

## **SEPA Notice of Threshold Determination Mitigated Determination of Non-significance (MDNS)**

**Project Description:** The proposal is to construct and operate a recycling and solid waste handling facility on a 12.84 acre former lumber mill site in Sedro-Woolley. The facility would also process construction debris and offer a public self-service drop-off area for recyclables. The site will include a new 30,000 square foot processing facility with a below-grade compactor and new freight scales. The proposed processing facility is closed on three sides with the fourth side open for trucks to unload and will include an automated conveyor to sort recyclable materials from other solid waste. Two existing structures on site will be used for office and shop space. The materials will be sorted and bundled, and either sold to a recycling center or processed on site for direct resale. On site processing will primarily include grinding up wood products to make "hog fuel" to be sold on site. The remaining solid waste would be compacted into self-contained, covered waste units to be transported to an approved land fill. The application was determined to be complete on December 18, 2007. File # BP-111-07

**Proponent:** Deluxe Recycling and Disposal, LLC.  
4916 LaBounty Place  
Ferndale, WA 98248

**Contact:** Skagit Surveyors & Engineering  
c/o: Marianne Manville-Ailles, AICP  
806 Metcalf Street  
Sedro-Woolley, WA 98284

**Location of Project, Including Street Address, if any:** The project is located on Assessor's parcels P75932, P75933, P75935, P75936 and P37648 at 109 Jameson Street, Sedro-Woolley, WA

**Other project permits:** City of Sedro-Woolley Building Permit and ROW Permit.

**Lead Agency, City of Sedro-Woolley:** The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. This determination is based upon the following mitigation being provided by the applicant:

1. Hours of construction shall be limited to 7:00 a.m. to 9:00 p.m. weekdays and 8:00 a.m. to 9:00 p.m. weekends as required in SWMC 9.46.020;
2. Comply with Northwest Clean Air Agency regulations;
3. Construction and operation of the proposed facility shall comply with all local, state and federal regulations, including Sedro-Woolley Municipal Code Title 13.36 Stormwater Management Standards; Title 13.40 Stormwater Facilities Maintenance; Title 15.40 Public Works Construction Standards; Title 17 Zoning; Sedro-Woolley Public Works Design Standards and the Sedro-Woolley Comprehensive Plan;
4. Lighting from the site shall be directed and/or shielded so as to not shine directly at the neighboring residential properties;
5. Impact Fees and General Facilities charges shall be assessed and collected at the rate adopted by ordinance at the time of building permit issuance;
6. Obtain and comply with conditions of a NPDES stormwater general permit from the Department of Ecology as may be required;
7. All construction traffic shall use an approved temporary construction access with a 100' geotextile and quarry spall construction entrance;
8. Comply with the landscape and site design plans as approved by the Planning Department;
9. Reconstruction of Jameson Street along the frontage of the property will be required, including, but not limited to, curbs, sidewalks and planter strips on the south side of the street;
10. Jameson Street shall be reestablished as direct access to State Route 9 through the old Weyerhaeuser site prior to commencement of operation of the proposed facility. Intersection improvements at the new Jameson Street/State Route 9 intersection shall also be in place prior to commencement of operation of the proposed facility;
11. Further off-site road improvements shall include an approach/turning lane on the eastbound side of Jameson Street, west of the entrance to the proposed facility. The turn lane is to accommodate vehicles waiting to enter the facility and prevent said vehicles from blocking the travel lane on Jameson Street;

12. Truck traffic generated by the proposed facility shall not use Jameson Street to the east of the proposed entrance. To achieve this directive, the entrance/exit to the site shall be designed to restrict westbound traffic from entering the site and restrict traffic from exiting to eastbound Jameson Street. The entrance design shall use a combination of curbs and other physical deterrents as well as signage to achieve the required directive;
13. Primary access to the site shall be from Jameson Street. Access to any other right-of-way shall be for emergency and maintenance purposes only;
14. Any structures within the 100 year flood plain (as defined in the Flood Insurance Rate Map (FIRM), revised December 5, 1989) shall comply with Chapter 17.66 SWMC and any applicable FEMA regulations/requirements;
15. To better contain noise, odors and debris, the design of the transfer building shall have four sides, not three as originally proposed. Access to the interior of the building shall be through doors large enough to allow large-vehicle access and the doors must be capable of closing;
16. Use of a tub-grinder or other outdoor grinding machinery shall be limited to the hours of 9:00 AM and 5:00 PM. Any grinding equipment shall be shielded so as to prevent debris from leaving the site;
17. Decibel level limitations will be defined by the city and will be based on the maximum environmental noise levels defined in Chapter 173-60 of the Washington Administrative Code;
18. No hazardous waste, including household hazardous waste, shall be collected or stored at the proposed facility without obtaining a conditional use permit and showing that the facility complies with the state hazardous waste citing standards. Additional SEPA review will be necessary for any proposed hazardous waste handling at the proposed facility. However, a hazardous waste spill/response plan shall be in place prior to commencement of operation of the proposed facility in the case that hazardous waste should inadvertently be delivered to the facility;
19. A radiation detector shall be placed in the off-loading area and operational at all times;
20. Discharge to the city sanitary sewer system shall be for domestic effluent only. Industrial discharge shall not be allowed unless adequate testing is provided to the city to show that the effluent will meet city standards or an approved effluent management/pre-treatment mechanism is installed. All drainage from where solid waste is loaded, unloaded, stored, sorted as well as areas where solid waste can be tracked by vehicles or other equipment shall be directed to holding tanks. The tanks shall be pumped when necessary and the waste shall be delivered to an approved disposal facility;
21. Materials stored at the site shall be secured or located to prevent displacement during a flood event;
22. Additional SEPA traffic impact fees may be imposed if necessary per the completion of a city approved traffic impact analysis;
23. Contribute voluntary police impact fees as per the commercial development calculation in the Capital Facilities Element of the City of Sedro-Woolley Comprehensive Plan;
24. Municipal solid waste is not approved to be stored on-site. Time limits for keeping municipal solid waste containers on-site may be imposed by the city;
25. On-site composting is not included with this SEPA review process and shall not be allowed without further SEPA review;
26. Odor and dust control for outdoor storage of materials shall be coordinated with the city. Regular sweeping of paved areas shall be required and watering of dust producing items may also be required. Runoff from outdoor storage must also be managed per a city approved plan; and
27. Approved street lighting shall be installed along the Jameson Street frontage.

The lead agency previously issued a comment period for this proposal under the optional DNS process in WAC 197-11-355. There is no further comment period on this threshold determination. Per SWMC 2.88.170, you may appeal this threshold determination in writing to the City of Sedro-Woolley Planning Department within 14 days from date of publication. Written appeals must be submitted by 4:30 p.m. **Wednesday, March 26, 2008** to the Associate Planner, City of Sedro-Woolley, 325 Metcalf Street, Sedro-Woolley, Washington, 98284 or electronically to [jcoleman@ci.sedro-woolley.wa.us](mailto:jcoleman@ci.sedro-woolley.wa.us).

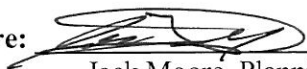
**Responsible SEPA Official:** Planning Director – City of Sedro-Woolley

**Contact Person:** John Coleman, Associate Planner

**Address:** 325 Metcalf Street, Sedro-Woolley, WA. 98284

**Date of Issue:** Friday, March 7, 2008    **Date of publication:** Wednesday, March 12, 2008

**Signature:**



Jack Moore, Planning Director