



STATE ENVIRONMENTAL POLICY ACT (SEPA), CHAPTER 43.21C RCW MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)

Applicant: Olympic Systems Properties

SEPA Project #: ECL2021-00019, CUP2021-00005

Lead Agency: Clallam County Department of Community Development (DCD)

Description of Proposal: The applicant is proposing to construct a Solid Waste Transfer Station and Community Recycling Center on a 5.46 acre parcel zoned Carlsborg Industrial (CI). The project will contain a 15,000 square foot Transfer Station for both public and commercial drop-off and commercial haul-off, a 1,000 square foot public Recycle Center, a less than 2000 square foot office and employee breakroom, and a 400 square foot scale house. The total impervious surfacing is projected at 163,000 square feet. Water will be provided by the PUD and sewage disposal will be provided by the Carlsborg Sewer. Access is proposed off Business Park Loop.

Location of Proposal: The subject property is located in the northern portion of the Carlsborg UGA, south of Olympic Disposal Shop site, near the intersection of Carlsborg Road and Business Park Loop, being within Section 15, Township 30 N, Range 4 W, W.M., Clallam County, Washington, referenced as Assessor's parcel number 043015-409010.

Required Permits/Approvals: approved Conditional Use Permit, building permits, potable water approval, sewer connection, engineered drainage plan, landscaping, lighting, Solid Waste permit, and parking plan.

SEPA Threshold Determination: The lead agency has determined that this proposal will not result in probable significant adverse impacts to the environment and has issued a Mitigated Determination of Non-Significance (MDNS) under WAC 197-11-340(2). An environmental impact statement is not required under RCW 43.21.030 (2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency and existing regulations applicable to the proposal. This information is available to the public upon request during normal business hours and can be found on the Clallam County Online Permit website at www.clallam.net/Permits.

Mitigating Conditions:

1. Due to the urban location of the site, surrounding the historic center of Carlsborg, and varying wind patterns in the area, in order to mitigate odor, noise and aesthetic concerns the facility should be located within a fully enclosed building and utilize mechanical solutions to ensure no odor is created by the facility.
2. Per CCC 27.12.615(5) a report shall be submitted with the engineered drainage plan showing that the facility will not significantly impact ground water resources.
3. To mitigate potential emissions from vehicles, beyond the proposed maintenance of vehicles and equipment, the facility should only be open to the public from 9am to 5pm and closed on Sundays to align with the other facilities in the County. Being closed on Sundays just like the Port Angeles Regional and Blue Mountain Transfer Station will limit the number of people hauling trash from farther locations, which will reduce emissions, as well as reduce potential litter.



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4. Use of solid walls shall be incorporated in the design of the structure and within the landscaping to help minimize impacts of noise, lights and aesthetic impacts to residential properties and the public streets. In compliance with the standards of CCC 33.20.060(3) the entire facility is loading/unloading and storage of garbage and recycling, therefore screening will be required, which again supports the need for the facility to be entirely indoors. Solid walls are described for use to help minimize impacts of noise, lights and aesthetic impacts to residential properties, but should also be considered from the public streets since the facility is associated with the hauling and loading of garbage.
5. To mitigate the location of the recycling dumpster a new landscaping plan shall be submitted complying with the standards of CCC 33.20.030(6) in addition to the minimum landscaping standards of CCC 33.53 that should address the location, orientation, and access of the proposed recycling dumpster which should be shielded from Business Park Loop.
6. A lighting plan shall be submitted and approved prior to the issuance of a building permit to ensure no off-site glare to the street or adjacent properties. All outdoor lighting shall be directed downward and shielded to prevent glare and light trespass onto neighboring properties and roads. The lighting plan shall be prepared by a qualified professional and note the location, type, and intensity of lighting. It shall also demonstrate how location, type, and mitigation measures (ie. shielding) will prevent glare and light trespass. The approved plan must be implemented and any significant changes to the number of lighting fixtures, location, and intensity will require an updated lighting plan to be approved by Clallam County.
7. In order to address Impacts to the Olympic Discovery Trail, a landscaping plan shall be submitted that shows the proposed landscaping along the trail outside of the easement, along the entire length of the trail, since no crossing of the trail will be allowed between the two parcels.
8. A new Traffic Study with 6-year and 20-year projection, assuming reasonable buildout, for the intersection at the north of Business Park Loop and Carlsborg Road, including data from Savannah Lane and Village Lane to the west shall be provided.

Public Hearing: A Public Hearing (where public testimony can be given) on this proposal has been scheduled for February 3, 2022 before the Clallam County Hearing Examiner at 1:00pm. The decision on the Conditional Use Permit will be made by the Hearing Examiner within 10 working days of the record closing. Any person may write a request to DCD to receive notice of the decision once it is made.

Comment Period: The DCD SEPA Memo dated December 30, 2021 (attached) provides supplemental analysis of the impacts of this proposal. Comments on this MDNS and the environmental impacts can be provided at the hearing scheduled February 3, 2022 at 1pm. Unless the Responsible Official withdraws the threshold determination pursuant to WAC 197-11-340(3)(a), the threshold determination shall be final at the end of the comment period. Agencies and interested parties will be notified if the threshold determination is withdrawn.

Staff Contact: For additional information, contact Donella Clark at the address below or 360-417-2594, dclark@co.clallam.wa.us.



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Responsible Official: Mary Ellen Winborn, Director

Address: Clallam County Department of Community Development
RE: SEPA COMMENTS
223 E. 4th Street, Suite 5
Port Angeles, WA 98362

Issuance Date: 1/5/2022

Signature: Mary Ellen Winborn
Mary Ellen Winborn, Director

Appeals: Unless the Responsible Official withdraws the threshold determination pursuant to WAC 197-11-340, the threshold determination shall be final at the comment period. The final threshold determination may be appealed to the Hearing Examiner by filing a written appeal with the applicable fee. Contact the Clallam County Permit Center for SEPA appeal procedures, Donella Clark, Principal Planner, Clallam County DCD Permit Center, 223 East Fourth Street, Suite 5, Port Angeles, WA 98362, (360)417-2594 or by e-mail at dclark@co.clallam.wa.us.