

# Cedar River Council

January 23, 2018 meeting

Follow up Questions and Answers

		Questions	Answers
<b>Flood Plain / Zoning</b>			
	1	Given this area is in a flood plain area and flooding becoming a larger issue. Why is this site being considered for this type of use? (industrial)	The site is not within FEMA's 100-year or 500-year floodplain. The site is zoned Industrial. Asphalt Plants are a permitted use in the Industrial zone per K.C.C. 21A.08.090.
	2	Is this spot zoning by King County?	King County zoning of the site was not spot zoning. The zoning is consistent with the historical use of the property and is consistent with King County Comprehensive Plan.
<b>Plant Operations</b>			
	3	Is this plant going to run 24/7-365?	No. Typical hours of operation are 5 days a week, 10 hours per day. During the summer there will be longer hours, some Saturdays and probable night work for certain projects. Throughout the year and during most of the winter, there will be many days that the plant will not operate.
	4	Are you planning to crush and recycle asphalt at this plant?	Yes. Asphalt roadway will be broken up into smaller chunks and added back into new asphalt pavement.
	5	Can the trucks keep the asphalt warm?	The trucks are not heated; however, the trucks are equipped with tarps used to cover the asphalt after loading and during transport. Even with the tarps, the haul distance for asphalt is limited due to heat loss.
	6	How are you getting the natural gas?	Liquified Natural Gas will be delivered via tanker truck and stored in a tank on-site.
	7	How much noise do the feeders & crushers & dryers & mixers make?	The plant must comply with the King County noise ordinance. A noise study is currently underway. There are several sound level databases which provide the decibel levels of various equipment, occupations, and

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			activities. In addition, Lakeside is conducting noise monitoring to define equipment specific noise levels. The data will be forthcoming in a Noise Study report that will be submitted to King County Department of Permitting and Environmental Review (DPER).
	8	In today's world – could your current locations: salmon bay, Issaquah support such a facility or expansion of existing operations? What about expansion that was planned for existing operations in Maple Valley?	Lakeside does not operate a facility in Salmon Bay. Lakeside's plant in Seattle is located west of the Fremont Bridge on the ship canal. This plant's radius of service is mainly north Seattle. The Issaquah facility production is not within the service area necessary to support the Maple Valley region. There are no existing asphalt plant operations in Maple Valley. The Maple Valley plant was owned by Western Asphalt and was bought by Lakeside and dismantled.
<b>Traffic</b>			
	9	How many trucks estimated daily on 169 & 405?	The Traffic Study evaluated the impacts to SR 169. I-405 is outside the area of impact that required evaluation. The traffic analysis required by King County regulations addresses traffic conditions which must consider the maximum operational capacity and the associated number of trips on this busiest day. Maximum operations do not occur often. Under this analysis, the Lakeside project will generate a total of 460 weekday daily trips of which 380 are asphalt paving trucks and gravel trucks delivering aggregate to the site. Sunset Materials industrial operation generated 165 daily trips from the site. Therefore, considering that 165 trips occurred from the current industrial operation, an additional 295 <i>new</i> daily trips would be added to the existing site traffic on the busiest day of maximum operations. Of the 295 new daily truck trips, 23 (7 in, 16 out) occur during the AM hours of 7:00-9:00AM and 16 (4 in, 12 out) occur during the PM hours of 4:00-6:00PM.
	9a	How many truck trips per day?	Please see answer to Question 9.

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	10	What is being done to accommodate increased traffic on 169 & 405?	The Traffic Study determined that the traffic impacts of the proposed Lakeside project will not change the Level of Service on SR 169; therefore, no traffic mitigation was required. However, Lakeside is currently discussing possible access improvements along SR 169 with the Washington State Department of Transportation.
	11	Has traffic study, environmental impact study been done?	Yes, several environmental studies, including a Traffic Study, have been submitted to King County DPER. A Traffic Study was performed by Transportation Engineering Northwest on June 19, 2017 and is publicly available on King County's website at: <a href="https://www.kingcounty.gov/depts/permitting-environmental-review/info/SpecialInterest/Maple%20Valley%20Asphalt%20Facility.aspx">https://www.kingcounty.gov/depts/permitting-environmental-review/info/SpecialInterest/Maple%20Valley%20Asphalt%20Facility.aspx</a>
	12	Please share and summarize the results of the traffic studies?	Please see the response to question 11.
	13	The Traffic Impact Analysis indicates an expected 32 afternoon peak hour trips from the plant. But traffic is heavy for more than just one hour.  How many total evening commute trips will be added and how many of those will be north bound, crossing peak evening commute traffic?	Please see answers to questions 9, 10, and 11.  The Traffic Study analyzes evening peak traffic during a two-hour period from 4:00PM-6:00PM.  According to the Traffic Study, during PM peak operations on the busiest days, 3 trucks and 7 passenger vehicles will be exiting the site northbound. A total of 6 trucks and no passenger vehicles will be entering the site northbound on SR 169.
<b>Property Values</b>			
	14	Lakeside impacts on property values around the plant in other locations?	There has been no negative impact on property values around Lakeside plants in other locations. Indeed, above the Lakeside plants in Issaquah and Seattle, property values have risen dramatically.
<b>Chemicals</b>			

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	15	Can you please elaborate on chemicals contained in your “glue” or liquid asphalt?	<p>According to the Safety Data Sheet for liquid asphalt, the ingredient is “Asphalt (Petroleum)”, CAS# 8052-42-4, is “not hazardous according to regulatory guidelines.”</p> <p>Liquid asphalt is a strong binding agent, readily adhesive, highly waterproof and durable. It is known as thermoplastic material, which means it hardens as it cools. Roads in the US have been paved with asphalt materials since at least 1870. Roads in Washington State, including King County, have long been paved with asphalt. Many of these roads are adjacent to or over fish bearing streams. Fish hatchery rearing ponds in Washington, Oregon, and Idaho have long been lined with asphalt.</p>
	16	What is the difference with regard to chemicals between manufacturing new asphalt and recycled asphalt? Has Thurston County allowed recycled asphalt plants in Thurston County? If no why not?	<p>There is no difference in the binders and aggregate products used to make new asphalt and when recycling asphalt. There are no additional chemicals added to allow for recycling of asphalt. Recycled asphalt is simply added into the new asphalt mixture offsetting the amount of liquid asphalt and rock required to make the same amount of asphalt pavement.</p> <p>Recycled asphalt is allowed in thousands of plants across the country including in Thurston County. There is one area of Thurston County where an old comprehensive plan policy precluded use of recycled asphalt.</p>
<b>Smell</b>			
	17	Why is there a “smell” associated with your Covington facility which is perceptible to passing motorists?	<p>There is odor associated with all industrial and commercial activities including food production and processing, and asphalt manufacturing. However, Lakeside is planning on adding new odor reducing technology at the existing Covington plant and additional new odor reducing systems will be included at the SR 169 site.</p>

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	18	What is being done to limit fugitive emissions during truck loading and vapor clouds condensing into the river only 200ft away?	There will be a substantial fugitive recovery process installed at the new plant at the SR 169 site.
	19	If there are no toxic emissions why does it smell? I can smell it on HWY 18 when I drive by.	See answers to question 15 and 17.
<b>Environmental</b>			
	20	Is a 3 <sup>rd</sup> party environmental group awaiting lakeside data?	All Lakeside data is being submitted to King County DPER and additional data will be submitted to Puget Sound Clean Air Agency and Washington State Department of Ecology.
	21	What agency is cleaning up the site? Is it King County or Sunset Materials or Lakeside?	Lakeside Industries owns the property and will voluntarily enter the Washington State Department of Ecology's Voluntary Cleanup Program to clean up historical contamination caused by past owners and operators. Ecology will be engaged throughout the cleanup process.
<b>Permitting</b>			
	22	When will the 6 month moratorium be up and what decision will the King County be making in that time?	Please consult the terms of the King County Moratorium Ordinance.