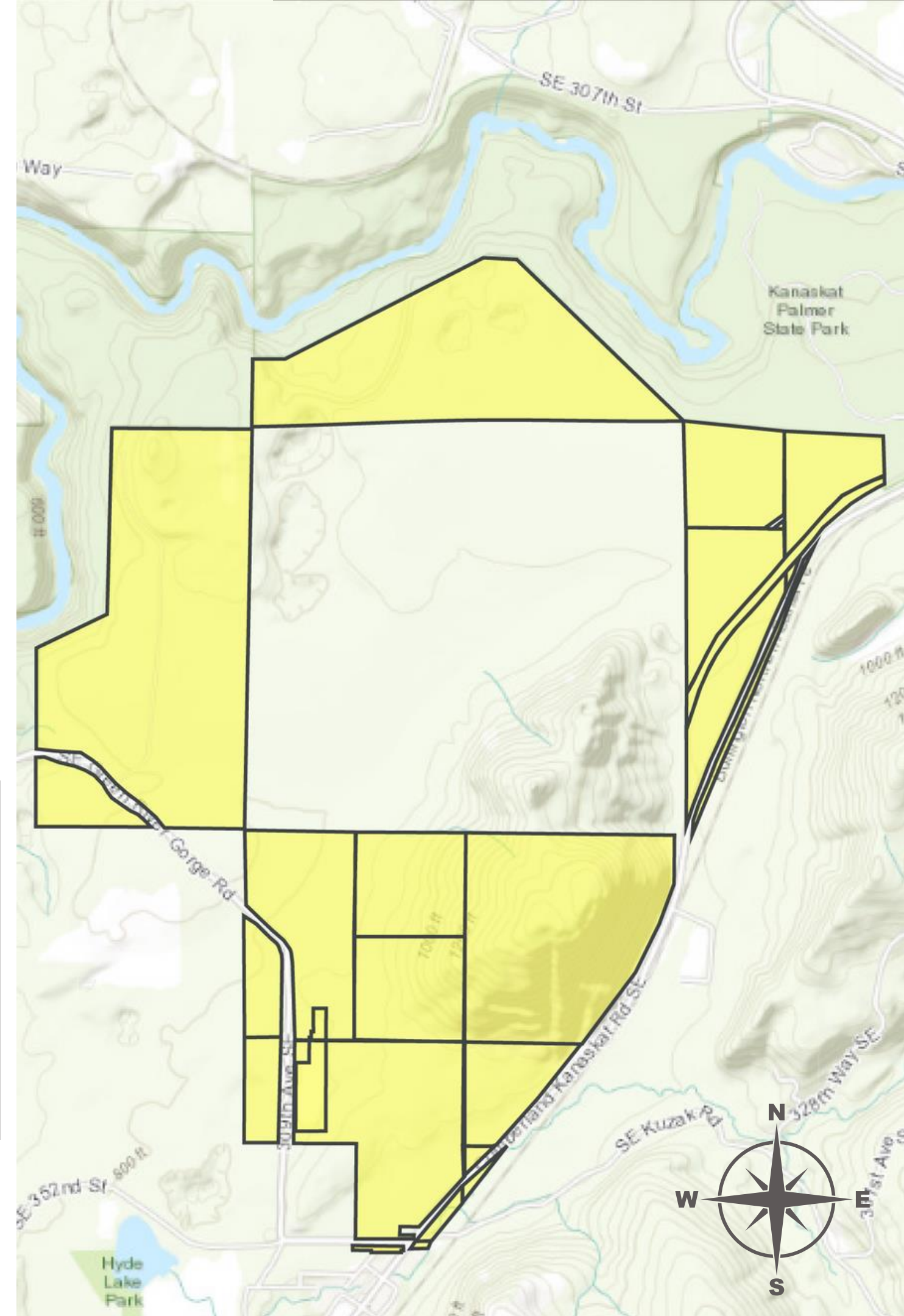
East

436.37

South

252.26

West



Project Process

Key Steps

- Application submittal to King County in September 2023.
- February 27, 2024 community meeting.
- Written comments due March 12, 2024.
- SEPA environmental process led by County and their consultant team.
- SEPA environmental review process evaluates potential impacts and mitigation and issues Threshold Determination.

Public Involvement

- Multiple opportunities for public involvement through land use and SEPA process.
 - Community Meeting.
 - Land use application and SEPA comments.
- County web access to allow public tracking of application process and to provide on-going public comment.
- Public input on proposed walking trails in forested buffer area between future mining activity and Cumberland community.

Summary



- Proposed mine and accessory asphalt plant are allowed uses on Forest zoned property subject to County regulations and SEPA.
- Mining area will be greater than 1/4 mile away from existing residences, providing a wide buffer between mining activity and existing residences.



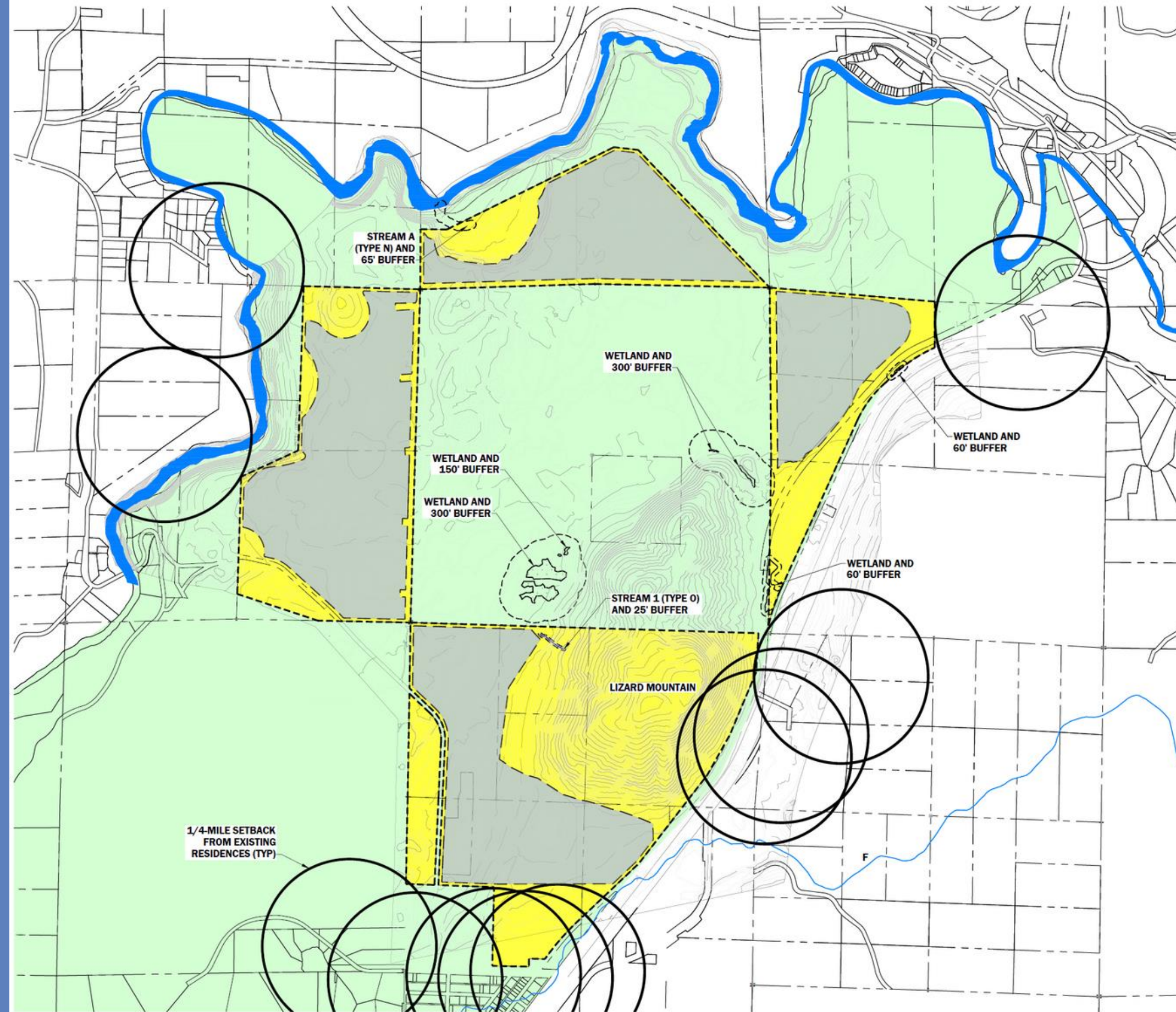
- Mining activity will be at least 10-feet above groundwater level.
- Mining operations will comply with county setbacks, noise regulations, state air quality rules, and county and state stormwater quality regulations.
- Mining truck traffic will avoid peak hour traffic and will be distributed to the region along arterial roadways.

Mining Area & Adjacent Residences

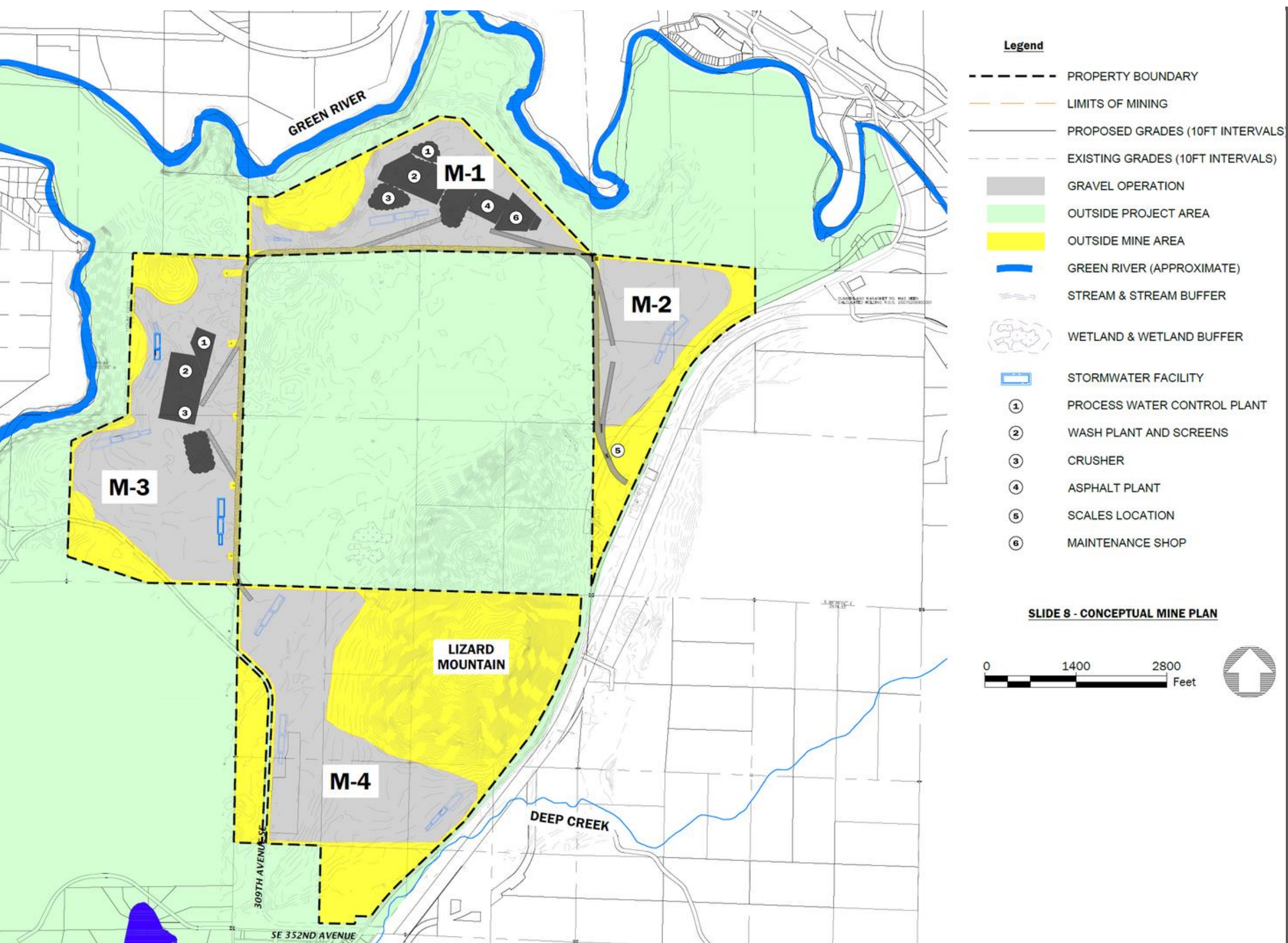


LEGEND

- PROPERTY BOUNDARY
- PARCEL BOUNDARY
- PROPOSED MINE LIMIT
- EXISTING MAJOR TOPOGRAPHIC CONTOUR (25')
- EXISTING MINOR TOPOGRAPHIC CONTOUR (5')
- ⌒ 1/4-MILE SETBACK FROM EXISTING RESIDENCE
- ==== ROAD
- █ OUTSIDE PROJECT AREA
- █ OUTSIDE MINE AREA
- ⊕ WETLAND & WETLAND BUFFER
- ⌒ STREAM & STREAM BUFFER



Conceptual Mining Plan



- Legend**
- PROPERTY BOUNDARY
 - - - LIMITS OF MINING
 - PROPOSED GRADES (10FT INTERVALS)
 - - - EXISTING GRADES (10FT INTERVALS)
 - GRAVEL OPERATION
 - OUTSIDE PROJECT AREA
 - OUTSIDE MINE AREA
 - GREEN RIVER (APPROXIMATE)
 - STREAM & STREAM BUFFER
 - WETLAND & WETLAND BUFFER
 - STORMWATER FACILITY
 - ① PROCESS WATER CONTROL PLANT
 - ② WASH PLANT AND SCREENS
 - ③ CRUSHER
 - ④ ASPHALT PLANT
 - ⑤ SCALES LOCATION
 - ⑥ MAINTENANCE SHOP

SLIDE 8 - CONCEPTUAL MINE PLAN



- Portable & permanent crushing operations.
- Office area/scale near entrance.
- Maintenance shop/yard, truck & equipment parking area on-site.
- Maintenance shop/yard, washed stockpiles, and asphalt operations will be located on impervious surfaces for capture, treatment, and recycling of all stormwater/process water into the closed loop system.
- Asphalt plant/recycled asphalt facility designed with latest environmental protection measures to protect air and water quality.

Potential Impacts & Mitigation Approaches



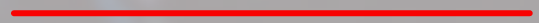
- No stormwater flows off-site, protecting adjacent surface water sources.
- Processing operations located intentionally deep to minimize noise impact to negligible levels.
- Asphalt plant will utilize best management practices.



- Capture, treatment & recycling of all process water runoff will occur through closed system, eliminating possibility of discharge into adjacent areas.
- Mine entrance/exit on Cumberland Kanaskat Road SE will include improvements and queuing areas to maximize safety and reduce congestion.
- Wide forested buffers around the entire site provide view and sound buffering.

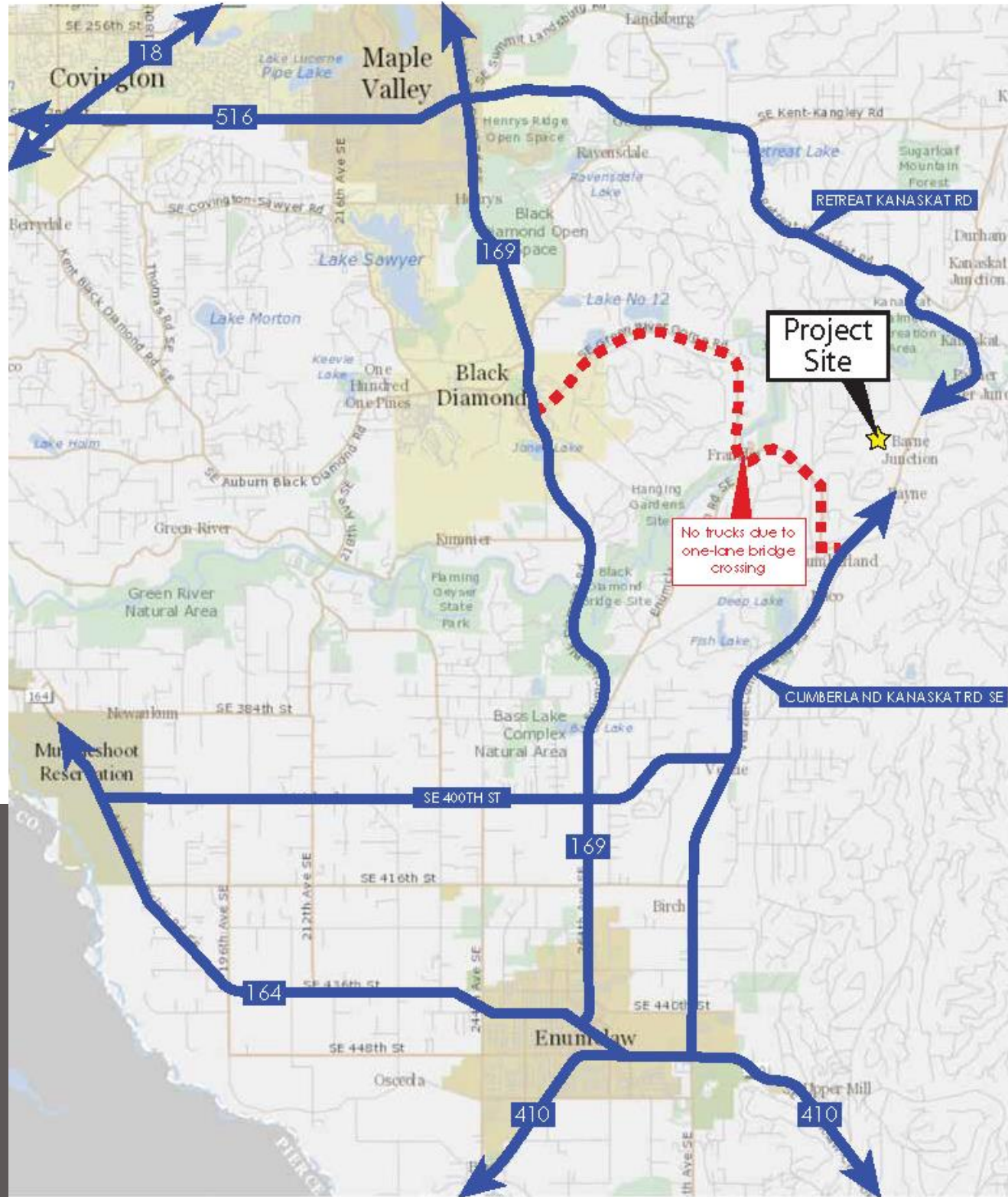
Traffic Impacts

Michael Read



TENW

Primary Haul Routes



Peak Season

- 668 daily car & truck trips.
- 88 AM peak & 93 PM peak trips.
- Trips spread over 24-hours.

Off-Peak Season

- 298 daily car & truck trips.
- 68 AM peak & 63 PM peak trips.
- Trips spread over 18 to 24-hours.

No off-site intersection improvements warranted per traffic impact analysis.

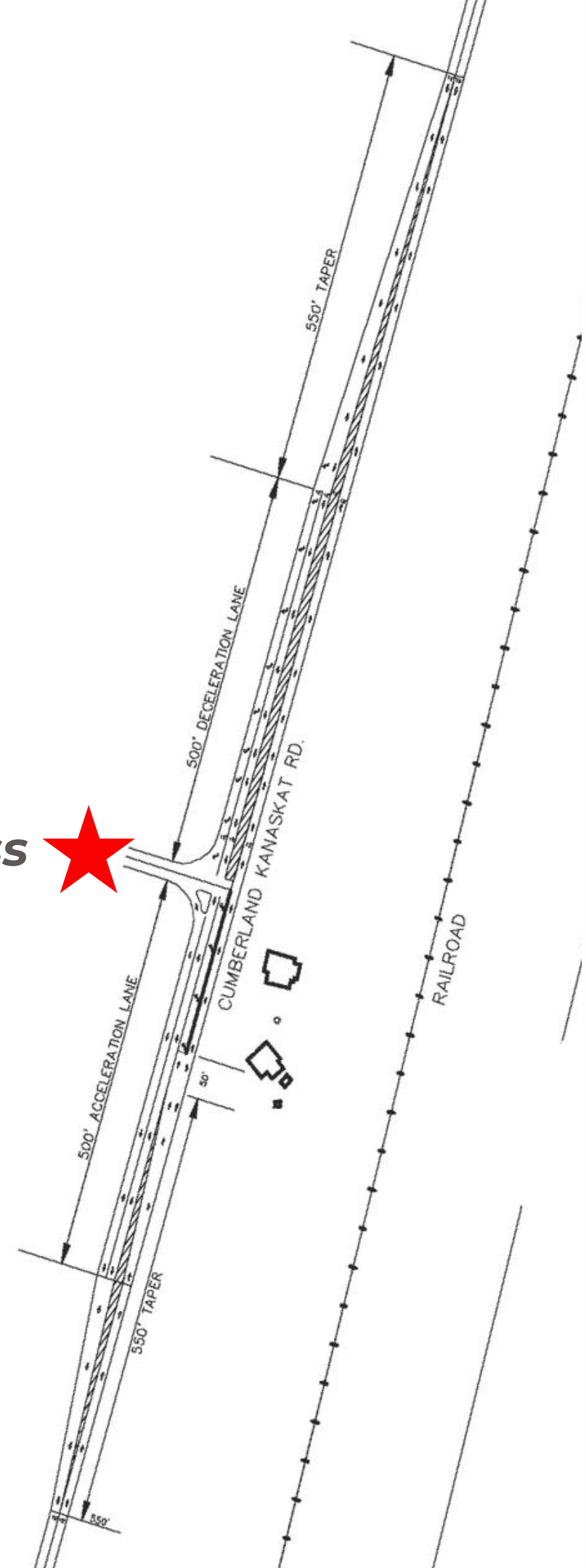
Access Improvements



Proposed Lane Improvements

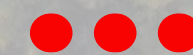
- Acceleration and Deceleration Lanes.
- Ingress Queuing Lanes.
- Egress Queuing Lanes.
- LOS B or better into 2030 and beyond.

Pit Access



Hydrogeology

Curtis Koger



Associated Earth Sciences, Inc.

Hydrogeologic Investigation

**Extensive
Literature
Review**

**Geologic
Reconnaissance
& Mapping**

**Subsurface
Exploration
& Analysis**

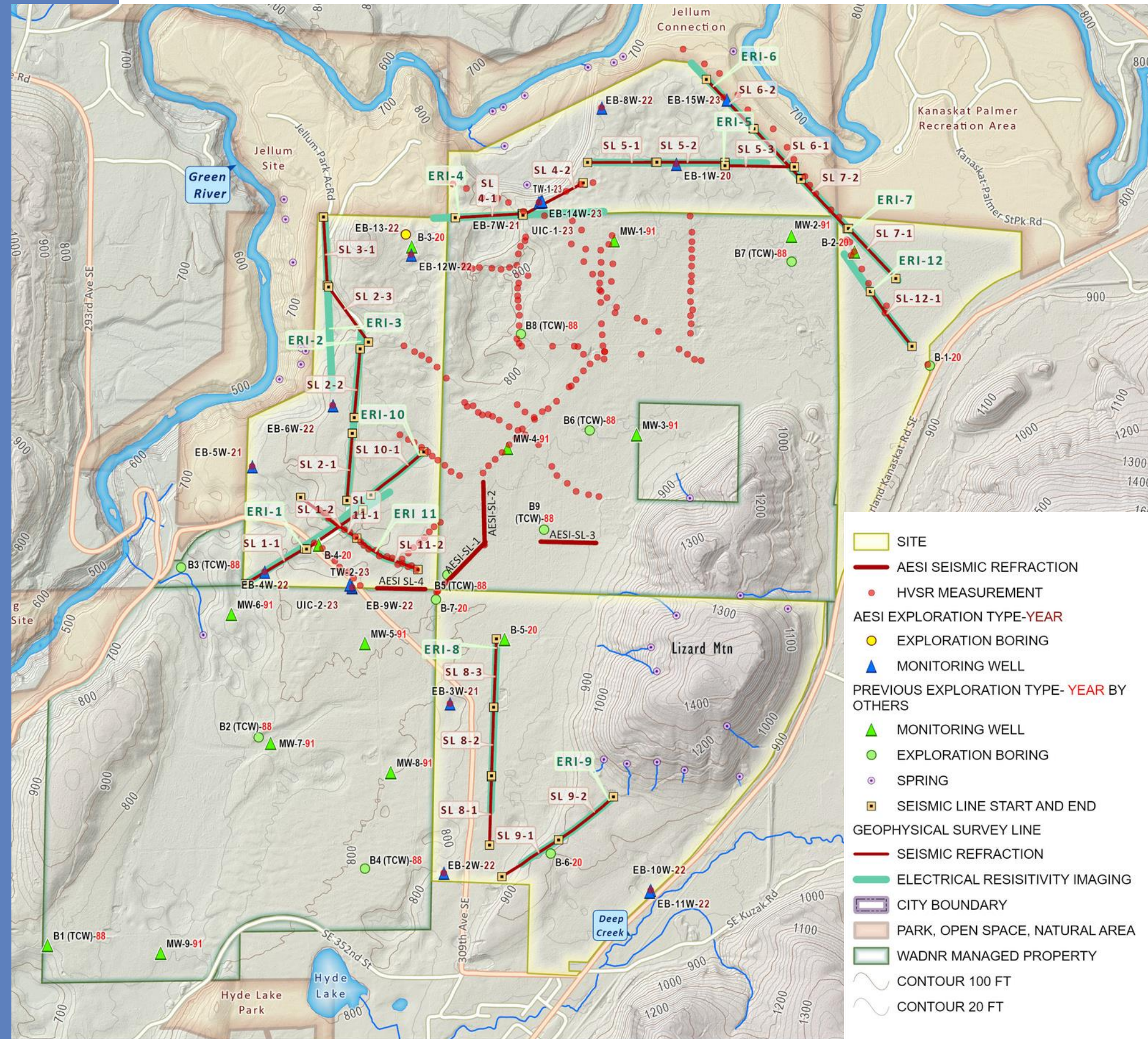
**Geophysical
Exploration
& Analysis**

**Monitoring of
Groundwater &
Surface Water**

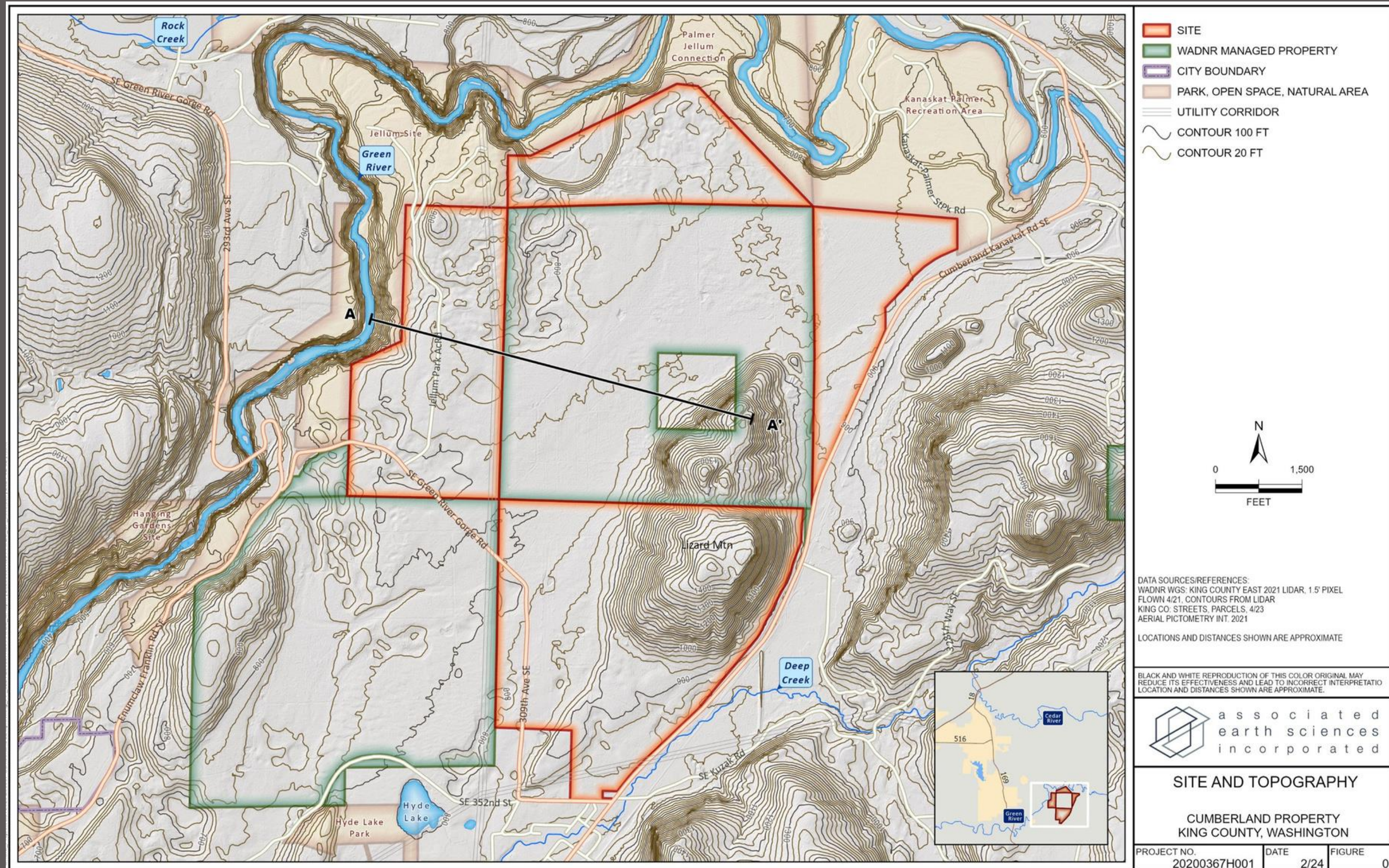
Additional Subsurface Exploration & Analysis



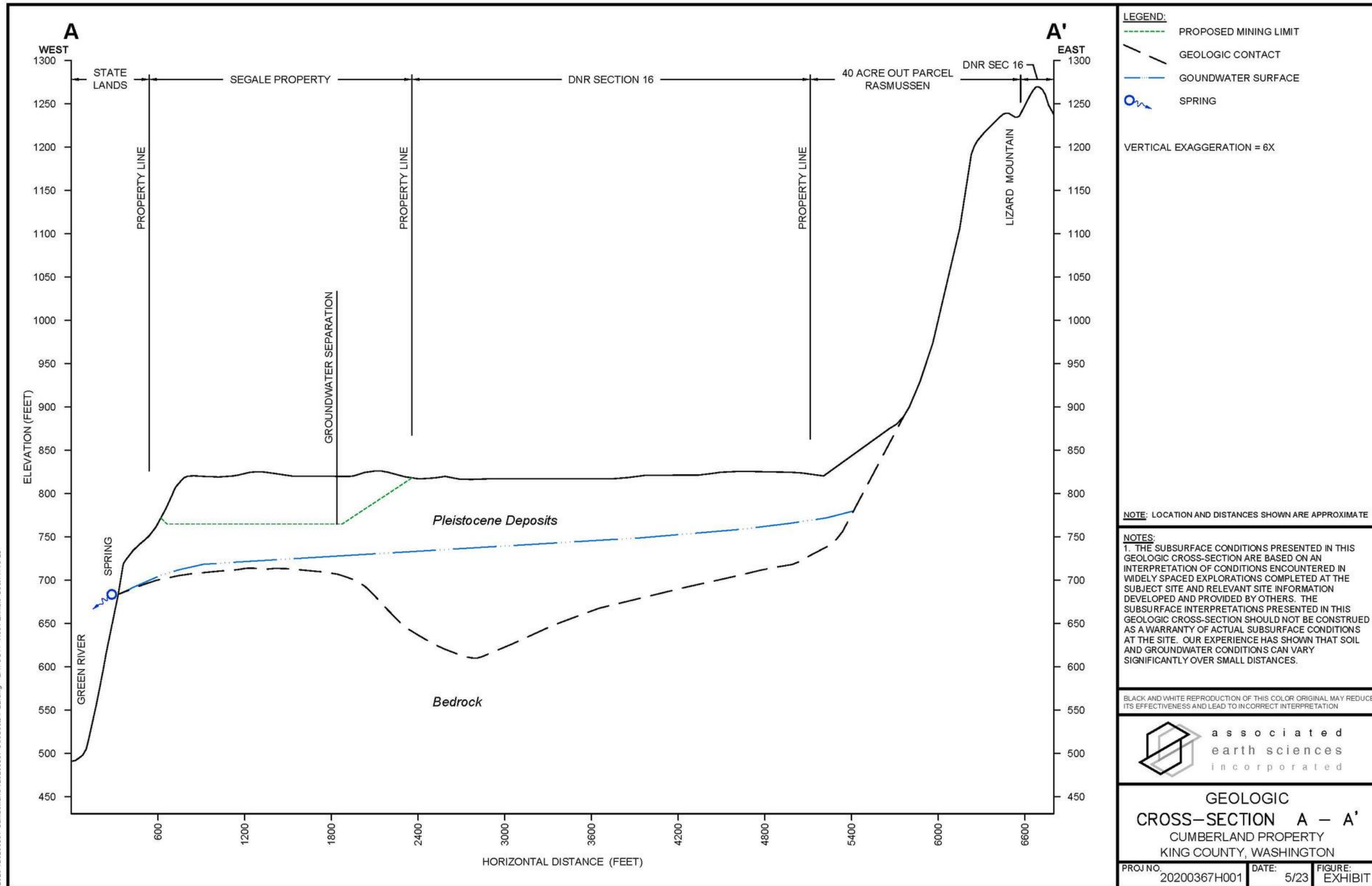
- Groundwater modeling.
- DNR 16 monitoring wells.
- DNR 16 aquifer test well.
- Future surface water/groundwater quality monitoring at select perimeter locations.



Hydrogeologic Investigation



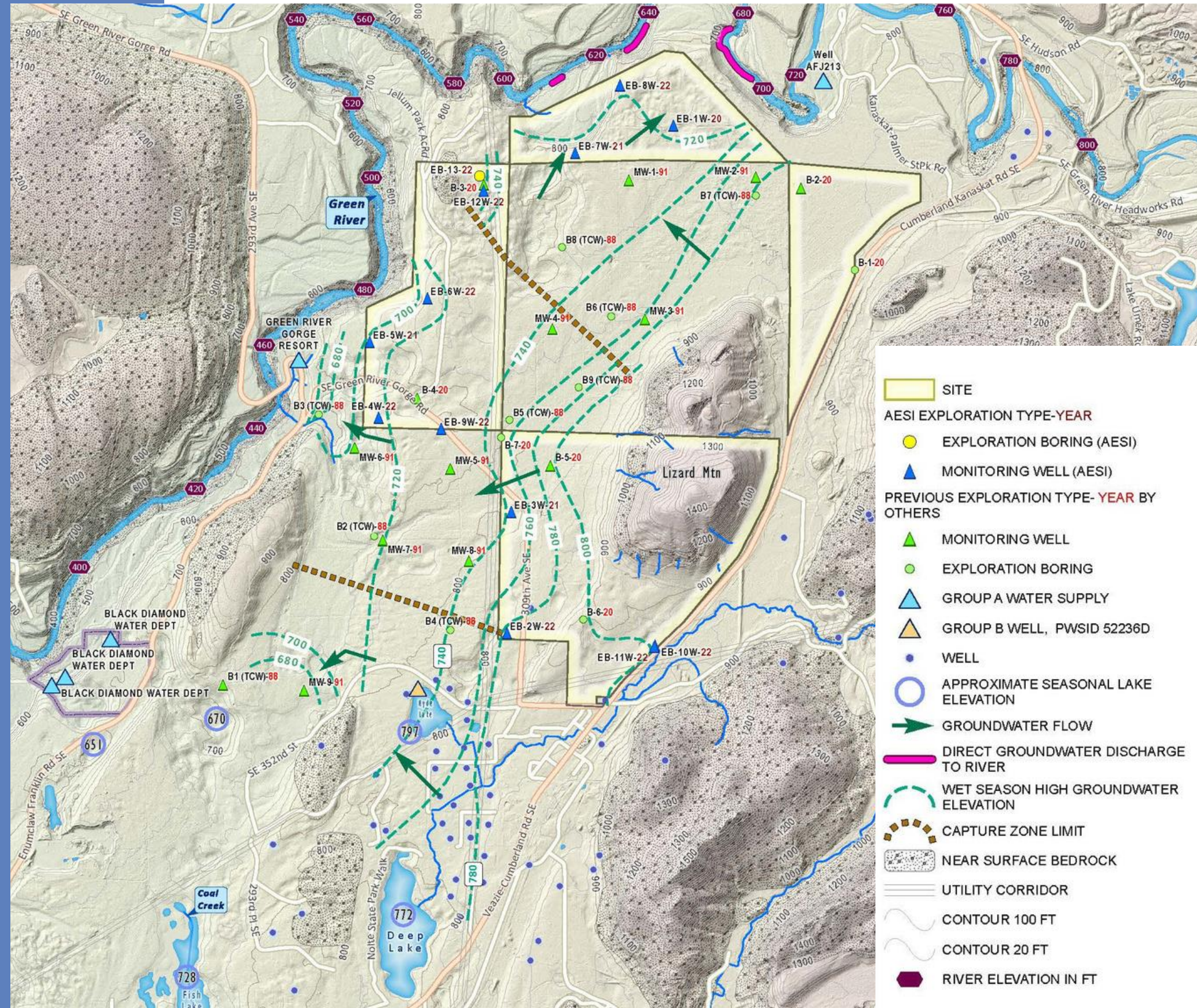
Subsurface Conditions



Findings: Affected Environment & Groundwater



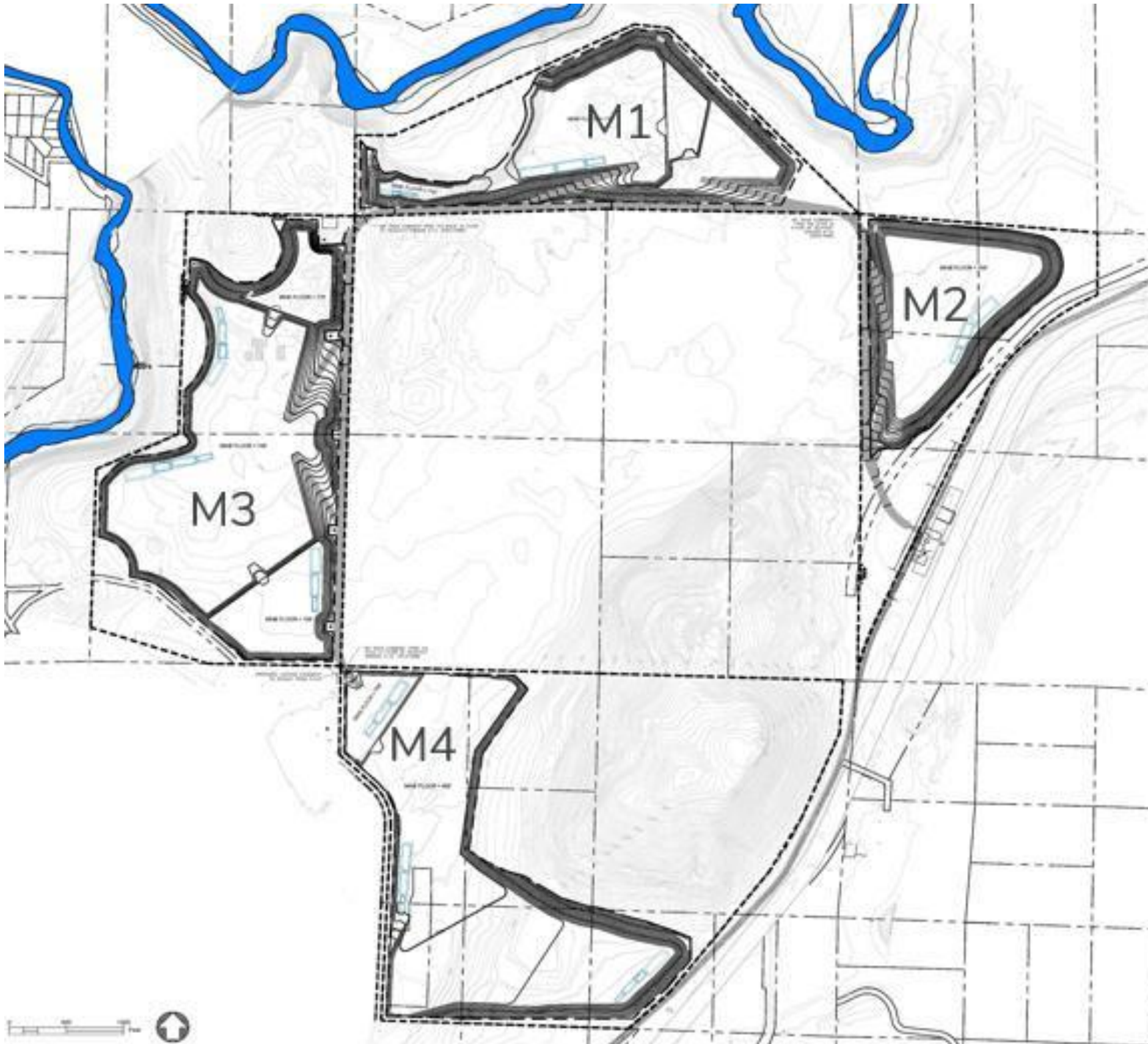
- Groundwater flow generally towards the west and north.
- Groundwater discharge occurs from springs above the river, north and west of the site.
- Some subsurface discharge to the Green River occurs north of the site.
- Deep Creek is upgradient of the site.



Stormwater / Process Water

Owen Reese
●●● ———
Aspect Consulting

Stormwater Management Protections



- Mine floor and interior road stormwater run-off treated and infiltrated.
- Stormwater facilities located to distribute recharge in multiple mine segment ponds.
- Staggered and sequential clearings of ~50 acres to provide differentiation of material type, quality, and mixing.
- Mining a minimum of 10-feet above groundwater table.
- Use of Best Management Practices on internal haul road to manage stormwater run-off.

Stormwater Management Protections

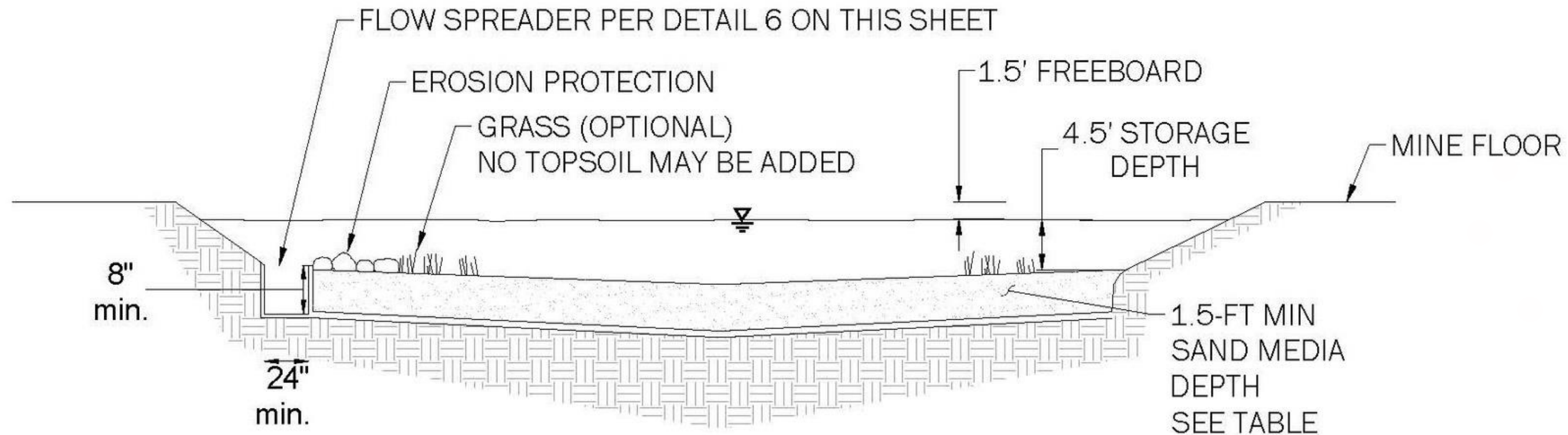


Each Facility Consists Of:

- 2 cell wet pond.
- Reverse slope pipe.
- Infiltration pond.

Mine Floor Stormwater Facilities

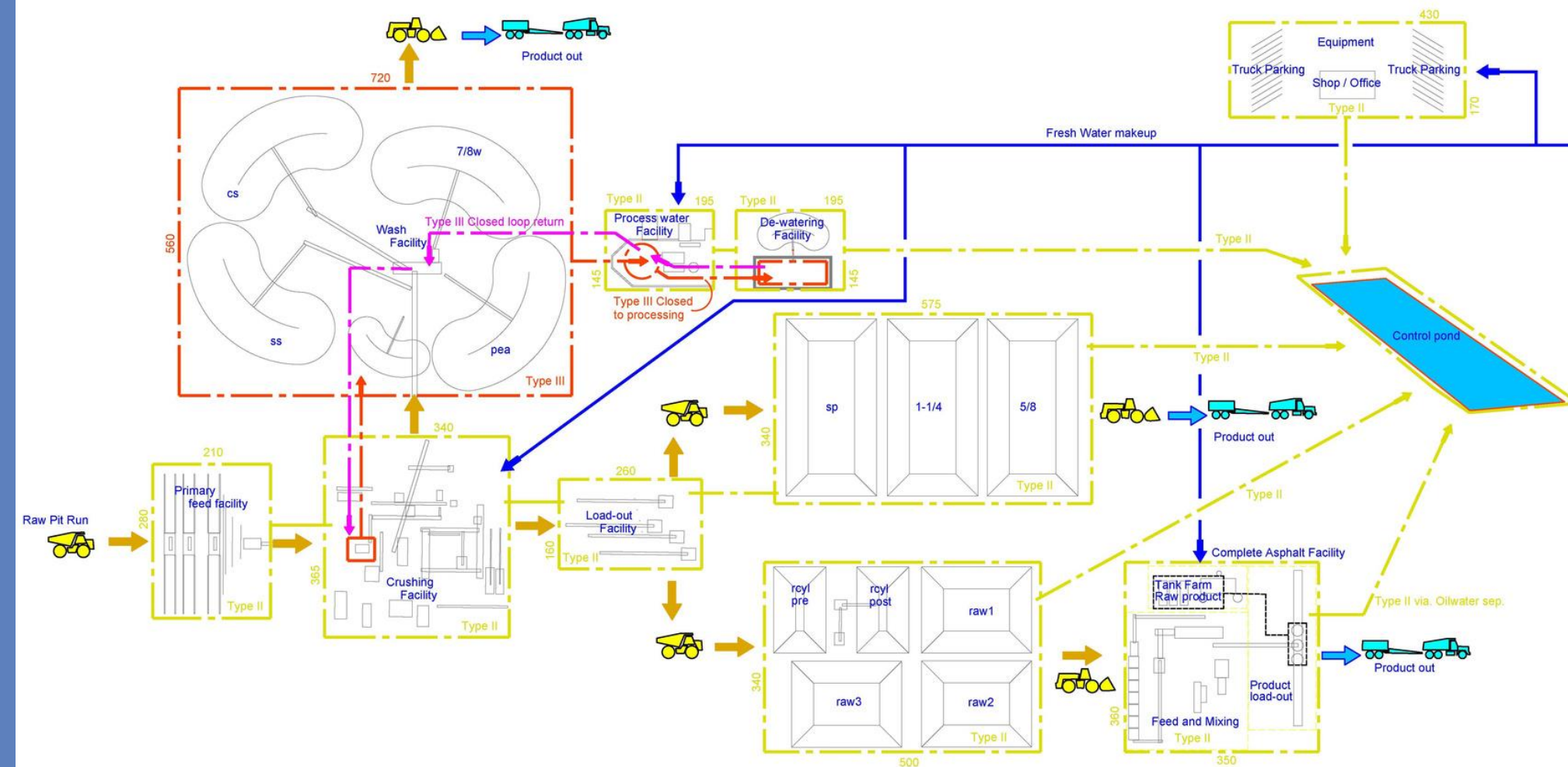
- Additional sand filter between wet pond and infiltration pond when located within 1/4 mile of Green River or Deep Creek.
- Minimizes pipes and drainage structures for compatibility with reclamation.
- Ponds remain after reclamation.



Stormwater Management Protections

Process Water Approach

- Stormwater and process water managed under Ecology Sand and Gravel General Permit.
- Process water (and stormwater) from crushing operations, asphalt plant, wheel wash, and wash plant will be segregated from other mine areas, treated, and recycled in a closed loop process.

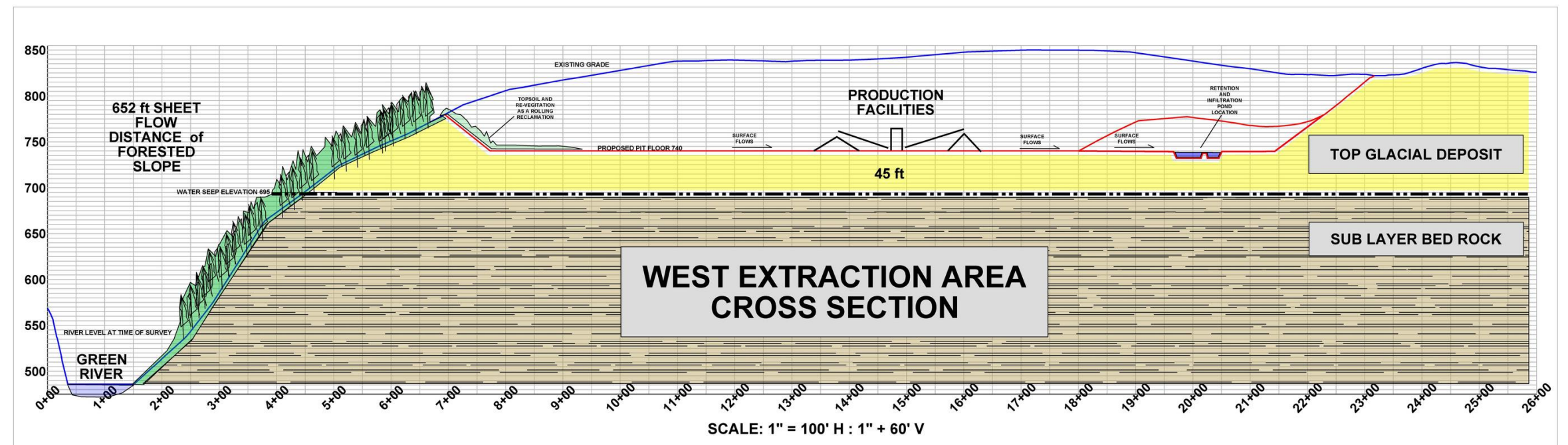
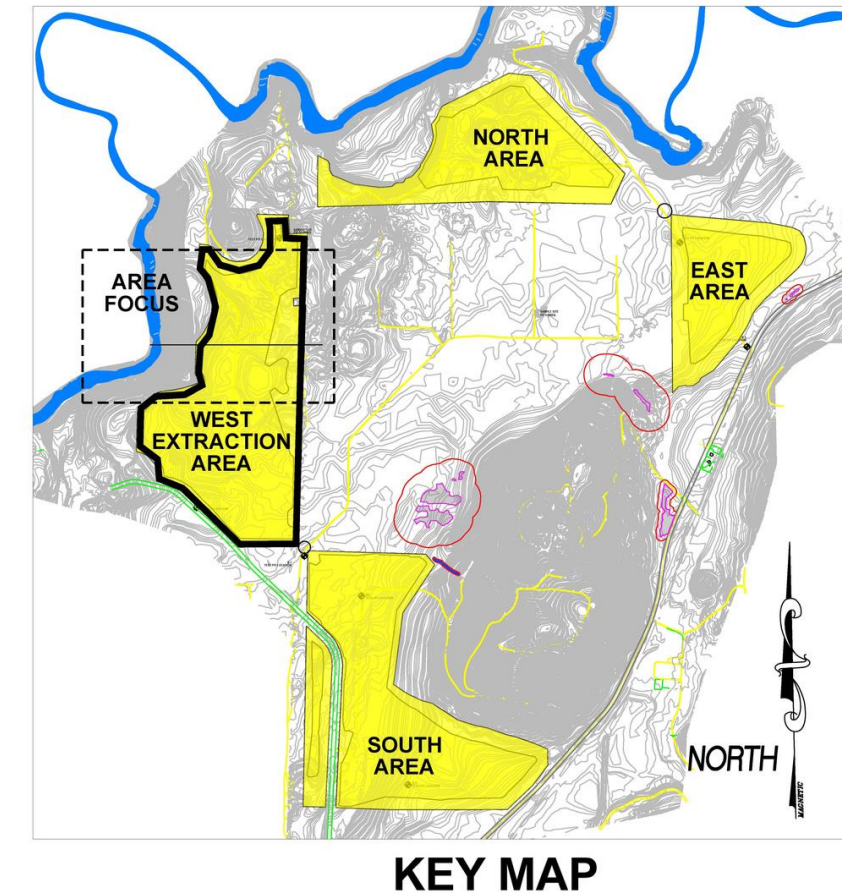
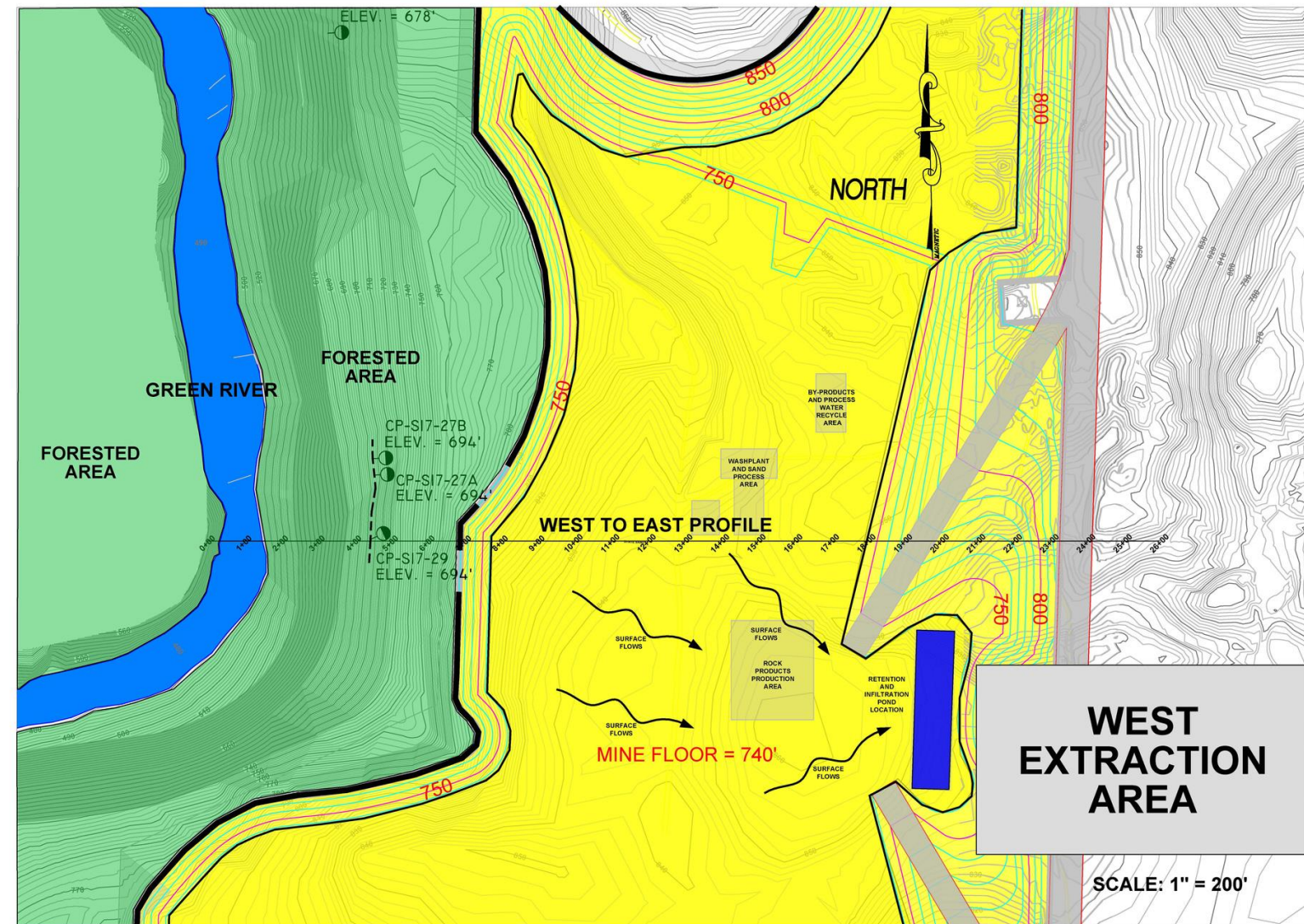


Protecting the Green



Horizontal & Vertical Setbacks

- Forested buffers of 50-foot minimum around perimeter.
- Horizontally separated from river by 350-foot to more than 800-feet.
- Vertically separated by 150 to 200-feet or more.
- Filtering of water as it moves towards the river ensures high water quality.



No Adverse Impacts to Groundwater



Maintaining Water Quality



- No surface water flow occurs in proposed mine area or flows off-site.
- Groundwater recharge and water quality to be maintained through water treatment.
- No reduction in off-site spring flows.
- Cool groundwater recharge to Green River to be maintained.
- No flow from site to Deep Creek.

No Adverse Impacts to Green River

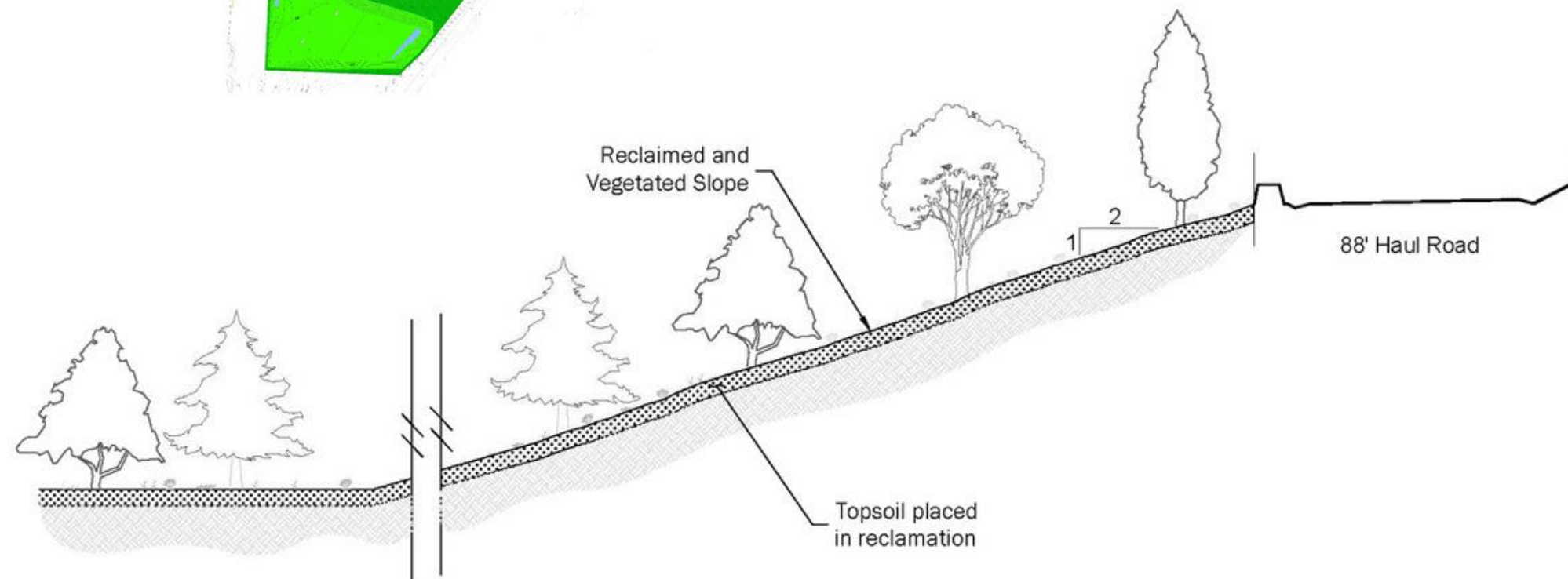
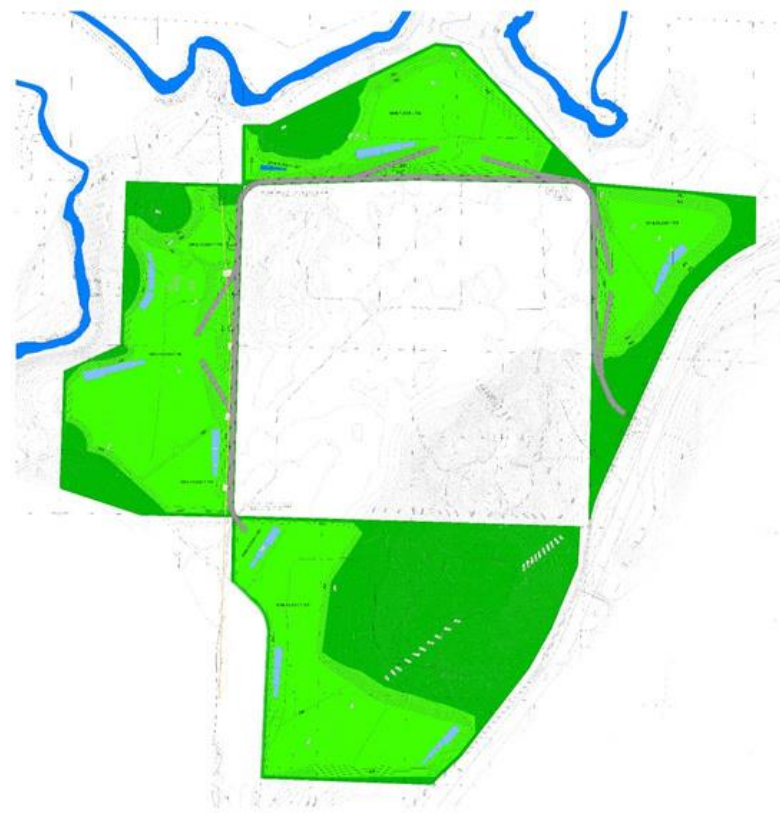


Water Quality / Fish Impacts



- Processing and asphalt plant will be self-contained so that no process or stormwater can leave the site.
- No water quality or quantity impacts are expected.
- One stream on-site that flows off-site via a waterfall to the Green River (barrier to fish passage) remains unaffected.
- Groundwater flow beneath site discharges off-site as seeps/springs on the valley walls high above and adjacent to Green River or discharges directly to Green River aquifer.

Reclamation & Final Site Conditions



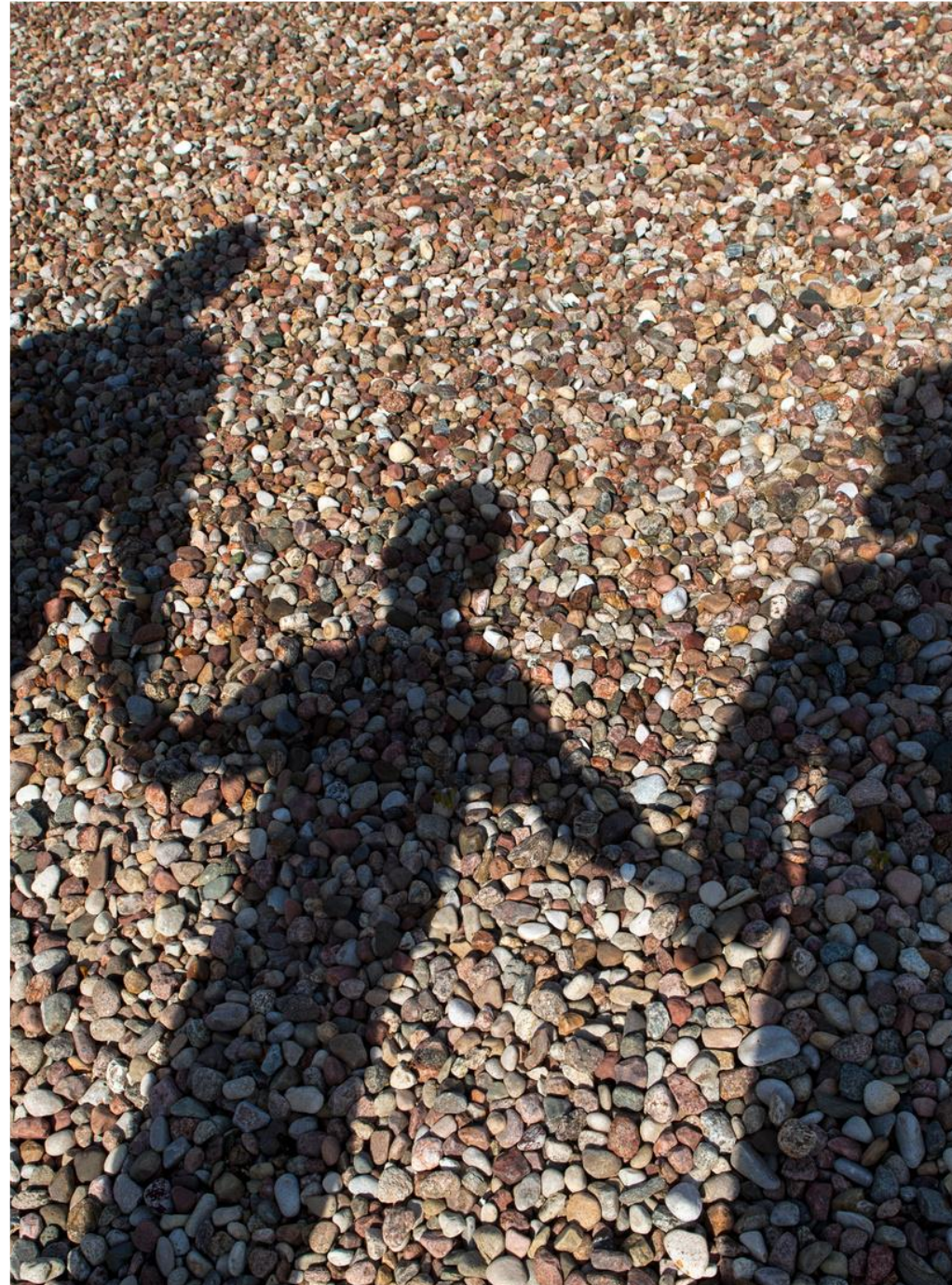
Reclamation

- Goal of mine reclamation to return to forest use.
- Completed under Reclamation Permit from DNR.
- Reclaim mined areas as they are completed.
- Reclamation involves:
 - Stockpiling topsoil.
 - Topsoil amendment with wash plant fines.
 - Mining to final grade.
 - Topsoil placement.
 - Reclamation planting (native trees & shrubs).

Positive Attributes of the Proposal



- Provides long-term aggregate supply to the region.
- Promotes job creation and economic development regionally and locally.
- Haul route network disperses trips throughout the region, with no adverse impact on LOS for studied intersections or roadways.



- Reclamation plan will return site to Forest use.
- Proposed use of Cumberland Co-Op Water System for wash water supply will result in substantial investment and upgrades to the system.
- Creation of public access area for walking trails/dog walking adjacent to town of Cumberland.

Questions?

Please Email Questions to:
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