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August 27, 2020

Fereshteh Dehkordi
Senior Project Manager
King County Department of Local Services, Permitting Division
35030 SE Douglas Street, Suite 210
Snoqualmie, WA 98065-9266

Dear Ms. Dehkordi:

With this letter, Lakeside Industries, Inc. (Lakeside) is responding to King County's request for additional information about our proposed environmental remediation and new asphalt plant at our property on Highway 169 between Renton and Maple Valley. We are enclosing a revised Combined SEPA Checklist, numerous consultant reports and other documents, including revised Site Engineering Plans, that respond to questions asked by King County. The Combined SEPA Checklist, consultant reports, plans and other documents are listed as attachments to our letter dated August 24, 2020, which includes our detailed responses to specific questions raised by the Department. We are also including a detailed Lakeside's Responses to Public Comments document. Recognizing the important roles of the Muckleshoot Tribe and the Suquamish Tribe, especially the Tribes' focus on protecting water quality and fisheries habitat, we are enclosing copies of documents that respond to the Tribes' comments and questions. We have reached out to both the Muckleshoot Tribe and the Suquamish Tribe to provide site tours and other information.

We are very proud that our plans will significantly improve water quality at the site and enhance fisheries habitat. As the County knows, the SR 169 site was seriously degraded by many decades of use by prior owners. Lakeside plans to remediate the site. We will not only remove contaminated soils, but we will also restore and expand all the critical area buffers on the site. These buffers will be vegetated with natural materials to provide habitat and to enhance water quality. Our work on the site will reduce impervious surfaces by more than 6 acres, or 42% of the existing impervious surfaces. Under existing conditions, all the stormwater on the site flows untreated into culverts that discharge to the Cedar River. Under our plans, the plant area will direct all stormwater to a multiple part system for treating and infiltrating 100% of the stormwater. Our system includes grass-lined swales, coalescing plate oil/water separators, a settling vault, a large sand filter, and an infiltration gallery. This system exceeds the King County requirements for treating stormwater on the site.

Our plans also include highway improvements adjacent to the site. While even the largest amount of traffic accessing the site (a rare occurrence) will not degrade the levels of service of the intersections east and west of the site, we are installing a deceleration and acceleration lane to improve highway conditions and to enhance traffic safety. These plans have been approved by the Washington State Department of Transportation (WSDOT). A minor drainage revision to the plans is being processed by WSDOT. Our plans include treating and infiltrating any additional highway runoff from these improvements.

The plans include physical mitigation measures to ensure that we comply with the strict noise limits in the King County Noise Ordinance.

Air quality is protected by Puget Sound Clean Air Agency (PSCAA) regulations and monitoring requirements. In addition, to reduce odors from the plant, the truck loading area will be enclosed and emissions in the enclosure will be treated using a baghouse. This additional element is not required by PSCAA. Moreover, we will require that all trucks leaving the site with asphalt must be covered.

The public comments show that there is some misunderstanding and misinformation about the site and the plant. We hope that the enclosed Lakeside's Responses to Public Comments document will remedy some of those misunderstandings with factual details about our plans.

We are standing by to respond to further questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Karen Deal".

Karen Deal
Director, Environmental & Land Use

Enclosure