

LAKESIDE INDUSTRIES MAPLE VALLEY PROJECT FREQUENTLY ASKED QUESTIONS

Q: Why did Lakeside decide to propose a facility in Maple Valley?

A: We are moving our existing facility in Covington to Maple Valley because the current owner of the Covington site has decided to do something different on that property. We've had a long, collaborative relationship with that land owner and agreed to move our facility at the end of our current lease.

Q: Why has this site in Maple Valley been identified as the appropriate place for your facility?

A: We've been looking for a while, and determined that the Maple Valley is the ideal site for our use. First, it's specifically zoned for industrial uses, including asphalt plants, and it's right on State Hwy. 169, a major thoroughfare that many of our trucks are already using. The site already has a current industrial operator. In addition, the location gives us ideal access to clients who need asphalt.

Q: But why can't Lakeside just take the plant somewhere else?

A: Aside from being the appropriate place for an environmentally friendly asphalt plant, we strongly believe that everyone — property owners and all citizens alike — should be able to rely on zoning as a result of long community processes.

Q: How big will this Maple Valley facility be?

A: Lakeside Industries will utilize only one-third of the Maple Valley site for asphalt production with most of the space being used for gravel stockpiles. This will leave about 17 acres as a surrounding greenbelt.

Q: What exactly will you produce at the Maple Valley plant?

A: This facility will be used for the production of asphalt that will be used for a wide range of projects — schools, airports, highways, city streets, residential and commercial parking lots and many other uses. Asphalt is common in today's society, and we will respond to the needs of our local customers as they continue to create new projects for families, companies, the community and others.

Q: Does the company routinely locate its facilities so close to residential communities?

A: We have facilities that are located in dense urban areas, as well as within suburban and rural environments. One plant in particular, in Seattle's Fremont neighborhood, is located right along the Ship Canal, just a short distance from the Phinney Ridge neighborhood and adjacent to a regional bike path and apartment buildings.

Q: Will there be any separation from the Maple Valley facility and homes?

A: There will be a large natural buffer of open green space in between the plant and the closest residences. The closest residences are up and behind a hillside adjacent to the Maple Valley plant site.

Q: But why does the facility need to be here?

A: It's zoned specifically for industrial uses, including asphalt production. And, it's the ideal location for our company to minimize our carbon footprint by locating a facility near the clients and contractors with whom we work.

Q: When will it get built?

A: We plan to start construction immediately following the issuance of all permits from the State and County.

Q: How long will construction take?

A: About six to eight months.

Q: How many people will it employ?

A: Approximately 25 to 30 full-time employees.

Q: What will the Maple Valley facility do to fish and other creatures that depend on a clean Cedar River?

A: Our facility in Maple Valley will be highly sustainable. It will feature the latest industry technology to ensure clean stormwater run-off. This will help to protect fish, including salmon, that rely on clean water. Lakeside will meet or exceed the regulations established by the Washington State Department of Ecology and King County. In fact, our facility will greatly improve the current stormwater control and quality at the site.

Q: But what about run-off and its potential impacts on the Cedar River?

A: Like all other developments — including residential, commercial, schools and other governmental projects – Lakeside Industries will control and treat all runoff from the Maple Valley asphalt plant.

Q: Some industrial plants created bad odors; what will yours create in Maple Valley?

A: No industrial project – or commercial or residential building, for that matter – can completely eliminate all odors, 100% of the time. This includes cars and trucks that move in between destinations. However, Lakeside will use all available odor-control technologies vetted by the industry to control and eliminate asphalt odor.

Q: Why should someone believe your claims about environmental impacts of the Maple Valley facility?

A: First, we've operated facilities for decades across the Northwest that co-exist with flora, fauna, families and neighborhood residents, and we have a strong track record for environmental conservation. Secondly, our industry-leading technology and best management practices will enable Lakeside to protect water and air quality in a way that meets or exceeds the rigorous regulations established by the Washington State Department of Ecology, King County and the Puget Sound Clean Air Agency. Lastly, all liquids will have secondary containment, and the site water run-off will all be treated by our water treatment facility.

Q: But surely the facility will have some air emissions that are part of its operation, correct?

A: Lakeside will meet or exceed all air quality regulations imposed by the Puget Sound Clean Air Agency. But to put this in context, during a year of operation, our facility will emit fewer emissions than a typical commercial bakery emits for a month, and less than the equivalent of 13 fireplaces being operated by local residential households over the course of a year.

Q: What will the traffic impacts be at the Maple Valley facility?

A: A traffic study was conducted recently, and it concluded our planned facility would not create any adverse traffic impacts.



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Q: But what mitigation will still be needed to ensure good traffic flow near your Maple Valley site?

A: The traffic study showed that no mitigation was required. The full study is available for review.

Q: What kind of company is Lakeside Industries?

A: Lakeside Industries, based in Issaquah, is a third-generation, family-owned company with locally-managed regional divisions throughout Western Washington, Northwest Oregon, and Central Idaho. Our employees live and work in the communities where we operate. We're good stewards of both the environment and the community, illustrated by our company's long-held ethos of contributing to local charities and volunteering in schools and non-profit organizations.

Q: What is Lakeside's response to the King County Council's 6-month moratorium on permitting asphalt facilities?

A: The Council's decision will not delay our planned Maple Valley facility because the current County review processes on our Grading Permit Application will continue despite the Moratorium. All studies will show that the Moratorium is not necessary.

Q: How will you go about clarifying the issues people have with your request for permits in Maple Valley?

A: We understand the need to present facts about the environmentally friendly plant we will relocate to Maple Valley. We've started to explain how asphalt plants do not harm water quality or air quality, but we realize more education needs to be done. So, we have scheduled a public information meeting for Dec. 4 at the Greater Maple Valley Unincorporated Area Council.

Q: Who do I speak with to learn more about Lakeside and its proposed asphalt plant in Maple Valley?

A: We welcome all questions and comments from stakeholders in the community who would like to learn or about Lakeside Industries and our Maple Valley facility. We encourage neighbors to attend the Dec. 4 meeting, and also to contact Karen Deal, our Environmental Director, at Karen.Deal@lakesideindustries.com.

Q: Is asphalt and its production toxic?

A: No, asphalt is not toxic. It's an inert material, and numerous studies have shown that asphalt does not release pollutants into stormwater or compromise the health of humans and wildlife. Good asphalt-production facilities actually *help* the environment by recycling old road materials that would otherwise be put in landfills. Asphalt is the most recycled material in the country. Moreover, in California, the East Bay Municipal Utility District has been using asphalt liners in drinking water reservoirs since the 1950s. The Metropolitan Water District has been using asphalt liners in drinking water reservoirs for over 50 years.

Q: Why do I see emissions coming from the stacks of the typical asphalt facility, and is it harmful to humans and the environment?

A: Asphalt plants do not emit harmful pollutants, a fact that has been established by numerous studies conducted by U.S. EPA and other air quality regulators. What people see coming from the stack at Lakeside asphalt plants is *steam*. Steam is the result of drying the rock used to produce the asphalt. The type of air-quality control systems used by Lakeside remove 99.6% of all particulates, so the resulting air emissions are far cleaner than almost all industrial, commercial and even residential sources.