BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF GRANTING A YARD)	ORDINANCE NO. 97-716
DEBRIS PROCESSING FACILITY LICENSE TO)	
GRIMM'S FUEL COMPANY, INC. TO OPERATE)	•
A YARD DEBRIS COMPOSTING FACILITY AND		
DECLARING AN EMERGENCY)	Introduced by Mike Burton,
)	Executive Officer

WHEREAS, Section 5.01.030 of the Metro Code requires an owner or operator of a yard debris processing facility to be licensed by Metro; and

WHEREAS, Section 5.01.040 of the Metro Code requires yard debris processing facilities to comply with the licensing requirements in Chapter 5.01; and

WHEREAS, Metro Code Section 5.01.060(a) requires applications for a license to be filed on forms provided by the Executive Officer, and specifies that licenses are subject to approval by the Council; and

WHEREAS, Grimm's Fuel Company, Inc. has submitted a yard debris processing facility license application to operate its existing yard debris composting facility in Tualatin, Oregon as specified in Metro Code Section 5.01.060(c)(2), and

WHEREAS, the Metro Code Chapter 5.01.230 to 5.01.380 sets forth provisions relating to the licensing of yard debris processing facilities; and

WHEREAS, based on information submitted by Grimm's Fuel Company, Inc., specified in the Staff Report or otherwise submitted, the Executive Officer has found that the facility is in compliance with applicable provisions and standards in the Metro Code related to the licensing of yard debris processing facilities; and

WHEREAS, the purpose of the licensing agreement is to protect the health, safety and welfare of Metro area residents; the Council finds that it is necessary for the welfare of the Metro area that this ordinance take effect immediately, pursuant to Sections 37(2) and 39(1) of the Metro Charter.

The facility is an existing operation providing necessary services to the public and nuisance impacts from

yard debris processing facilities such as odor, dust and noise adversely affect the health and welfare of the public; and

WHEREAS, The Executive Officer recommends that the Council grant the attached license to Grimm's Fuel Company, Inc.; now therefore,

THE METRO COUNCIL ORDAINS AS FOLLOWS:

- 1. The Council authorizes the Executive Officer to enter into the attached licensing agreement for a yard debris processing facility within ten days of the effective date of this ordinance.
- 2. An emergency having been declared for the reasons stated above, this ordinance shall take effect immediately, pursuant to Sections 37(2) and 39(1) of the Metro Charter.

Jon Kvistad, Presiding Officer

Daniel B. Cooper, General Counsel

ATTEST:

Approved as to Form:

BM: s:\share\dept\regs\ydf\grimm's\ordinanc\97716.ord

Recording Secretary

EXHIBIT A

YARD DEBRIS COMPOSTING FACILITY LICENSE

issued by METRO

600 N.E. Grand Avenue Portland, Oregon 97232-2736 (503) 797-1700

LICENSE NUMBER:		
DATE ISSUED:	(see Section 2)	_
AMENDMENT DATE:	N/A	
EXPIRATION DATE:	· .	
	GRIMM'S FUEL COMPANY, INC.	
	GRIMM'S FUEL COMPANY, INC.	
ADDRESS:	18850 SW CIPOLE ROAD	
CITY, STATE, ZIP:	TUALATIN, OREGON 97062	
LEGAL DESCRIPTION:	(see attached application)	
NAME OF OPERATOR:	GRIMM'S FUEL COMPANY, INC.	
PERSON IN CHARGE:	JEFF GRIMM, VICE PRESIDENT	
ADDRESS:	1631 SOUTH SHORE BLVD.	
CITY, STATE, ZIP:	LAKE OSWEGO, OR 97034	
TELEPHONE NUMBER:	(503) 636-3623	

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LICENSE AGREEMENT

This License is issued by Metro, a municipal corporation organized under the Constitution of the State of Oregon and the 1992 Metro Charter ("Metro"), to the Grimm's Fuel Company ("Licensee").

In recognition of the promises made by Licensee as specified herein, Metro issues this License, subject to the following terms and conditions:

1. **DEFINITIONS**

The definitions in Metro Code Section 5.01.010 shall apply to this License, as well as the following definitions. Defined terms are capitalized when used.

"Composting" means the controlled biological decomposition of organic materials through microbial activity which occurs in the presence of free oxygen. Composting does not include the stockpiling of organic material.

"Facility" means the site where one or more activities that the Licensee is authorized to conduct occur.

"Hazardous Waste" has the meaning specified in ORS 466.005.

"Prohibited Wastes" has the meaning set forth in Section 5.2 of this License.

2. TERM OF LICENSE

This License is issued for a term of five years from the date signed by Metro and the Licensee, following approval by the Metro Council.

3. LOCATION OF FACILITY

The licensed Facility is located at 18850 SW Cipole Road, Tualatin, Oregon 97062, Tax lot numbers 1800 and 1900, Assessor's Map Number 25121A, Section 21, Township 25, Range 1W.

4. OPERATOR AND OWNER OF FACILITY AND PROPERTY

- 4.1 The owner of the Facility is Grimm's Fuel Company, Inc.
- 4.2 The owner of the property underlying the Facility is Rod Grimm. Licensee warrants that owner has consented to Licensee's use of the property as described in this License.
- 4.3 The operator of the Facility is Grimm's Fuel Company. Licensee may contract with another person or entity to operate the Facility only upon ninety (90) days prior written notice to Metro and the written approval of the Executive Officer.

5. AUTHORIZED AND PROHIBITED ACTIVITIES AND WASTES

- 5.1 Subject to the following conditions, Licensee is authorized to operate and maintain a yard debris composting facility.
 - 5.1.1 Licensee shall accept only yard debris, landscape waste, clean wood wastes (e.g., untreated lumber, wood pallets), and incidental quantities (<10% by volume) of source-separated pre-consumer vegetative commercial food waste. No other wastes shall be accepted at the Facility unless specifically authorized in writing by Metro.

5.2 **Prohibited Wastes**

- 5.2.1 Licensee is prohibited from receiving, processing or disposing of any solid waste not authorized in this License.
- 5.2.2 Licensee shall not accept Hazardous Waste. Any Hazardous Waste inadvertently received shall be handled, stored, and removed pursuant to state and federal regulations.

6. MONITORING AND REPORTING REQUIREMENTS

- 6.1 Licensee shall monitor facility operation and maintain accurate records of the following:
 - 6.1.1 Amount of feedstock received and quantity of product produced at the facility.
 - 6.1.2 Records of any special occurrences encountered during operation and methods used to resolve problems arising from these events, including details of all incidents that required implementing emergency procedures.
 - 6.1.3 Records of any public nuisance complaints (e.g., noise, dust, vibrations, litter) received by the operator, including:
 - (a) The nature of the complaint;
 - (b) The date the complaint was received;
 - (c) The name, address, and telephone number of the person or persons making the complaint; and
 - (d) Any actions taken by the operator in response to the complaint.
 - 6.1.4 For every odor complaint received, the licensee shall record the date, time, and nature of any action taken in response to an odor complaint, and record such information within one business day after receiving the complaint. Records of such information shall be made available to Metro and local governments upon request.

- 6.2 Records required under this section shall be reported to Metro no later than thirty (30) days following the end of each quarter. The report shall be signed and certified as accurate by an authorized representative of Licensee.
- 6.3 The licensee shall submit to Metro pertinent duplicate copies of regulatory information submitted to the DEQ and local jurisdictions pertaining to the facility, within 30 days at the same time of submittal to DEQ and/or a local jurisdiction.

7. DESIGN AND OPERATIONAL REQUIREMENTS

- 7.1 Activities shall be conducted in accordance with the Metro approved facility design plan, operations plan and odor minimization plan submitted as part of the License Application. In addition:
 - 7.1.1 To control odor and dust the Licensee shall:
 - (a) Install dust control and odor systems whenever excessive dust and odor occur, or at the direction of Metro. Alternative dust and odor control measures may be established by the Licensee with Metro approval.
 - (b) Take specific measures to control odors in order to avoid or prevent any violation of this License, which measures include (but are not limited to) adherence to the contents of the odor minimization plan.
 - 7.1.2 With respect to vector control, the Licensee shall manage the Facility in a manner that is not conducive to infestation of rodents or insects. If rodent or insect activity becomes apparent, Licensee shall initiate and implement additional vector control measures.
- 7.2 The Licensee shall provide an operating staff which is qualified to perform the functions required by this License and to otherwise ensure compliance with the conditions of this License.
- 7.3 The licensee shall utilize functionally aerobic composting methods for processing authorized wastes at the facility.
- 7.4 All facility activities shall be conducted consistent with applicable provisions in Metro Code Chapter 5.01: Additional Provisions Relating to the Licensing of Yard Debris Processing Facilities (Sections 5.01.230 5.01.380). Licensee may modify such procedures. All proposed modifications to facility plans and procedures shall be submitted to the Metro Regional Environmental Management Department for review and approval. The Executive Officer shall have 10 business days from receipt of proposed modifications to object to such modifications. If the Executive Officer does not object, such modifications shall be considered approved following the 10-day period. Licensee may implement proposed modifications to Facility plans and procedures on a conditional basis pending Metro review and notice from Metro that such changes are not acceptable.

7.5 Licensee shall remove compost from the Facility as frequently as possible.

8. FACILITY CLOSURE

- 8.1 In the event of closure of the facility, all yard debris, composting material, end-product, and other solid wastes must be removed from the facility within 180 days following the commencement of closure.
- 8.2 Licensee shall close the facility in a manner which eliminates the release of landscape waste, landscape waste leachate, and composting constituents to the groundwater or surface waters or to the atmosphere to the extent necessary to prevent threats to human health or the environment.
- 8.3 Within 30 days of completion of closure, Licensee shall file a report with Metro verifying that closure was completed in accordance with this section.

9. ANNUAL LICENSE FEE

Licensee shall pay an annual license fee of \$300, as established under Metro Code Section 5.01.320. The fee shall be delivered to Metro within thirty (30) days of the effective date of this License and on the same date for each year thereafter. Metro reserves the right to change its license fees at any time, by action of the Metro Council, to reflect license system oversight and enforcement costs.

10. INSURANCE

- 10.1 Licensee shall purchase and maintain the following types of insurance, covering Licensee, its employees, and agents:
 - (a) Broad form comprehensive general liability insurance covering personal injury, property damage, and personal injury with automatic coverage for premises, operations, and product liability. The policy must be endorsed with contractual liability coverage; and
 - (b) Automobile bodily injury and property damage liability insurance.
- 10.2 Insurance coverage shall be a minimum of \$500,000 per occurrence, \$100,000 per person, and \$50,000 property damage. If coverage is written with an annual aggregate limit, the aggregate limit shall not be less than \$1,000,000.
- 10.3 Metro, its elected officials, departments, employees, and agents shall be named as ADDITIONAL INSUREDS. Notice of any material change or policy cancellation shall be provided to Metro thirty (30) days prior to the change or cancellation.
- 10.4 Licensee, its contractors, if any, and all employers working under this License are subject employers under the Oregon Workers' Compensation Law and shall comply with ORS 656.017, which requires them to provide Workers' Compensation coverage for all their subject workers. Licensee shall provide Metro with certification of Workers' Compensation insurance including employer's liability.

11. INDEMNIFICATION

Licensee shall indemnify and hold Metro, its agents, employees, and elected officials harmless from any and all claims, demands, damages, actions, losses and expenses, including attorney's fees, arising out of or in any way connected with licensee's performance under the license, including patent infringement and any claims or disputes involving subcontractors. Licensee shall not assume liability for any negligent or intentionally wrongful act of Metro, its officers, agents or employees.

12. COMPLIANCE WITH LAW

Licensee shall fully comply with all federal, state, regional and local laws, rules, regulations, ordinances, orders and permits pertaining in any manner to this License, including all applicable Metro Code provisions whether or not those provisions have been specifically mentioned or cited herein. All conditions imposed on the operation of the Facility by federal, state or local governments or agencies having jurisdiction over the Facility are part of this License by reference as if specifically set forth herein. Such conditions and permits include those attached as exhibits to this License, as well as any existing at the time of issuance of this License and not attached, and permits or conditions issued or modified during the term of this License.

13. METRO ACCESS TO FACILITY

Authorized representatives of Metro shall be permitted access to the premises of the Facility at all reasonable times for the purpose of making inspections and carrying out other necessary functions related to this License. Access to inspect is authorized during all business hours.

14. DISPOSAL RATES AND FEES

- 14.1 The rates charged at licensed facilities are exempt from Metro rate setting.
- 14.2 Licensee is exempted from collecting and remitting Metro fees on waste received at the Facility. Licensee is fully responsible for paying all costs associated with disposal of residual material generated at the facility, including all Metro fees and taxes. A licensee shall obtain a non-system license prior to disposal of residuals at any facility not designated by Metro.
- 14.3 Licensee shall adhere to the following conditions with regard to disposal rates charged at the facility:
 - (a) A licensee may modify rates to be charged on a continuing basis as market demands may dictate. Rate schedules should be provided to Metro on a regular basis, and shall be provided to Metro on request.

(b) Public rates charged at the facility shall be posted on a sign near where fees are collected. Rates and disposal classifications established by a licensee shall be reasonable and nondiscriminatory.

15. GENERAL CONDITIONS

- 15.1 Licensee shall be responsible for ensuring that its contractors and agents operate in compliance with the terms and conditions of the license.
- 15.2 This License shall not vest any right or privilege in the licensee to receive specific quantities of yard debris during the term of the license.
- 15.3 The power and right to regulate, in the public interest, the exercise of the privileges granted by a license shall at all times be vested in Metro. Metro reserves the right to establish or amend rules, regulations or standards regarding matters within Metro's authority, and to enforce all such legal requirements against licensee.
- 15.4 This License may not be transferred or assigned without the prior written approval of Metro, which will not be unreasonably withheld.
- 15.5 To be effective, a waiver of any term or condition of a license must be in writing, signed by the executive officer. Waiver of a term or condition of a license shall not waive nor prejudice Metro's right otherwise to require performance of the same term or condition or any other term or condition.
- 15.6 This License shall be construed, applied, and enforced in accordance with the laws of the State of Oregon and all pertinent provisions in the Metro Code.
- 15.7 If any provision of a license is determined by a court of competent jurisdiction to be invalid, illegal, or unenforceable in any respect, the validity of the remaining provisions contained in the license shall not be affected.

16. REVOCATION

Suspension, modification or revocation of this License shall be as specified herein and in the Metro Code.

17. MODIFICATION

- 17.1 At any time during the life of this License, either the Executive Officer or the Licensee may propose amendments or modifications to this License. Except as specified in the Metro Code, no amendment or modification shall be effective unless it is in writing, approved by the Metro Council, and executed by the Licensee and the Executive Officer.
- 17.2 The Executive Officer shall review the License annually, consistent with Section 6 of this License, in order to determine whether the License should be changed and whether a recommendation to that effect needs to be made to the Metro Council.

While not exclusive, the following criteria and factors may be used by the Executive Officer in making a determination whether to conduct more than one review in a given year:

- a) Licensee's compliance history;
- b) Changes in waste volume, waste composition, or operations at the Facility;
- c) Changes in local, state, or federal laws or regulations that should be specifically incorporated into this License;
- d) A significant release into the environment from the Facility;
- e) A significant change or changes to the approved site development plan and/or conceptual design; or
- f) Any change in ownership that Metro finds material or significant.
- g) Community requests for mitigation of impacts to adjacent property resulting from Facility operations.

18. NOTICES

18.1 All notices required to be given to the Licensee under this License shall be delivered to:

Jeffery D. Grimm, Vice President Grimm's Fuel Company, Inc. 1631 South Shore Blvd. Lake Oswego, OR 97034

18.2 All notices required to be given to Metro under this License shall be delivered to:

Bill Metzler, Licensing Program Administrator (Yard Debris Facilities)
Metro Regional Environmental Management Department
600 NE Grand Avenue
Portland, OR 97232-2736

18.3 Notices shall be in writing, effective when delivered, or if mailed, effective on the second day after mailed, postage prepaid, to the address for the party stated in this License, or to such other address as a party may specify by notice to the other.

GRIMM'S FUEL COMPANY, INC.	METRO		
	•		
Facility Owner or Owner's Representative	Mike Burton, Executive Officer Metro		
Date	Date		

BM:

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STAFF REPORT

IN CONSIDERATION OF ORDINANCE NO. 97-716 FOR THE PURPOSE OF GRANTING A YARD DEBRIS PROCESSING FACILITY LICENSE TO GRIMM'S FUEL COMPANY, INC. TO OPERATE A YARD DEBRIS PROCESSING FACILITY AND DECLARING AN EMERGENCY

Date: October 21, 1997 Presented by: Bruce Warner,

Bill Metzler

INTRODUCTION

The purpose of this report is to provide the information necessary for the Metro Council to act on the recommendation that Grimm's Fuel Company, Inc. be awarded a license to operate a yard debris composting facility located in Tualatin, Oregon. The license agreement is attached to Ordinance No. 97-716 as Exhibit A.

This report is divided into four main parts as follows: (a) a description of the facility and other relevant applicant information; (b) list of submittals; (c) staff analysis of the application and whether the facility meets the standards as specified in Metro Code in order to be awarded a license; and (d) staff's recommendations and any specific conditions to be contained in the license agreement.

The purpose of the licensing program is to help ensure that yard debris processing facilities are designed and operated in a manner that minimizes nuisance impacts on surrounding communities and businesses.

Key Findings and Recommendations Include:

- Yard debris processing facilities are licensed by the Metro Council if they submit the required plans and show compliance with applicable provisions in Metro Code Chapter 5.01 <u>Additional Provisions</u> <u>Relating to the Licensing of Yard Debris Processing Facilities and Yard Debris Reload Facilities.</u> (Sections 5.01.230 - 5.01.380)
- Staff has reviewed all required submittals and has determined that Grimm's Fuel Company, Inc. meets the requirements of the Metro Code related to licensing yard debris processing facilities.
- The declaration of an emergency is pursuant to Sections 37 (2) and 39 (1) of the Metro Charter. It is necessary for the welfare of the Metro region that this Agreement take effect immediately. The facility is an existing operation providing necessary services to the public and potential nuisance impacts from yard debris processing facilities such as odor, dust and noise adversely affect the health and welfare of the public.
- The terms of the license will protect public health and safety and maintain consistency with the Regional Solid Waste Management Plan. The Metro licensing program includes problem resolution through intergovernmental cooperation, technical assistance and enforcement measures.

I. FACILITY AND APPLICANT INFORMATION

Location:

- The site lies along the south side of Highway 99W at the intersection of Cipole Road (reference Attachment 1 Site Context and Location Map/Air Photo).
- Facility address: 18850 SW Cipole Road, Tualatin, Oregon 97062.
- The facility lies in Section 21, Township 25, Range 1 West, Washington County, Oregon. Tax Lots 1800 and 1900.

Zoning and Permitting:

- The site is zoned MG, General Manufacturing. The facility is classified as a resource recovery facility by the City of Tualatin. The City of Tualatin requires a Conditional Use Permit for resource recovery facilities.
- On December 12, 1994, the City of Tualatin granted the applicant a Conditional Use Permit to operate a resource recovery facility in a General Manufacturing Planning District (Resolution No. 3035-94).
- The applicant is currently working with the City of Tualatin on a Conditional Use Permit renewal, and a plan to satisfy surface water management standards.
- The applicant is in the process of obtaining a renewal of their DEQ NPDES Storm Water Permit.

General Facility Description:

- The 11.42-acre site is used for yard debris composting, as well as wood waste and land-clearing debris recycling operations. The storage and sale of bark dust is a permitted use as determined by the Planning Director in March 1987 [Section 61.020(2)(r)], and resource recovery facilities are a conditional use granted by the City of Tualatin, Resolution No. 3035-94, December 12, 1994. [(61.030(2), TDC)].
- The facility accepts loads of yard debris and wood wastes from commercial and residential sources including land-clearing debris. The facility is open to the public.
- The facility accepts for processing approximately 236,827 cubic yards of yard debris per year (approximately 59,000 tons/year). The facility also accepts and incorporates into its yard debris composting operations an incidental amount of source-separated pre-consumer vegetative commercial food waste, such as lettuce (<10% by volume). The facility is capable of accepting larger volumes of yard debris per year as there are approximately 5 acres of land available for storage of unprocessed materials and 25 acres available for finished product storage.
- The facility uses a semi-static pile composting method. Semi-static composting consists of placing the mixture of raw (typically ground and mixed) materials in piles approximately 2 acres in size,

divided into several cells, which are turned on a regular basis. Pile temperature is monitored periodically using a 5-foot temperature probe.

Completeness and Sufficiency of Application

Applicants for yard debris processing facility licenses are required to complete the application form and provide additional information as requested. The license application form and other material required to process the license were submitted and has been determined to be complete and adequate (see Section II, List of Submittals).

Applicant Qualifications

Grimm's Fuel Company is a locally owned and operated corporation. Since 1980, part of the company's operation has included a resource recovery facility that processes organic materials.

II. LIST OF SUBMITTALS / STAFF REPORT ATTACHMENTS

Attachment 1 - Site Context and Location Map/Air Photo

Attachment 2 - Application for a Yard Debris Processing Facility License, prepared by Jeffery Grimm, Vice President, dated August 1, 1997.

License Application Attachments:

- Attachment A Site Plan;
- Attachment B Insurance;
- Attachment C Permits (C1-Conditional Use Permit, C2-Storm Water Discharge Permit):
- Attachment D Storm Water Pollution Control Plan

III. ANALYSIS OF LICENSE APPLICATION

A license will be granted if the Metro Council finds that the applicant complies with Metro Code Chapter 5.01 - Solid Waste Facility Regulation and the specific standards set forth in <u>Additional Provisions</u>

<u>Relating to the Licensing of Yard Debris Processing Facilities and Yard Debris Reload Facilities</u>
(Sections 5.01.230 - 5.01.380).

The Metro Code licensing standards are set out in great detail in order to establish clear and concise standards for a smoother administrative process. A standardized licensing application form was developed to ensure that the information would be sufficiently detailed to illustrate whether or not the facility is in compliance with the applicable Metro Code provisions.

Staff have reviewed the license application and other supporting documentation and have found that the facility meets all applicable Metro Code requirements and is eligible for a yard debris processing facility license. The following table summarizes staff's analysis:

Key Metro Code Licensing Provisions	Acceptable	Unacceptable	See details in analysis below
5.01.260 General Yard Debris Facility Design Requirements & Design Plans	х		1
5.01.270 General Operating Requirements for Yard Debris Facilities	x		2 .
5.01.280 Yard Debris Processing Operations Plan	x		2
5.01.290 Yard Debris Facility Odor Minimization Plans	x		3

In addition, staff offers the following details regarding the application, which are contained in three main parts:

- 1. <u>Facility Design</u> (corresponds to Metro Code Section 5.01.260 General Yard Debris Facility Design Requirements & Design Plan).
- 2. Operational Plan (corresponds to Metro Code Section 5.01.270 General Operating Requirements for Yard Debris Facilities and Section 5.01.280 Yard Debris Processing Operations Plan).
- 3. Odor Minimization Plan (corresponds to Metro Code Section 5.01.290 Yard Debris Facility Odor Minimization Plan).

1. FACILITY DESIGN

The facility design requirements are intended to ensure that the facility is designed and constructed in a safe and suitable manner that can support the type of processing and the quantity of material that the applicant is proposing to process.

Staff has found that this facility is designed and constructed in a manner suitable for maintenance and processing operations, visual inspection of piling areas, and fire fighting operations. The facility meets the requirements for effective barriers to unauthorized entry, all-weather access roads, and has sufficient processing and storage capacity to handle incoming volumes of yard debris. The design plan addresses the management of storm water and has met the standards required by the City of Tualatin.

General Description

An all-weather asphalt road provides access to the facility. The site is bermed and landscaped along both Cipole Road and Highway 99W. Entrances are locked at night. The facility is patrolled regularly during the summer and fall months by one of the three watchmen who live on the premises. The facility has scales and signs to direct traffic flow.

The facility uses the semi-static pile composting method and accepts for processing, approximately 236,800 cubic yards of yard debris per year (appx. 59,000 tons per year).

Storm water management

Storm water is managed in accordance with the City of Tualatin, the facility Storm Water Pollution Control Plan and a DEQ National Pollutant Discharge Elimination System Storm Water Discharge Permit (NPDES).

Comments:

- The facility has obtained, or is in the process of obtaining, all required permits and approvals.
- The applicant's completed license application and submittals constitutes the <u>Design Plan</u>, and meets all applicable Metro Code requirements for Section 5.01.260 <u>General Yard Debris Facility Design Requirements & Design Plans</u>.

2. OPERATIONAL PLAN

The purpose of the operational plan requirements is to ensure that the facility is operated in a manner that minimizes nuisance impacts on surrounding communities and businesses, while protecting public health and safety.

Staff has found that this facility is operated in a manner that meets Metro Code operational requirements and has submitted a general operating plan as part of the license application. The operating plan sufficiently addresses all processing activities and management and monitoring procedures for composting yard debris and incidental quantities of pre-consumer vegetative commercial food waste.

General Description

Loads of yard debris are visually inspected for contaminants and cubic yardage is estimated. Questionable loads are physically measured to determine cubic yardage. Once yard debris is placed on the tipping floor, it is processed through a primary production line. Ground material is placed in a primary composting pile via a 200' belt conveyor where it remains for 30 to 90 days. During this time the pile is turned and mixed two to three times. The material is then sent back through the secondary production line and screened to a size of 5/8" minus. Material that is too large is reground, and conveyed back to the composting pile. Fine compost is hauled to the finished goods storage area for final curing, where the compost is turned 2-3 times prior to sale.

• Noise: All equipment meets DBA noise requirements. In addition, site topography provides both a visual and sound buffer to commercial and residential areas located to the north.

- <u>Vector control:</u> Vectors are controlled by rapidly processing (within 2 days) the incoming materials. Active ("hot") compost piles and finished product rarely attract or harbor vectors.
- <u>Dust control</u>: The operation relies on hard surfacing to control dust. Over 4.5 acres of the facility is hard surface including driveways, parking, receiving areas, and processing areas. Other dust control measures include two fire trucks/water trucks for wetting drive areas and a street sweeper. If necessary, water is added at the in-feed conveyor to minimize dust during grinding.
- <u>Litter</u>: The facility grounds are maintained on a regular basis. Litter has not been a problem at the facility.
- Fire prevention and control measures: Fire prevention measures at the facility focus on keeping unground material from accumulating, as this can be a major cause of spontaneous combustion fires at compost facilities. Organic material is ground as soon as it is received. Spontaneous combustion fires occurring in ground yard debris are easily extinguished by breaking up the heat mass and applying water as needed with the fire truck. During fire season, the facility is patrolled at night. The processing area is equipped with a sprinkler system. Fire hydrants are located along Cipole Road and Highway 99W. Other fire prevention includes fire breaks between piles, pile spacing, and rounding of the compost piles to avoid steep slopes, thereby minimizing spontaneous combustion.

Comments:

The applicant's completed license application and submittals constitutes the <u>Operations Plan</u>, and meets all applicable Metro Code requirements for Section 5.01.270 - <u>General Operating Requirements for Yard Debris Facilities</u> and Section 5.01.280 - <u>General Yard Debris Facility Design Requirements & Design Plans</u>.

3. ODOR MINIMIZATION PLAN

The Metro Code Odor Minimization Plan requirement is designed to ensure that the facility is operated in a manner that minimizes and mitigates odor impacts on surrounding communities and businesses.

Staff has found that this facility is operated in a manner that meets the applicable Metro Code requirements and has submitted an odor minimization plan as part of the license application. The odor minimization plan sufficiently addresses all processing, odor management and monitoring procedures.

General Description

Since deliveries of accumulated grass clippings from landscape companies can be a primary source of odor, loads of bad-smelling grass clippings are immediately processed (within 2 days of receipt). Grass clippings are blended with drier, woody yard trimmings (carbon source). The yard debris is coarsely ground (1 foot minus) to promote air space in the pile. Coarse yard debris is conveyed directly to the preliminary compost pile where it remains undisturbed for 3-5 days. After initial composting, the coarse ground material is aerated and moved to the primary composting pile using a D-9 Caterpillar. The D-9 minimizes compaction. The preliminary composting pile is regularly aerated using the D-9 to promote aerobic composting conditions.

Odor complaints: Complaints are documented and investigated by facility staff. Wind speed and direction are noted. Most odors can be traced to either an unusual circumstance such as the receipt of

mushroom compost, or a neighbor (e.g. rendering plant, dairy farmer spreading manure). Action taken is then noted on the complaint information form and registered in the daily facility logbook. The individual registering the complaint is then notified of the results of the investigation and any actions taken.

Comments:

The applicant's completed license application and submittals constitutes the Odor Minimization Plan, and meets all applicable Metro Code requirements for Section 5.01.290 - Yard Debris Facility Odor Minimization Plans.

IV. CONCLUSIONS

In assessing the Grimm's Fuel Company yard debris processing facility for compliance with the relevant Metro Code provisions, staff has reviewed all required submittals and has determined that they meet the requirements of the Metro Code related to licensing yard debris processing facilities. In addition, staff conducted a site inspection on October 14, 1997 and verified that the facility is currently operated in compliance with applicable provisions in Metro Code Chapter 5.01.

It is necessary for the welfare of the Metro region that the license agreement take effect immediately. Pursuant to Sections 37 (2) and 39 (1) of the Metro Charter, this is action is accomplished through a declaration of an emergency. The facility is an existing operation providing necessary services to the public and potential nuisance impacts from yard debris processing facilities such as odor, dust and noise adversely affect the welfare of the public.

The license agreement ensures that the facility will operate in accordance with the purpose of Metro's licensing program to protect public health and safety and maintain consistency with the Regional Solid Waste Management Plan. The Metro licensing program includes problem resolution through intergovernmental cooperation, technical assistance and enforcement measures.

V. **BUDGET IMPACTS**

There will be a slight increase in revenues from the annual license fee paid by the licensee of \$300 per year. Current staffing levels are expected to be adequate to handle any technical assistance or enforcement requirements that might arise from licensing this facility.

STAFF RECOMMENDATION

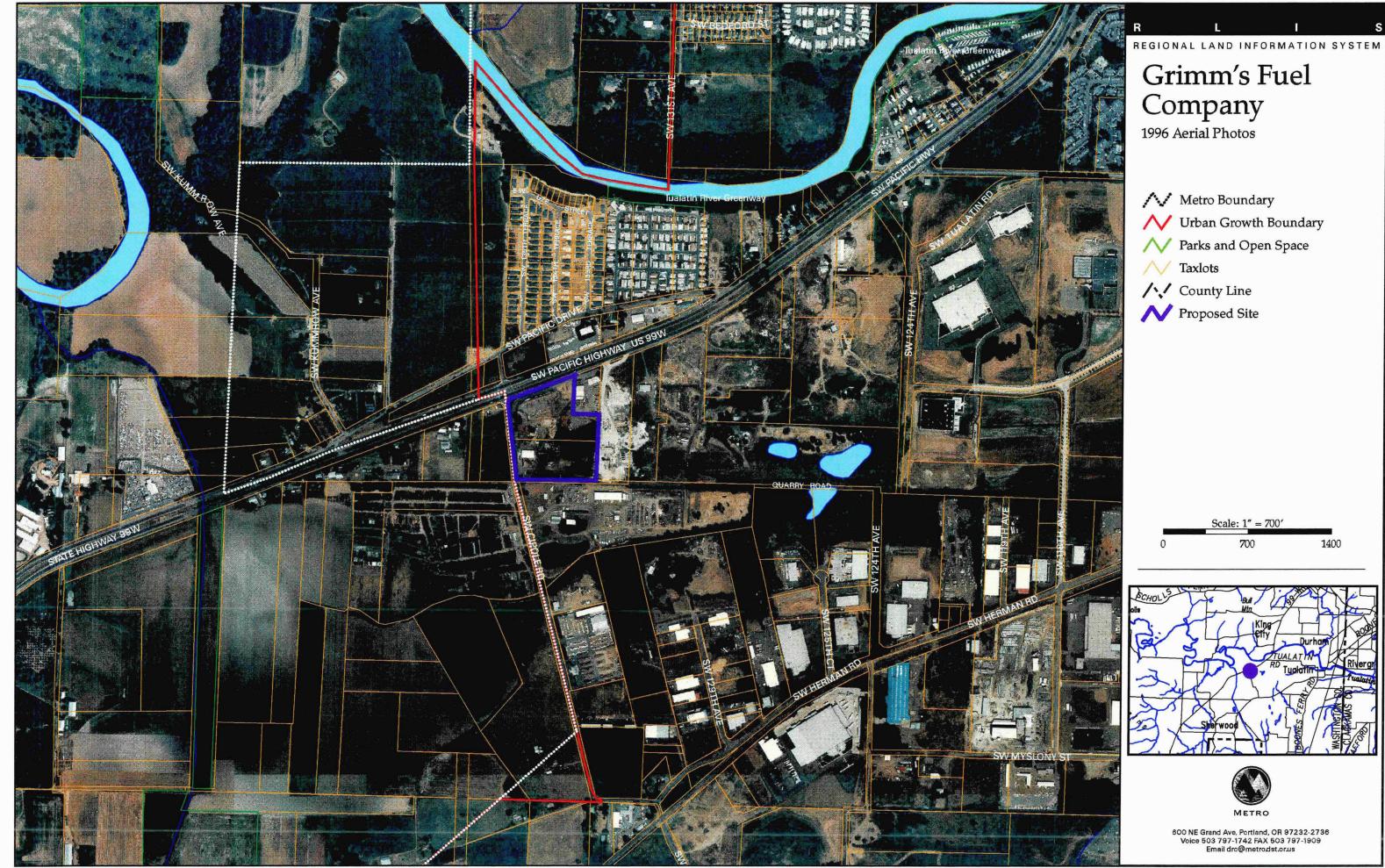
Based upon the preceding analysis, it is the opinion of staff that Grimm's Fuel Company, Inc. should be granted a yard debris processing facility license in accordance with the provisions of the License attached to Ordinance No. 97-716 as Exhibit A.

VII. **EXECUTIVE OFFICER'S RECOMMENDATION**

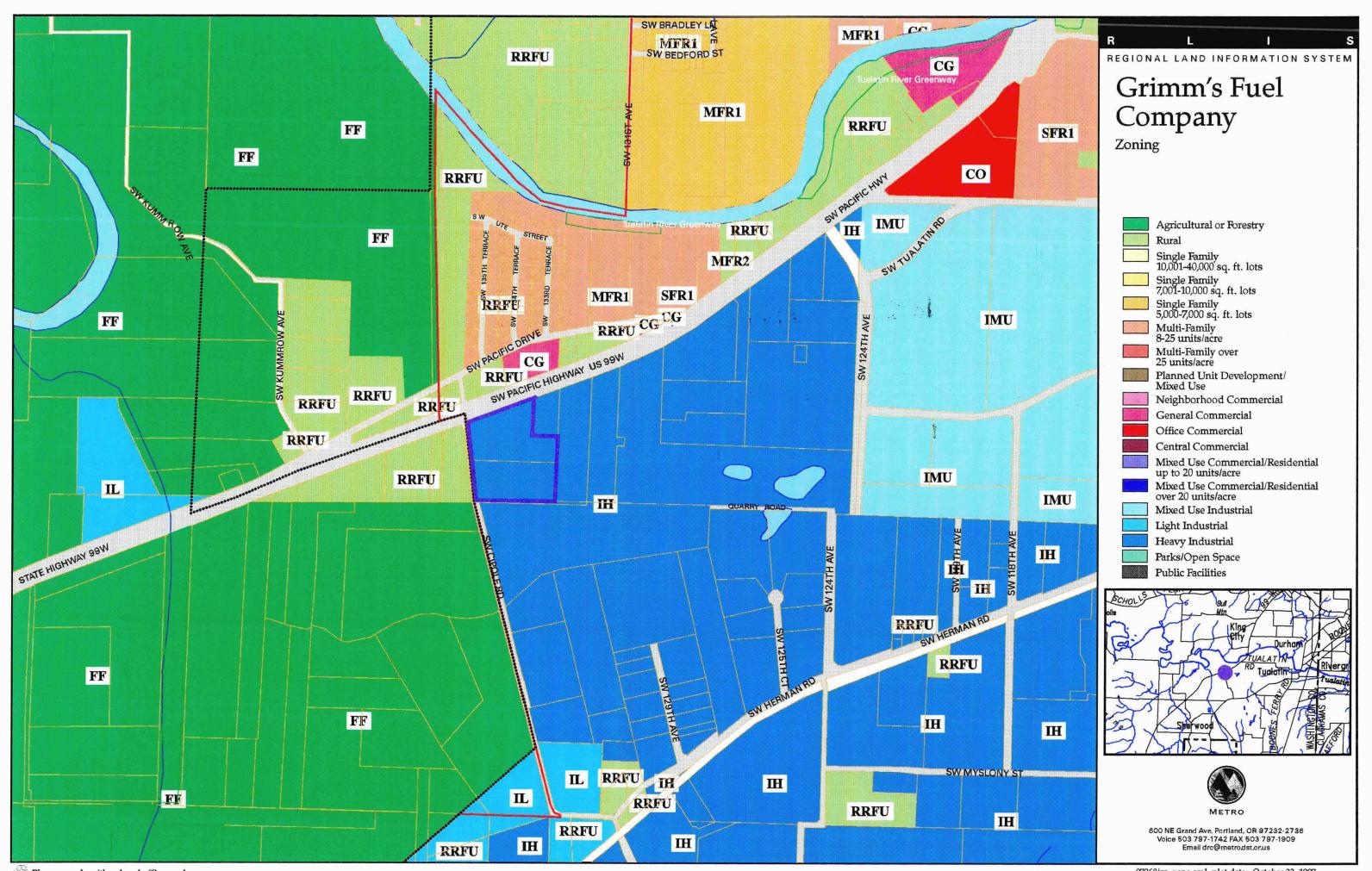
The Executive Officer recommends adoption of Ordinance No. 97-716.

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ATTACHMENT 1Site Context and Aerial Photographs







sidewalks on Hwy 99W or Cipole Road The existing operation is entirely oriented to vehicle use, with no pedestrian use by the public expected. No walkways from Cipole Road or Hwy 99W are required at this time.

Walkways through parking areas, drive aisles and loading areas have requirements for appearance, slope and ramp [73.160(1)(b-e)]. No walkway connecting the building to the proposed employee parking area adjacent to the south Cipole Road driveway entrance is shown and the walkway requirements do not apply.

Accessways shall be provided as a connection between the development's walkways and bikeway circulation system and an adjacent bikeway, pedestrian path, or greenway where a bikeway or pedestrian path is designated or provided [73.160(1)(b)(iii)]. No bikeway, pedestrian path or greenway is adjacent to this site. No accessway will be required. Bicyclists will be able to utilize the drive access area for access to this development.

Landscaping

73.240(3) requires 15% of the developed area to be landscaped. The plan indicates a landscape percentage of 20% for the developed area of the site. This meets the requirements of 73.240(3).

All landscaping in the development area is required to be irrigated either with automatic underground or drip irrigation system [73.280]. The plan indicates that all landscaping in the development area will be irrigated, but does not specify an automatic or drip system. A note shall be placed on the plan that all landscape areas shall have an automatic or drip irrigation system.

A 5'-wide landscape area shall be located along the building perimeters which are viewable by the general public from public vehicle areas or the public ROW, excluding loading areas, bicycle parking and ingress/egress locations [73.310(1)]. Existing landscaping has been provided on the west building perimeter which meets this requirement.

A clear zone shall be provided at the ends of aisles and driveways vertically between a maximum of 30" and 8' as measured from the ground level [73.340(1)]. Proposed landscaping with proper maintenance will meet this requirement.

The TDC requires that outdoor storage activities be screened with a sight-obscuring fence, wall, berm or dense evergreen landscaping [73.160(4)(b)]. CUP-94-11, Condition #5, required that the applicant submit a landscaping and site plan to provide adequate screening of the site as a visual buffer from public view. The screening requirement applies to the extensive outdoor operations conducted by Grimm's Fuel including the 30'-50'-high material stockpiles, the large processing machinery, and truck and equipment parking adjacent to the Hwy 99W frontage. Although the topography of the site is oriented away from visibility of Hwy 99W and commercial areas to the north and there is the existing landscaping adjoining Cipole Road and Hwy 99W, the operations are ineffectively screened from public view. The existing landscaping of Pinus contorta (Shore Pine) and ornamental shrubs on the north and south perimeter of the site are not tall or dense enough to provide an adequate visual screen from the roads. The existing P. contorta have attained a suitable height but have relatively sparse vegetative growth and do not provide an adequate screen.

The plan indicates that two of the three driveways on the Hwy 99W frontage will be closed and will be planted with P. contorta. Currently, the two driveway areas are 30'-50' wide and permit visibility onto the site. The Plan does not indicate if the existing berm will be continued across the closed driveway areas. To provide screening and continue the planter, the plan shall show the berm on the Hwy 99W frontage extends across the closed driveways.

The proposed landscaping plan shows four additional Pinus contorta (Shore Pine) planted in the closed access driveways on the Hwy 99W frontage and extensive use of Photinia fraserii in new planters to provide screening from Hwy 99W and Cipole Road. The P. contorta will complete the planting of the bermed planter along the Hwy 99W frontage. Photinia fraserii is a broad-leaf evergreen shrub that can be maintained as a dense hedges up to 10' in height. The plantings are located to provide a second line of dense screening behind the existing landscaping along Hwy 99W and in other areas facing Cipole Road. If pruned and maintained to promote dense vegetative growth and planting height of 8' or greater, the proposed landscaping will meet the requirements of 73.160(4)(b) and Condition #5 of CUP-94-11. The landscape plan shall note that the new plantings shall be pruned and maintained to promote dense vegetative growth and a height of 8' or greater.

Perimeter site landscaping of at least 5' in width shall be provided in all off-street parking and vehicular circulation areas (including loading) which includes deciduous trees 30' on center (average), plants which reach a mature height of 30" for screening and shrubs or ground cover [73.340(2)]. The proposed landscaping for the new parking area perimeters meets the width and planting requirement. No deciduous trees are identified on the new south planter area adjacent to the south Cipole Road entrance. The plan shall identify landscaping for the south parking area planter which includes deciduous trees 30' on center (average).

The minimum area to be landscaped in a parking lot shall be 25 square feet per stall. The islands shall be dispersed throughout the parking area [73.360(1)]. The proposed 15 parking spaces require 375 square feet of parking lot island landscaping. No parking lot landscape calculations have been submitted (estimated 1310 sq. ft. in south planter and 1200 sq. ft. adjacent to retail sales area parking). Landscape area calculations shall identify the square footage of individual landscape areas in the development area. A plan shall be submitted which identifies a minimum of 400 square feet of parking lot island landscaping.

All landscape islands with trees shall be a minimum of 5' in width (60" from inside of curb to inside of curb) and shall be protected with curbing [73.360(2)]. Landscape islands shall meet this requirement. Any new required landscape islands with trees shall meet the minimum 60" from inside of curb to inside of curb requirement.

One deciduous shade tree shall be provided for every four parking spaces. The trees shall be uniformly distributed throughout the lot [73.360(3)] and meet the criteria of 73.360(11). Because there are existing Douglas fir trees in the north retail area planter, a deciduous tree is not required in the planter. No trees are proposed in other new planter areas. Based on the 15 proposed parking spaces, 4 trees are required. The plan shall identify 4 parking lot shade trees with a minimum 1½" caliper to be planted.

Landscape islands shall be utilized at aisle ends to protect parked vehicles from moving vehicles [73.360(4)]. Landscape island areas have been provided for the new parking areas and meet this requirement.

At the site access a landscape area 5' wide on each side shall be provided and shall extend onto the site 30' back from the ROW line [73.360(6)]. The site access entrances on SW Cipole and Hwy 99W are existing and not subject to this requirement in this AR.

The required street tree is Northern Red Oak spaced 60' on center and 3' behind the curbside sidewalk (ORD NO 701-86). SW Cipole Road improvements include an additional 16' of ROW for 3 travel lanes, a bike lane, planter strip and sidewalk. The improvements will occur sometime in the future, but are not required in this AR. Curb, planter strip and sidewalk improvements on Hwy 99W will occur sometime in the future but are not required in this AR. Rather than plant street trees prior to the major improvement construction, street trees required in Ord. 701-86 can be planted when the road improvements are constructed.

The plan indicates that barkmulch will be used in the proposed plant beds of the developable area of the site.

The plant list shall be modified to identify the required new plant materials and any proposed modifications to comply with landscape conditions of approval.

 Safety and Security: No building improvements are proposed in this AR and the safety and security requirements of 73.160(3)(a-b,d) are not applicable.

Locate, orient and select on-site lighting to facilitate surveillance of on-site activities from the public right-of-way [73.160(3)(c)]. Existing lighting meets this requirement.

Shrubs in parking areas must not exceed 30 inches in height and tree canopies must not extend below 8 feet measured from grade [73.160(3)(e)]. Because of the arrangement of the site, employee parking areas are not obscured from view of other work areas. Because of appearance issues, visibility of parking areas from off-site is undesirable at this facility and this requirement does not apply.

73.160(3)(f) requires that site accessibility for individuals with disabilities shall comply with Chapter 31 Accessibility, Oregon Structural Specialty Code (current edition).

- 10. <u>Mixed Solid Waste and Source Separated Recyclables Storage Areas Minimum Standards Method</u>. No new buildings are proposed and the operation is not being substantially expanded. The solid waste and source separated recyclables standards in 73.225-73.227 do not apply.
- 11. <u>Service and Delivery</u>: On- and above-grade electrical and mechanical equipment such as transformers, heat pumps and air conditioners shall be screened with sight obscuring fences, walls or landscaping [73.160(4)(a)]. No new ground mounted mechanical units are indicated for this project.

Outdoor storage shall be screened with a sight-obscuring fence, wall, berm or dense evergreen landscaping [73.160(4)(b)]. This requirement is considered in Finding #8 above. With the proposed landscaping improvements and maintenance and pruning practices required in Condition AR-4, this requirement is met.

12. <u>Structure Design</u>: The 200' long north conveyor is a steel framework structure suspended from a 68'-high steel A-frame. The north woodwaste

receiving and yard debris overflow area is an approximately 130' x 160' concrete slab.

Section 73.050(1)(c) of the Development Code states that the location, design, size, color and materials and the exterior of all structures must be compatible with the development and appropriate to the design character of the other structures in the same vicinity. The site is in a General Manufacturing area of the City and adjoins other large scale, outdoor-extensive facilities. Other structures and facilities in the area such as the concrete batch plant and the contractors equipment storage are of a similar character to the facilities on the subject site. The design and materials of the conveyor and concrete slab are compatible with existing structures, equipment and industrial activities in the area.

- 13. <u>Signs</u>: Any signage proposed for the site shall be submitted separately for sign permits.
- 14. <u>Time Limit on Approval</u>: Architectural Review approvals shall be void after one year unless:

(1) A building permit has been issued and substantial construction pursuant thereto has taken place and an inspection performed by a member of the

Building Division; or

(2) An extension is requested by the applicant of the Architectural Review and approved by the Planning Director and City Engineer. Before approving an extension the Planning Director and City Engineer shall find that there have been no significant changes in any ordinances, standards, regulations or other conditions affecting the previously approved project so as to warrant its resubmittal. The following conditions shall also apply:

(a) An extension request shall be submitted prior to the initial one

 (a) An extension request shall be submitted prior to the initial one year expiration, and

(b) No more than one 6 month extension shall be granted for a project receiving Architectural Review approval.

ARCHITECTURAL REVIEW RECOMMENDATION

Based on the Findings and Conclusions presented, staff recommends that AR-95-08 be approved subject to the following Architectural Review conditions:

- AR-1. Two revised <u>Site Plans</u> shall be submitted for review and approval to the Planning Department with the following changes:
 - a. Two vanpool or carpool spaces shall be identified. The type of signage or surface marking to identify these spaces shall also be indicated.
 - b. The plan shall indicate that the 21' drive aisle located between the north and middle Cipole Road driveways will be designated for one-way use by signage or pavement striping, or shall be revised to provide the minimum 24' aisle width in this area.
 - c. The plan shall indicate no more than 8 parking spaces in a row without the required landscape island separation. Any revisions to landscape and impervious surface calculations shall be indicated on the revised plans.
 - d. The parking areas, maneuvering areas and drive aisles in the development area shall be paved.

- e. If the south parking area relocation is proposed, the applicant shall submit revised plans to the Planning Department for review.
- AR-2 Site accessibility for individuals with disabilities shall comply with Chapter 31 Accessibility, Oregon Structural Specialty Code (current edition).
- AR-3. If freestanding lights are proposed for this project, the height of the light poles and a cut sheet of the lighting units shall be submitted to the Planning Department for review and approval prior to issuance of building permits.
- AR-4 Prior to issuance of building permits, two revised <u>Landscape Plans</u> shall be submitted for review and approval to the Planning Department with the following changes:
 - a. A note shall be placed on the plan that all landscape areas shall have an automatic or drip irrigation system.
 - b. Landscape area calculations shall identify the square footage of individual landscape areas in the development area.
 - c. To provide screening and continue the planter, the plan shall show the berm on the Hwy 99W frontage extends across the closed driveways.
 - d. A note shall be placed on the plan that the new plantings shall be pruned and maintained to promote dense vegetative growth and a height of 8' or greater.
 - e. Landscaping for the south parking area planter which includes deciduous trees 30' on center (average) shall be identified.
 - f. A minimum of 400 square feet of parking lot island landscaping shall be identified.
 - g. Any new required landscape islands with trees shall meet the minimum 60" from inside of curb to inside of curb requirement.
 - h. Four parking lot shade trees with a minimum 1½" caliper shall be identified to be planted.
 - i. The plant list shall be modified to identify the required new plant materials and any proposed modifications to comply with landscape conditions of approval
 - j. The landscape plan shall be revised to indicate that the Douglas fir trees shall be fenced in accordance with 73.250(2)(a-b) if there is any grading or construction work in the vicinity of the trees.
- AR-5. Prior to issuance of a Certificate of Occupancy, all areas disturbed outside of the development boundary area shall be revegetated in accordance with 73.290.
- AR-6. All new ground and roof mounted mechanical equipment shall be screened in compliance with 73.160(4).
- AR-7. All users of this facility shall comply with noise standards in Chapter 63 of the TDC.

- AR-8. The applicant shall submit for separate sign permits for all new signage proposed for the development.
- AR-9. The applicant shall comply with the Public Facilities Recommendation.

APPEAL

The Architectural Review portion of this decision will be final after 10 City business days on October 23, 1995, unless a written appeal is received by the Planning Department at 18880 Martinazzi Avenue (mailing address P.O. Box 369, Tualatin, OR 97062) before 5 p.m., October 20, 1995. The plans and appeal forms are available at the Tualatin Library and at the Planning Department offices. Architectural Review appeals are reviewed by the Architectural Review Board.

Submitted, by,

William'A Harper Associate Planner

jb

Attachments: 1. Site Plan

2. Grimm's Fuel Company Conditional Use Permit

file: AR-95-08

18850 SW Cipole Road

ATTACHMENT 2

Application for a Yard Debris Processing Facility License

RECEIVED

AUG 0 6 1997

METRO REGIONAL ENVIRONMENTAL MANAGEMENT

License Application Form

YARD DEBRIS PROCESSING FACILITY

Presented to: Metro 600 NE Grand Ave Portland, Oregon 97232

From: Grimm's Fuel Company 1631 South Shore Blvd. Lake Oswego, Oregon 97034

INDEX

Part One - Site Information:

Pages One thru Four

Part Two - General Facility Design Plan

Pages Five thru Six

Part Three - General Operating Plan
Pages Seven thru Ten

Part Four - Odor Minimizing Plan
Pages Eleven thru Twelve

Part Five - Applicant Certification

Page Thirteen

ATTACHMENT A: SITE PLAN

ATTACHMENT B: INSURANCE

ATTACHMENT C (1): CONDITIONAL USE PERMIT

ATTACHMENT C (2): STORM WATER DISCHARGE PERMIT

ATTACHMENT D: STORM WATER POLLUTION CONTROL PLAN

License Application Form

YARD DEBRIS PROCESSING FACILITY

Check all that apply:
* Yard Debris Composting X Including incidental quantities (less that 10%) of pre consumer vegetative food waste.
* Other (specify) X Wood waste processing. Including land clearing debris.
Note: This form should not be used for yard debris reload facilities. A separate form for reload facilities is available from Metro.
Date of Application: August 1, 1997
PART 1
1. NAME OF FACILITY: Grimm's Fuel Company
Facility Address: 18850 SW Cipole Rd Tualatin, Oregon 97062 692-3756
2. PROSPECTIVE LICENSEE
Public Agency: Private:X
Name of Licensee: Grimm's Fuel Company
Mailing Address: 1631 South Shore Byld.
Lake Oswego, Oregon 97034
Phone Number: 636-3623 FAX 655-9147

3.	RTY				
	Name:	Rod Grimm			
	Mailing Address:	1631 South Shore Blvd.			
		Lake Oswego, Oregon 97034			
	Phone Number:	692-3756			
4.	SUBCONTRACTOR(S	()			
	Name, address and function of any prospective licensee's facility operation subcontractors:				
		NONE			
5.	SITE LEGAL DESCRI (include tax lot(s) desc	PTION criptions, Section, Township and Range:)			
	Tax lot numbers	s 1800 and 1900, Assessor's Map Number 25121A			
	SECTION21	TOWNSHIP 25 RANGE 1W			
6.	ZONING				
	Present Land Use Zon	e: General Manufacturing (MG)			
	Restrictions: Many -	See Tualatin Development Code for a complete listing. Operating			
	under a conditional us	se permit issued 12/12/94.			

7.	Is a conditional use permit necessary for the facility?
	YesX No
	If required, has the permit been obtained?
	Yes X No
8.	PUBLIC HEARING(S)
	Date(s) and nature of Public Hearing(s) held or to be held, if any:
	November 28, 1994. Application for a conditional use permit to allow operation of a
res	ource recovery facility in a General Manufacturing Planning District.
9.	PERMITS ISSUED OR APPLIED FOR
	List name and number of all permits (i.e. DEQ Solid Waste Disposal Permit, Conditional Use
Pe	rmit, National Pollution Discharge Elimination System Permit, Etc.), plus name, address, and
CO	ntact person at the agency responsible for issuing the permit(s).
	Permit(s) Applied for:
	1.) Conditional Use Permit - City of Tualatin, William Harper (692-2000)
	2.) National Pollutant Elimination System (NPDES), Storm Water Discharge Permit, Genera

Permit 1200-H; DEQ: (229-5471)

10.	ESTIMATED QUANTITY OF YARD DEB	RIS TO BE ACCE	PTED
	Annually: 236,827* cubic yards	Daily: 660*	cubic yards
11.	PUBLIC/COMMERCIAL OPERATIONS	•	
	Will the facility be open to the public?	YesX_	No
	Will the facility be open to commercial soli	id waste collectors?	•
		Yes X	No
12.	OPERATING HOURS AND TRAFFIC VO	DLUME .	
	OPERATING HOURS	PUBLIC	COMMERCIAL
	Hours Per Day	10**	10
	Day Per Week	7**	7
	Estimated Vehicles Per Day	145*	Included
13.	Does the owner/operator of this facility ow or is the owner financially associated with any individual, partnership of corporation commercial, industrial or demolition refuse	or subcontracting t	the operation of the facility to siness of collecting residential,
	YesNo	Х	
14	 Will the facility be open to solid waste conboundary of Metro? Yes X No 		
*	Based on 1996 volume.		·
**	Mon-Sat 7a-5p; Sun. 9a-5p.		

Page 4

PART 2

GENERAL FACILITY DESIGN PLAN

1.	Describe how storm water is managed at the facility?
	Stormwater is managed in accordance with the Stormwater Pollution Control Plan (SWPCP) for the facility. (See Appendix D.) Generally, unnecessary storm water pollution discharges are prevented through the implementation of Best Management Practices at the facility. Control
•	measures include catch basins with sediment traps and mesh screen filters, vegetated drainage ditch, and a street sweeper to keep all hard surfaces free of particulates.

A. Is precipitation run-on deviated around the processing area?					
		Yes	Χ	No	
		Describe	basins an	d storm drain lines. This	deviated around the facility via a series of catch is run-on then flows towards the Tualatin River Appendix D: Figure 2)
	В.	Is run-o	ff from the	facility controlled?	•
		Yes	X	No	•
		Describ	control r planned facilities	neasures are currently un private drive along the S	Implementation of additional storm water under consideration. Upon completion of a Southern property line, additional treatment cluding vegetated ditches, retention ponds, rock s, etc
2.	De	escribe an	y barriers t	hat the facility has (or wi	vill have) to prevent unauthorized entry and
	du	mping (fe	ncing, gat	es, locks).	
	<u>loc</u> 6:0	cked at ni	ght using 3 e facility is	3/8" cable. Generally, GI	ooth Cipole Rd, and Hwy 99W, Entrances are SFC personnel are on site from 4:30am to ing the summer and fall months by one of the
3.	Aı	re there all	l weather a	access roads to the site?	
	Ye	es <u>></u>	ζ	No	-
					•

4.	Does or will the facility have scales?
	YesX No
5.	Does the facility have signs (at entrance, directing traffic flow, public information)?
	YesX No
	Please describe the location(s) and type of sign(s):
	Signs direct incoming traffic to the South entrance on Cipole road where yellow lines and arrows on the asphalt direct traffic to the scale house window and then to the tipping area. Stop signs control traffic exiting the facility. A sign containing public information such as hours of operation, schedule of changes, emergency phone number, etc., is located in the scale house window.
6.	What is the estimated capacity (cubic yards) of the facility storage area(s) for incoming yard debris waiting to be processed?
	Virtually unimited - Approximately 5 acres of land available for storage of unprocessed materials. However, all materials are processed as received to prevent odors, vectors, dust, etc.
7.	What is the estimated capacity (cubic yards) for finished product storage?
	Virtually unlimited - Over 25 acres of land available for finished product storage.
8.	Please describe how you handle, store and remove hazardous or other non-permitted or non-compostable wastes delivered to the facility.
	Each load is visually inspected as it enters the facility at the scale house. Any hazardous loads are refused and directed to the appropriate facility. Customers with incidental quantities of non-compostables such as plastic bags, are asked to deposit these materials into a garbage dumpster located adjacent to the tipping area. This dumpster is emptied weekly by the areas franchized garbage hauler. The tipping area is monitored for contaminants by loader and plant operators working in the area.

PART 3

GENERAL OPERATING PLAN

1.	Describe your methods of measuring and keeping records of incoming yard debris.
	Each load is visually inspected for contaminants and estimated for cubic yards. Questionable loads are physically measured to determine the cubic yardage. An invoice is written for each load showing total cubic yards. Daily yardage is totaled and posted to the 'yard debris monthly report' These monthly reports are tabulated and reported to DEQ annually.
2.	How often are the facility grounds cleaned of litter?
	<u>Daily</u>
3.	Describe how you encourage delivery of yard debris in covered loads.
	None
4.	Describe how you control the types of materials you receive, and methods for removing, recovering and disposing of non-compostables
	See page 6 item #8
5.	Where do you dispose of non-compostable wastes?

Landfill via United Disposal - the local franchised garbage hauler.

6. Please give a general description of the steps you take to process yard debris (from delivery to end product).

Once yard debris has been placed on the tipping floor, it is processed through our primary production line (A Hog) which consists of a Jeffery Swing Hammer Hog & two 600hp electric motors. Ground material is placed in the primary composting pile via a 200' belt conveyor where it will remain for 30 to 90 days. During this time period, the pile is turned and mixed two or three times. The material then goes back through the secondary production line (B Hog) and into B trommel screen, where it is screened to a size of 5/8"minus. Material too large to pass through the 5/8" screen will then be reground through the C Hog and conveyed back to the composting pile. Fine compost is hauled to finished goods storage area for final curing. The compost is turned 2 or 3 times prior to sale.

- 7. What is the maximum length of time required to process each days receipt of:
 - a. Yard debris? Four to Six hours
 - b. Grass clippings? <u>Included above</u>
- 8. How long does it typically take to process yard debris at your facility (from receipt to finished product)?

Varies depending on the time of year and demand for compost, (60 - 90 days minimum).

a. How long do you cure the finished product?

Varies depending on the time of year and demand for compost (60 to 90 days minimum),

9. If applicable, what are the dimensions of the windrows or piles that are typically constructed at your facility (length, width, height)?

Not Applicable, Semi-static pile composting, Approximately two acres in size,

10. How do you manage the windrows or piles? What kind of equipment do you use?

Compost piles are turned regularly using two D-9 Caterpillars. If necessary, hot/dry spots are dug out using one of two Hitachi trackhoes and water is applied using our fire truck. The semi-static pile is organized into several cells with the oldest cells being turned towards the grinder for final processing.

11. Describe how you control the following:

a. Noise (from machinery and equipment):

All equipment meets DBA noise requirements. The site slopes away from the north in terraces lower in elevation than Hwy 99W and the commercial and residential areas located north of the facility. This topographic characteristic provides a visual and sound buffer to the north.

b. Vectors (insects, birds, rodents):

Vectors have not been a problem because material is ground as soon as it is received. Within one or two days, compost pile temperatures exceed 120 degrees, thus minimizing vector potential.

c. Dust:

Hard surfacing is the key to dust control. Currently over 4.5 acres of the facility is hard surfaces including all driving, parking, receiving, and processing areas. Other dust control measures include two fire trucks/water trucks for wetting drive areas and a street sweeper. If necessary, water is added at the infeed conveyor to minimize dust during grinding.

d. Litter:

Litter is picked up as it is incurred and has not been a problem to date.

12. Describe the fire prevention, protection and control measures used at the facility.

The key to fire prevention is to grind material as it is received and avoid accumulations of unground materials. Spontaneous combustion fires occurring in ground yard debris are easily extinguished by breaking up the heat mass using a D-9 Caterpillar or trackhoe and applying water as necessary with the fire truck. During fire season, the facility is patrolled at night by one of the three watchmen who live on the premises. The processing area is equipped with a sprinkler system. Fire hydrants are located along Cipole road, and Hwy 99W. Other fire prevention measures include fire breaks between piles, pile spacing and rounding of the compost piles to avoid steep slopes thus minimizing spontaneous combustion fires.

13.	Does (or will) the facility have legible sign(s) at public entrances including:					
	Name of facility?	Yes_	_x	No		
	Name of the operator?	Yes _	<u>x</u>	No		
	Hours of operation?	Yes_	<u>x</u>	No		
	List of materials that will and will not be account			No		
	Schedule of charges?	Yes _	<u>X</u>	No		
	Phone number in case of emergency?	Yes _	<u>x</u>	No		
	 4. Describe your methods for monitoring and adjusting the following (during processing): a. Temperature: Ambient temperature is monitored using a thermometer located at the scale house. Pile temperature is monitored periodically using a 5 foot temperature probe. b. Oxygen levels: None c. Moisture levels: Pile moisture is monitored periodically using a protimeter. During the summer months water is added as the material is ground. Dry spots in the pile are watered using the fire true or water truck. 					
15.	In general, what are your plans (existing or plans) Compost is marketed in bulk to home owned used as a ground cover, soil amendment, podebris compost is also blended with other prand barkdust for different applications.	rs. lands	scape cont aterial and	ractors, and nurserymen. It is for erosion control. Yard		

PART 4

ODOR MINIMIZATION PLAN

1. Generally describe how you handle loads of bad smelling yard debris and grass clippings?

Loads of grass clippings are aerated and mixed with woody yard debris then processed as received. Once aerated and processed the odor from grass clippings and other malodorous loads quickly dissipates.

2. Describe your procedures for receiving, recording and remedying odor complaints or odor problems at the facility.

Due to certain operational changes at the facility, there have been no odor complaints since late 1993, (Including DEO files). If a complaint is received, we document as much information as possible including who, what, when and where. Wind speed and direction is noted before thoroughly investigating the cause of the odor. Odors can generally be traced to either an unusual circumstance at the facility (i.e. spontaneous combustion fire, receipt of mushroom compost, etc.) or a neighbor (i.e. dairy farmer spreading manure, rendering plant, abandoned sewage treatment pond on hot days, plastics manufacturer, etc.) Once the cause has been identified all possible measures are taken to rectify the problem. Action taken is then noted on the complaint information form and registered in the daily facility logbook. The individual registering the complaint is then notified of the results of the investigation and any actions taken.

3. Describe your methods for minimizing and controlling odors at the facility.

Odors are minimized through certain materials handling techniques which maximized oxygen in the pile:

1. Yard debris is aerated as it is received and processed daily thus avoiding malodorous materials at the receiving area.

2. Yard debris is initially ground into a very course consistency (1 foot minus). This promotes air space in the pile thus avoiding anaerobic conditions.

3. Coarse ground yard debris is conveyed directly to the preliminary compost pile where it remains undisturbed for 3-5 days. This is the most critical time during the composting process and oxygen in the pile is critical to avoiding odors.

4. After initial composting the coarse ground material is aerated and moved to the primary composting pile using a D-9 Caterpillar. D-9 minimizes compacting of the compost pile.

5. The primary composting pile is regularly aerated using the D-9 to promote aerobic composting.

4. Describe your procedures for avoiding delay in processing yard debris during all weather conditions.

Not applicable. The only weather conditions which inadvertently effect our ability to process are prolonged cold spells with temperatures below 20 degrees F. Typically during these cold spells very little yard debris is received.

- 5. Prior to turning or moving composted material, describe how the following factors are considered:
 - a. Time of day:

Time of day is determined using a clock or watch. Time of day has very little impact on odors. For safety reasons piles are aerated only during day light hours.

b. Wind direction:

Wind direction is the most important consideration in minimizing odors during aeration. Wind blowing south or east are ideal for aerating compost at our facility and during these conditions we often use two D-9's to move compost. Wind blowing north are the least desirable and aeration is avoided or minimized during these conditions.

c. Percent moisture:

During the summer months water is often added as material is processed to control dust and increase the moisture percentage to optimize composting conditions. Moisture is added to dry sections of the pile as needed using our fire/water truck.

d. Estimated odor potential:

See 5.b. above.

PART 5

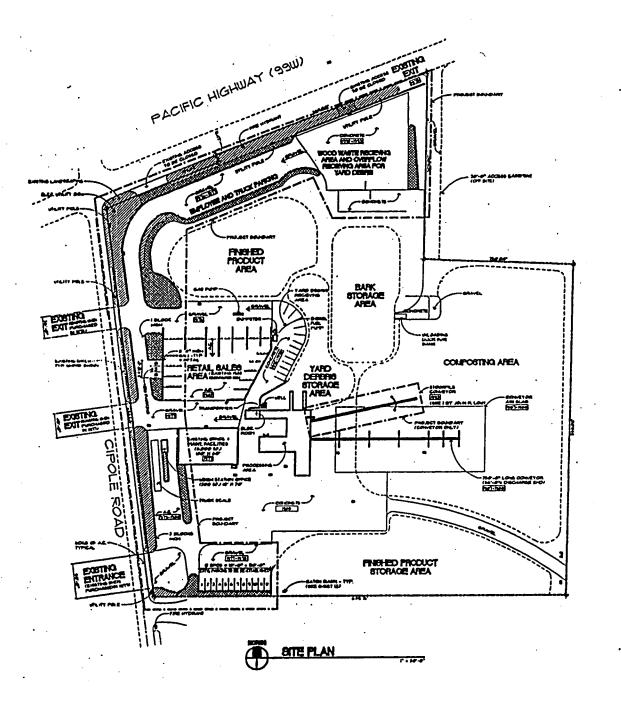
LICENSE APPLICANT

I hereby certify that the information contained in this application is true and correct to the best of my knowledge. I agree to notify Metro within 10 days of any change in the information submitted as a part of this application.

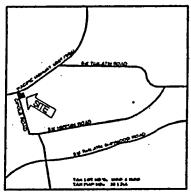
Signature and title of person completing this application:

SIGNAT	TURE John S	7.11	TITLE_	V.P.	
	200				
DATE	8/1/97	PHONE	636-3623		

ATTACHMENT A: SITE PLAN



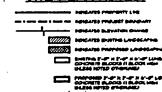
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4-14-16 CAPERAL PRIVINCIA

STE DEVELOPMENT PLAN

TUALATIN, ONEGON

ORIMATS FUEL CO.

18550 S.W. CIPOLE ROAD TUALATIN, GREGON

munt: (503) 692-3756

Colic 3/31/25 Scale 1" = 56"-0" Drain by CA One-hall by DA Jap Ha; 1503-04 Draing Ha; 1-1"

OVERALL SITE PLAN

261

ATTACHMENT B: INSURANCE

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PRODUCER (503)649-5586 FAX (503)649-5523 D. D. Fulwiler & Company DBA: Valley Insurance Agency 17955 SW Tualatin Valley Aloha, OR 97006			ONLY AND (THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.				
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ATTACHMENT C (1): CONDITIONAL USE PERMIT

RESOLUTION NO. 3035-94

A RESOLUTION GRANTING A CONDITIONAL USE (CUP-94-11) TO OPERATE A RESOURCE RECOVERY FACILITY IN A GENERAL MANUFACTURING (MG) PLANNING DISTRICT AT 18850 SW CIPOLE ROAD (2S1 21A, TAX LOTS 1800 AND 1900)

WHEREAS a public hearing was held before the City Council of the City of Tualatin on November 28, 1994, upon the application of Rodney and Jeff Grimm of Grimm's Fuel Company, for a conditional use permit to allow operation of a resource recovery facility in a General Manufacturing (MG) Planning District at 18850 SW Cipole Road, upon real property described as:

Tax Map: 2S1 21A Tax Lots: 1800 and 1900, Washington County, Oregon.

WHEREAS notice of public hearing was given as required under the provisions of the Tualatin Development Code by mailing a copy of the notice to property owners located within 300 feet of the property, which is evidenced by the attached Affidavit of Mailing marked "Exhibit A," which is incorporated by reference; and

WHEREAS the Council heard and considered the testimony and evidence presented on behalf of the applicants, the City staff, and those appearing at the public hearing; and

WHEREAS after the conclusion of the public hearing the Council vote resulted in approval of the application with all Councilors voting in favor; and

WHEREAS based upon the evidence and testimony heard and considered by the Council, the Council makes, enters, and adopts as its Findings of Fact the attached City staff report, dated November 28, 1994, marked as "Exhibit B," and incorporated by reference; and

WHEREAS based upon the foregoing Findings of Fact the Council finds that the applicants have provided sufficient evidence to demonstrate that all of the requirements of the Tualatin Development Code relative to a conditional use have been satisfied and that granting the conditional use for a resource recovery facility is in the best interests of the residents and inhabitants of the City, the applicants, and the public generally.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TUALATIN, OREGON, that:

Section 1. Subject to the conditions set forth in Section 2, the applicants, Rodney and Jeff Grimm of Grimm's Fuel Company,

Resolution No 3035-94 - Page 1 of 2 ATTACHMENT 2

are granted a conditional use permit to operate a resource recovery facility in a General Manufacturing (MG) Planning District at 18850 SW Cipole Road (2S1 21A Tax Lots 1800 and 1900).

Section 2. The conditional use granted under Section 1 is subject to the following condition:

- 1. The applicant shall submit by March 30, 1995, an application for Architectural Review approval of the improvements cited in Finding #3 of the staff report.
- 2. The conditional use permit shall be for a resource recovery facility located on Tax Lots 1800 and 1900 of Washington County Assessor's Map 2S121A. Any expansion of the resource recovery operation onto the properties known as Tax Lots 2100 and 2202 on Assessor Map 2S121A will require conditional use approval.
- 3. The applicant shall conduct the resource recovery operation in a manner that minimizes or prevents dust impacts on the residential areas located north of SW Pacific Drive and on properties in the MP District.
- 4. The applicant shall conduct the resource recovery operation in a manner that minimizes or prevents conditions that produce odor impacts on the residential areas located north of SW Pacific Drive and neighboring properties. These measures shall include procedures for quickly processing yard debris material brought onto the site and managing the size, location, and spacing of compost piles to facilitate mixing and aeration. Fire protection and dust conditions shall also be considered in managing the material piles.
- 5. The applicant shall submit a landscaping and site plan with the AR required in Condition #1 to provide adequate screening as a visual buffer from public view.
- 6. The applicant shall submit to the City an application by September 30, 1997, for Council review of compliance with the conditions of approval for the conditional use permit.

INTRODUCED AND ADOPTED this 12th day of December, 1994.

CITY OF TURIATIN, Oregon

Mayor

ATTEST:

By Styphen a Rhodes
City Recorder

3035-94

ARCHITECTURAL REVIEW DECISION

FINDINGS

Section 73.050(1)(a-c) of the Tualatin Development Code (TDC) requires that a) the proposed site development, including the site plan, architecture, landscaping and graphic design, conforms to the standards of this and other applicable City ordinances, insofar as the location, height, appearance, etc. of the proposed development are involved; b) The proposed design of the development is compatible with the design of other developments in the same general vicinity; and c) The location, design, size, color and material of the exterior of all structures are compatible with the proposed development and appropriate to the design character of other development in the same vicinity .

Reviewing this application in terms of the TDC and other ordinances, the following findings are relevant. All references are to sections in the TDC

- <u>Previous Land Use Actions</u>: The property was annexed to the City of Tualatin in 1982. The only Architectural Review for Grimm's Fuel Company was AR-87-02 which approved the addition of the 250' south conveyor, a material tipping platform and a large aerated slab for compost processing. These facilities were constructed over the next several years. On December 12, 1994, the City Council granted Grimm's Fuel Co. a conditional use permit for resource recovery facility (yard debris recycling and composting, woodwaste and land-clearing debris recycling) at this location (CUP-94-11, Resolution No. 3035-94) (Attachment 2). CUP-94-11 required that Grimm's Fuel Co. submit by March 30, 1995, an AR for improvements constructed without approval (Condition #1) and a landscaping and site plan that provides adequate screening of the facility's outdoor operations and material storage areas from public view (Condition #5). AR-95-08 was submitted on March 30, 1995, in compliance with Condition #1 of CUP-94-11. Following a mid-AR meeting with the applicants on September 13, 1995, revised plans correcting the northeast property corner location and north conveyor development area were submitted on September 21,
- Planning Districts and Adjacent Land Uses: The site is located in the General Manufacturing (MG) Planning District where storage and sales of barkdust is a permitted use as determined by the Planning Director in March 1987 [Section 61.020(2)(r)] and resource recovery facilities are a conditional use [61.030(2), TDC]. Adjacent Planning Districts and land uses

CG, RV Repair (across Hwy 99W) FD-10 Contractor's Shop (out of City in Washington County) Residence (nonconforming) (out of City in Washington County) MG,

Construction Equipment Company (CEC) Southwest Ready-Mix Concrete Batch Plant

Contractors' Shops and Offices (Omega Industrial Park)

W: AF-5 Loen Plant Nursery (across Cipole Road) (out of City Limits and AF-20 Urban Growth Boundary in Washington County)

Lot Size and Building Coverage: The subject property consists of tax lots 1800 (6.15 acres, 267,894 sq. ft.) and 1900 (5.27 acres, 229,561 sq. ft.) (Assessors Map 2\$121A). Combined, the two tax lots are approximately 11.42 acres in size. The Dévelopment Code requires a minimum lot size of 20,000 square feet [61.050(1)]. The lot sizes meet this requirement. The lot minimum width for tax lot 1800 is 320' and for tax lot 1900 is 338'. The

Code requires a minimum lot width of 100' [61.050(2)]. The lot width requirement is met. A street frontage of 100' is required [61.050(4)]. The street frontage on Cipole Road is 320' and 338' for tax lots 1800 and 1900 respectively and lot 1800 has 579' of frontage on Hwy 99W. The street frontage requirement is met.

4. Setbacks: The minimum front yard setback in the MG Planning District is 30' [61.060(1)]. The side and rear yard setbacks are 0 to 50 feet as established through the Architectural Review process [61.060(2) & (3)]. The structure subject to this AR is the north conveyor. Not subject to this review are the existing building with offices and shop (constructed in 1977) and the south conveyor and other facilities constructed under AR-87-02. The south setback is to the future east-west street identified in the TDC as the "Quarry Rd." which is classified as Cb&t with a 72' right-of-way. The Transportation Plan shows the alignment of the Quarry Road along the south Grimm's Fuel property line, placing the right-of-way line 36' north of the existing property line. As described in the Public Facilities portion of this AR, the future street in this area is the subject of some current planning by the City and property owners in the area (pg. 2, Public Facilities Review). The minimum setbacks for the north conveyor are as follows:

	Proposed	Required	Meets Requirement Of
East Rear Yard:	180′	0-50'	61.060(3)
South Side Yard:	214'	0-50′	61.060(2)
West Front Yard:	290′	30′	61.060(1)
North Side Yard:	480′	0-50'	61.060(2)

The setback requirements of 61.060(1-3) are met.

61.060(5) requires off-street parking and vehicular circulation areas to be set back 5' from any property line except where a setback is adjacent to public streets or any Residential or Manufacturing Park Planning District where a minimum setback of 10' is required. The vehicle circulation areas on SW Cipole Road and Hwy 99W are set back 12' or greater and meet this requirement. The off-street parking and circulation area setback on the south property line adjacent to the southern Cipole Road driveway is 10' or greater from the current property line. The future Quarry Road is shown approximately 36 ft. north of the current property line in the same location as the proposed south parking and landscaping improvements. As discussed in the Public Facilities Review (pg. 2), the future of the Quarry Road is uncertain and no public street right-of-way dedication is required. Because of the uncertainty of a future public street extending east from SW Cipole Road on the south Grimm's Fuel property line, the employee parking and landscaping improvements may be located as proposed. Grimm's has indicated that they are considering relocating the south parking area to a location closer to the building. A location closer to the building will meet the parking area setback requirement. If the south parking area relocation is proposed, the applicant shall submit revised plans to the Planning Department for review.

61.060(8) requires fences adjacent to a public right-of-way to be set back 10'. No fence is shown on the submitted drawings and this requirement does not apply.

- 5. <u>Height</u>: The building height limit in MG Planning Districts is 60' and is a maximum of 100' provided that all yards adjacent to a structure are not less than the distance equal to the structure height [61.080(1 & 2)]. The north conveyor has a maximum height of approximately 68' with a setback of 180' or greater. The north conveyor height meets the requirements of 61.080(1 & 2)
- 6. Parking and Loading: The existing building on the property is not subject to this AR. Section 73.370 (1)(b) of the TDC states that at the time of expansion or enlargement of an existing use, the parking and loading requirements of 73.370 apply to the enlarged structure or use only. The improvements subject to this AR include the north conveyor, parking, circulation and landscaping improvements. The improvements will enhance the appearance of the site and provide more efficient processing, storage and sales operations without substantially expanding the barkdust or resource recovery activities.

The TDC does not provide off-street parking requirements for a barkdust sales or resource recovery facility. Section 73.370(1)(g) of the TDC allows the parking requirements to be determined by the Planning Director based on the requirements of comparable uses. The site plan indicates that Grimm's employs an average of 20 daily employees at the site and that there is not a need for customer parking on the site. The Grimm's Fuel Co. facility is a unique operation that is primarily out-of-doors and involves large volumes of materials to receive, process, store and load for distribution and sale. The products are bulky and are sold on a wholesale and retail basis on a bulk delivery or drive-in basis. Retail customers bring yard debris to the site in vehicles and purchase barkdust and compost products for loading into vehicles. Retail customers are not required to park and leave their vehicles while purchasing materials and therefore public or customer parking is not necessary.

The site plan shows that there are 17 existing spaces for employee and truck parking located in the northern portion of the site. The parking in that area is unmarked and used primarily for trucks and equipment. Based on past use of the area, it can be expected that there will be 5 or more parking spaces available for employee parking in this area. The site plan shows a total of 15 employee spaces, 12 re-established spaces adjacent to the south Cipole Road driveway entrance and 3 spaces adjacent to the retail sales area between the north and middle driveways on SW Cipole Road. With an average of 20 daily employees and no need for customer parking, a total of 20 (5 at the north area and 15 new spaces) on-site parking spaces for employees and visitors is sufficient parking and meets the parking requirements of 73.370(1).

Currently, some Grimm's Fuel Co. employees are parking off the site on the neighboring Loen Nursery property on the west side of Cipole Road. The applicants have indicated that the 15 proposed parking spaces (plus 5 or more available in the north area) on the subject property are intended for Grimm's Fuel Co. employees and off-site employee parking on the nursery property will not be needed.

No building area is proposed. Bicycle parking requirements do not apply.

Parking on the site is for employees. No customer parking is provided. No ADA disability parking spaces are shown or required. At such time Grimm's Fuel Co. has a disabled employee, the company will need to comply with the ADA disabled employee provisions.

73.370(3) requires a minimum number of off-street vanpool and carpool parking spaces for commercial, institutional and industrial uses. With 15 new parking spaces proposed, two vanpool or carpool spaces are required. No spaces have been indicated. Two vanpool or carpool spaces shall be identified. The type of signage or surface marking to identify these spaces shall also be indicated.

73.380(1) requires parking lot design to comply with dimensional standards of Figure 73-1. Parking stall depth and width requirements are met for standard 90 angle parking in the 15 new spaces proposed. The aisle requirement of 24' for two-way circulation is met for circulation in the development area except for the 21' circulation aisle adjacent to the retail sales area and between the north and middle driveways on SW Cipole Road The plan shall indicate that the 21' drive aisle located between the north and middle Cipole Road driveways will be designated for one-way use by signage or pavement striping, or shall be revised to provide the minimum 24' aisle width in this area.

73.380(2) allows for subcompact parking spaces to comprise 30% of the required number of spaces. No subcompact spaces have been proposed.

73.380(3) requires that parking stalls shall not exceed eight continuous spaces without a landscape separation. The proposed parking adjacent to the south entrance driveway exceeds the 8 spaces in a row requirement. Twelve spaces in a row are indicated. The plan shall indicate no more than 8 parking spaces in a row without the required landscape island separation. Any revisions to landscape and impervious surface calculations shall be indicated on the revised plans.

73.380(4) requires that parking, truck maneuvering and loading areas are paved asphalt or concrete surfaces. Within the development area, the truck scale and weigh office drive and the wood waste receiving area are paved and meet this requirement. The employee and truck parking area on the north side and connecting drive aisle from the north Cipole Road exit driveway have existing gravel surfaces. With employee parking indicated in this area, it is subject to the paving requirement. The three driveways on SW Cipole Road are currently gravel or dirt. The Site Plan indicates that the proposed new parking areas and adjacent drive aisles are gravel. Grimm's has an easement to use a driveway on Hwy 99W which is on the adjacent CEC property and not on the subject property. Condition PF-8 requires that the driveways be paved to the property line. Paving employee parking areas and vehicle maneuvering areas within the proposed development will reduce problems with dust and tracking of soil and other materials from the site onto the public right-of-way. To meet the requirements of 73.380(4), the parking areas, maneuvering areas and drive aisles in the development area shall be paved.

73.380(6) requires artificial lighting in parking lots, if provided, to be deflected downward. No freestanding parking lot lights are proposed. If freestanding parking lights are proposed for the parking lot of this project, the height of light poles and a cut sheet of the lighting units shall be submitted to the Planning Department for review and approval prior to issuance of building permits.

73.380(8) requires parking bumpers or wheel stops to prevent vehicular encroachment into street ROW, landscape areas and pedestrian walkways. The plan identifies $2' \times 2' \times 10'$ concrete blocks adjacent to the landscape areas in the parking lots and along vehicular circulation areas. Considering the

truck and large vehicle traffic on the site, the proposed concrete blocks are suitable bumpers to prevent encroachment. This requirement is met.

No buildings are covered in this AR and therefore, loading berth requirements of 73.390(1) do not apply.

7. Access: Site access is covered under the Public Facilities portion of this Architectural Review. Access is provided to this site from 3 existing driveways on SW Cipole Road and from Hwy 99W over an existing joint access drive with the abutting Construction Equipment Co. facility. Each of the access drives were established in the 1970's prior to the annexation of the property. The minimum driveway width required is 36' for the first 50' from right-of-way and 24 ft. thereafter [73.400(9)]. The maximum driveway width is 40' except for a joint access driveway [73.400(11)]. The middle and north Cipole Road driveways comply with these requirements. The southern Cipole Road driveway width is 58' and is non-conforming. The Hwy 99W driveway on the CEC property is not on the subject property and not covered by this AR.

Vision clearance requirements at the driveways and street intersection shall comply with the requirements of 73.400(13). With proper maintenance and pruning, the proposed landscaping at the access locations complies with vision clearance requirements of 73.400(13).

8. <u>Site Conditions, Grading, Tree Preservation Pedestrian and Bicycle Circulation, and Landscaping:</u>

Site Conditions

The site has a gradual slope from the north on the Hwy 99W frontage to the south and east. Several conifer trees occupy the western side of the site near the Cipole Road and Hwy 99W intersection. The site is entirely developed for the barkdust and resource recovery operations and the sale and distribution of wholesale and retail landscape products. Except for a building used for equipment repair and a small office area, the receiving, processing, storage and product distribution operations are conducted outdoors. The existing gravel area at the north side of the site is used for parking vehicles and equipment.

Grading

Only minimal grading will be required to prepare the proposed parking spaces and circulation areas for paving.

Tree Preservation

73.250(2)(a-b) requires fencing of trees to be retained on site with chain link or other sturdy fencing. The site plan shows 18 established Douglas Fir trees in the northwest corner of this site to be retained. The landscape plan shall be revised to indicate that the Douglas fir trees shall be fenced in accordance with 73.250(2)(a-b) if there is any grading or construction work in the vicinity of the trees.

Pedestrian and Bicycle Circulation

73.160(1)(b)(i) requires a concrete or asphalt paved pedestrian walkway to be provided from the main-building entrance to sidewalks in the public right-of-way and other on-site buildings and accessways. Except for a limited sidewalk constructed with the Hwy 99W/Cipole Road intersection and signal improvements for the Pony Ridge Subdivision on SW Pacific Drive, there are no

PUBLIC FACILITIES RECOMMENDATION

The following are the Public Facilities findings for AR-95-08:

- Fire and Life Safety: Fire hydrants are required within 250' of all portions of the proposed buildings. The final location of the fire hydrants are to be approved by Tualatin Valley Fire & Rescue (City Ordinance 510-80).
- 2. Transportation: This site is adjacent to Hwy. 99W, Cipole Road and a future street described in the TDC as the "East/West Road". Hwy. 99W is classified as an arterial street to be built to street standard Eb&t between intersections and Ei at major intersections. The maximum right-of-width required to accommodate the Ei street section is 110'. This right-of-way could accommodate four 12' travel lanes, one 12' left turn lane, two 6' bike lanes, one 12' right turn only lane, two 5' planter strips, and two 8' sidewalks. The current right-of-way width on Hwy. 99W is between 175' and 180' total. Therefore, no additional right-of-way dedications will be required.

At this time, Hwy. 99W serves as a four lane arterial with a center median. A traffic signal will soon be constructed at the intersection of Cipole Road and Hwy. 99W as a part of the Pony Ridge Subdivision.

ODOT has jurisdiction over Hwy. 99W and has issued comments regarding this application. Initially, ODOT required a concrete curb to be placed along the frontage of this site. However, City Staff discussed this issue with ODOT Staff on June 22, 1995 because there was a question as to where the curb should be placed and what purpose it would serve. ODOT desired the curb in order to ensure closure of existing driveways on 99W. There are three existing driveways from this site onto Hwy 99W. The applicant's plan already proposes that these driveways will be permanently closed by creating landscaped areas to meet their 15% landscape requirement. Note that these driveways are not currently in use; the applicant has placed concrete barriers to close them off. Since the applicant's plan will adequately close the three driveways, ODOT will not require placement of concrete curb adjacent to 99W.

There is another driveway onto 99W that serves as a shared access for Grimm's Fuel and Construction Equipment Co. (CEC). The driveway is located on the CEC property and will remain open. ODOT has indicated that they would like to see the shared driveway paved, as it is currently a gravel driveway. Staff concurs with this recommendation and strongly encourages the applicant to pave this driveway as a part of this project.

Cipole Road is classified as a major collector street built to street standard Cb&t (72' right-of-way, two 12' travel lanes, one 12' turn lane, two 6' bike lanes, two 6' planter strips, two 6' sidewalks). Currently, there is 40' of right-of-way on Cipole Road adjacent to this site. Because this project will not significantly increase the traffic load on Cipole Road, staff recommends that the applicant not be required to dedicate an additional 16 feet of right-of-way at this time. However, staff does recommend that the applicant be required to preserve a strip of land 16 feet in width adjacent to existing right-of-way and not place any permanent improvements in this area. The applicant's plan indicates that no additional permanent improvements will be placed in that strip of land.

Cipole Road currently functions as a two lane roadway with roadside ditches. It is also under Washington County jurisdiction. The County has not submitted comments regarding this project, but has spoken with staff by phone

and indicated they do not anticipate requiring any additional improvements to Cipole Road at this time due to the fact there will not be a significant impact on the roadway. Staff concurs with the County's finding and recommends the applicant not be required to make any additional improvements in the roadway.

There are three existing driveways on Cipole Road. The southernmost driveway is an existing entrance that serves yard debris customers and the sales area. The middle driveway serves as an exit only, as well as the northernmost driveway. These driveway areas are currently gravel or dirt. Staff and Washington County staff concur that these driveways should be paved to prevent debris from tracking into Cipole Road and to cut down on dust as vehicles enter and exit the site. Therefore, staff recommends that the applicant be required to pave the existing driveways that enter onto Cipole Road.

The East/West Road, sometimes referred to as "Quarry Road" is currently shown to align with the south property line of this site and would extend between Cipole Road and 124th Avenue. The roadway is classified as Cb&t (72' right-of-way, two 12' travel lanes, one 12' turn lane, two 6' bike lanes, two 6' planter strips, two 6' sidewalks). Staff is currently meeting with several property owners in this area to discuss zoning and access issues. One item under discussion is the future of the East/West Road and whether or not the current alignment will be used. One possibility is that the portion of roadway adjacent to this site will function as a private driveway shared between a few land owners. Because the future of this roadway is uncertain, and because the nature and location of activities on this site are subject to change, Staff recommends that the applicant not be required to dedicate ROW for the East/West Road.

3. <u>Water:</u> This site is located in pressure level A. There is an existing 12" City water line in Cipole Road and a 10" City water line in Hwy. 99W. Presently, this site is not connected to public water service. There is an existing well on the site that will remain active. The applicant is not proposing any additional water line work with this project.

In accordance with Section 12 of City Ordinance No. 839-91, a backflow prevention device is required to be installed by the applicant for any of the following:

a fire protection service;
 an irrigation service;

3. a nonresidential service 2" or larger in size; or

4. where the potable water supply provided inside a structure is 32 feet or more, higher than the elevation of the water main at the point of service connection.

Any backflow prevention device which is installed on property for the protection of the City water supply shall be tested at the time of installation. No water service shall be provided to the on-site water system until the device is tested and test results are submitted to the Operations Backflow Inspector. In any case, test results for such devices shall be forwarded to the Operations Backflow Inspector within 10 days of the date of installation.

4. <u>Sanitary Sewer:</u> There is no existing public sanitary sewer line close to this site. Presently, the site is not served by public sewer and functions with the use of outdoor toilets. No additional facilities are proposed that would require sanitary sewer service, and no additional sanitary sewer work is proposed with this project.

- 5. <u>Storm Drainage:</u> There is an existing on-site storm drainage system that serves the site. The majority of the storm water from this site is conveyed to the southeast and drains to an adjacent property owned by the applicant. There is no additional storm drainage work proposed with this project.
- 6. Water Quality: The City's Surface Water Management Ordinance requires new development projects to construct permanent on-site storm water quality facilities to remove phosphorus in the runoff from newly constructed impervious surfaces. The City will require the applicant to pave the driveways on Cipole Road and the shared driveway on 99W. In addition, the applicant will be adding paved parking areas on the site.

Although the paved areas will increase on this site, it is Staff's opinion that future development on this site may result in a better opportunity to establish permanent water quality areas. The existing development area changes often and it will be difficult to establish a good location for a facility. Staff therefore recommends that the applicant pay a water quality fee in-lieu of constructing a facility. Prior to issuance of a building permit, the applicant must provide the Engineering Division with the square footage of new paved areas in order for the fee to be calculated. The fee is equal to \$180 for every 2,640 sf of hard surface.

- 7. <u>Erosion Control:</u> The Surface Water Management Ordinance regulates erosion control to reduce the level of discharge of pollutants into the Tualatin River Basin. Per 74.650(3), the applicant shall submit an erosion control plan for City review and approval prior to issuance of City permits.
- 8. Greenway and Riverbank Protection District: Does not apply.
- Floodplain: Does not apply.
- 10. Wetlands Protection District: Does not apply.
- 11. Access Management: As stated in Section 2., the applicant will be required to pave the three driveways on Cipole Road. The applicant is also encouraged to pave the driveway that serves CEC and the applicant's site. No additional driveways will be allowed onto Hwy. 99W.
- 12. <u>Building Code Requirements and Fees:</u> This development is subject to all applicable building code requirements and all applicable building and development fees.
- 13. Recovery Agreements and In Lieu Assessments: As of this date none were found.

PUBLIC FACILITIES RECOMMENDATION

Based on the findings presented, staff recommends that AR-95-08 be approved subject to the following Public Facilities conditions:

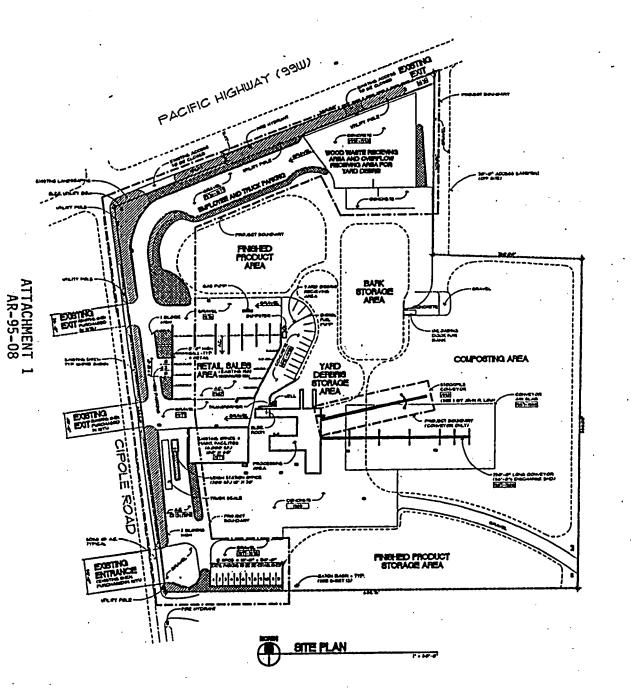
- PF-1. The final location of the fire hydrants shall be approved by Tualatin Valley Fire & Rescue.
- PF-2. Fire hydrants shall be installed and functioning prior to beginning onsite combustible construction.
- PF-3. Fire hydrants shall be located so that no part of the building is more than 250 feet from a fire hydrant as measured in an approved manner

- around the outside of the structure and along the route of travel accessible to the fire hydrant.
- PF-4. Provisions for ingress and egress for fire-fighting equipment to and from the fire hydrants shall be in place prior to beginning on-site combustible construction.
- PF-5. Removal of any trees in the right-of-way shall require a permit from the Parks and Recreation Department.
- PF-6. It shall be the responsibility of the developer to remove and replace any existing signs prior to and after construction. Road signs shall be maintained in a temporary manner during construction.
- PF-7. As a part of this project, the applicant shall pave the three existing driveways on Cipole Road.
- PF-8. Prior to issuance of a building permit, the applicant shall pay a water quality fee in-lieu of constructing an on-site water quality facility. The fee shall be based on the increase in hard surface from paving the driveways on Cipole Road, paving any new parking areas, and paving the shared driveway on 99W. The applicant shall provide the Engineering Division with the square footage calculation for the new paved areas in order for the fee to be calculated.
- PF-9. No construction or disturbing of the site shall occur until an erosion control plan is approved by the City and the required measures are in place and approved by the City.
- PF-10. Building plans and on-site utility plans shall be submitted to the Building Division for review and approval prior to issuance of a building permit.
- PF-11. Any work in the public right-of-way or public easement will require a Public Works Permit from the City.
- PF-12. Any necessary Public Works Permit shall be obtained prior to issuance of a building permit
- PF-13. Any on-site private utility construction shall require a plumbing permit from the Building Division.
- PF-14. All on-site utility lines shall be private and, therefore, maintained by the property owner.

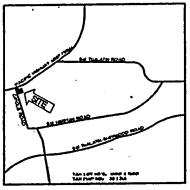
APPEAL

The Public Facilities Review portion of this decision will be final after ten (10) City business days (October 23, 1995) unless a written appeal is received by the Engineering Division at 18880 SW Martinazzi Avenue before 5:00 p.m. (October 20, 1995). The plans and appeal forms are available at the Tualatin Library and at the City offices. Public Facilities appeals are reviewed by City Council. The Public Facilities appeal must include a \$100 fee.

Sincerely,
Brian D. Rager
Engineering Associate



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SITE DATA NOTES:

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4-14-16 GENERAL MEVEROR

SITE DEVELOPMENT PLAN

TUALATIN, CREGON

CRIMATS FUEL CO.
18550 S.W. CPOLE ROAD
THALATM, ORCOON

NUME: (503) 892-3756

ste 3/31/95 Lab I' = 56'-9' com by E.B notice by: DA no Mai: 1503-04 coding No; 1-1

OVERALL SITE PLAN

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ATTACHMENT C (2): STORM WATER DISCHARGE PERMIT

Permit Number: 1200-H Expiration Date: 9-30-96 Page 1 of 8 Pages

GENERAL PERMIT NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM STORM WATER DISCHARGE PERMIT

Department of Environmental Quality 811 Southwest Sixth Avenue, Portland, OR Telephone: (503) 229-5696

Issued pursuant to ORS 468.740 and The Federal Clean Water Act

ISSUED TO:

ISSUED 8/14/96

GEN12H

Washington/NWR

File No. 109185

ORR23-2181

Grimm's Fuel Co.

1631 South Shore Blvd

Lake Oswego OR 97034

Re: 18850 SW Cipole Rd., Tualatin OR 97062

SOURCES COVERED BY THIS PERMIT:

Heavy industrial activities associated with Standard Industrial Classification (SIC) Codes 28; 29; 30; 31; 32; 33; including chemical manufacturing; petroleum refining; rubber manufacturing; leather tanning; stone, clay, glass, and concrete products; and primary metals industry. Also covered by this permit is steam electric power generation, including coal and hogged fuel handling sites.

Trydia Daylor

SEP 2 4 1991

Lydia Taylor, Administrator

Date

PERMITTED ACTIVITIES

Until this permit expires or is modified or revoked, the permittee is authorized to construct water pollution control facilities and to discharge storm water to public waters in accordance with a storm water pollution control plan which has been prepared by the permittee and any other limitations specified in this permit. All discharges shall be in accordance with the attached schedules as follows:

Each other direct and indirect waste discharge to public waters is prohibited unless covered by another NPDES permit.

This permit does not relieve the permittee from responsibility for compliance with any other applicable federal, state, or local law, rule, standard, ordinance, order, judgment, or decree.

SCHEDULE A

Controls and Limitations for Storm Water Discharges

- The Permittee shall implement a Storm Water Pollution Control Plan (SWPCP).
 For those facilities which employ 10 people or more, the SWPCP shall be prepared by or reviewed and stamped by a registered engineer or architect.
 - a. <u>Site Description</u> Each plan shall, at a minimum, provide the following:
 - (1) A description of the nature of the industrial activities conducted at the site, including a description of "significant materials" (see Definitions) that are treated, stored or disposed of in a manner to allow exposure to storm water; and the methods of treatment, storage or disposal.
 - (2) A general location map showing the location of the site in relation to major transportation routes, surface waters and other relevant features.
 - (3) A site map indicating: drainage patterns, each drainage and discharge structure; an outline of the drainage area of each storm water outfall; paved areas and buildings within the drainage area of each discharge point; areas used for outdoor manufacturing, storage or disposal of significant materials; each existing structural control measure for reducing pollutants in storm water runoff; materials loading and access areas; hazardous waste storage or disposal facilities; location of wells (including waste injection wells, seepage pits, dry wells, and etc.), springs, wetlands and other surface water bodies.
 - (4) Estimates of the amount of impervious surface area (including paved areas and building roofs) relative to the total area drained by each storm water outfall.
 - (5) For each area of the site which generates storm water associated with site activities and where a reasonable potential exists for contributing significant amounts of pollutants to storm water runoff, identify the potential pollutants which could be present in storm water discharge.
 - (6) The names of the receiving water(s), or if the discharge is to a municipal separate storm sewer, the name of the municipal operator of the storm sewer and the ultimate receiving waters.
 - (7) Identify the discharge outfalls and the point or points where storm water monitoring will occur as required by this permit.

Permit Number: 1200-H Page 3 of 8 Pages

b. <u>Controls</u> Each operator covered by this permit shall develop a description of controls appropriate for the site and a time line for implementing such controls. The following minimum components shall be addressed along with a schedule for implementation:

- (1) Storm Water Management The plan shall contain a narrative description of the materials and storm water management practices employed or scheduled for employment, to minimize contact of significant materials with storm water runoff; structural and non-structural control measures to reduce pollutants in storm water runoff; treatment (if any) and ultimate disposal of solid or fluid wastes other than by surface discharge. In developing the plan the permittee shall consider but not be limited to the following management practices:
 - A. <u>Containment</u> All hazardous chemicals shall be stored within berms or other secondary containment devices to prevent leaks and spills from entering storm water runoff.
 - B. Oil & Grease Separation Oil/water separators, booms, skimmers or other methods should be employed to minimize oil contaminated storm water discharge.
 - C. <u>Pebris & Sediment Control</u> Screens, booms, sediment ponds or other methods should be employed to reduce debris and sediment in storm water discharge.
 - D. Waste Chemical Disposal Waste Chemicals such as antifreeze, degreasers, used oils, and etc. shall be recycled or disposed of in an approved manner and in a way which prevents them from entering storm water discharges.

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- E. Storm Water Diversion Wherever possible, storm water should be diverted away from materials manufacturing, storage and other areas of potential storm water contamination.
- F. Covered Storage or Manufacturing Areas Wherever practicable, fueling operations, materials manufacturing and storage areas should be covered to prevent contact with storm water.
- (2) Spill Prevention and Response Procedures Areas where potential spills of significant materials can impact storm water runoff and their associated drainage points shall be clearly identified.

 Methods to prevent spills along with cleanup and notification procedures shall be identified in the plan and made available to the appropriate personnel. The required cleanup equipment must be on site or readily available.

Permit Number: 1200-H Page 4 of 8 Pages

1.00

- (3) Preventive Maintenance A preventive maintenance program should be implemented to insure the effective operation of materials management facilities, structural and non-structural control facilities, and any treatment facilities used to comply with the requirements of this permit. The preventive maintenance program should include the following:
 - A. Areas where potential spills of significant materials could impact storm water runoff, control structures, and any treatment facilities should be inspected monthly during the rainfall season.
 - B. A regular program of cleaning and repairing storm water control structures, treatment facilities, and materials handling and storage facilities should be conducted throughout the rainfall season.
- (4) Employee Education An employee awareness program should inform personnel of the components and goals of the SWPCP, and address spill response procedures, good housekeeping and materials management practices.
- (5) Record Keeping and Internal Reporting Procedures Incidents of spills or leaks of significant materials which could impact storm water runoff, along with corrective actions, surface water discharge (if any), and other relevant information should be included in the plant records. Inspection and maintenance activities such as cleaning and repairing storm water control and treatment facilities should also be documented and recorded.
- (6) Annual Plan Review A full plan review should be made by the permittee annually, prior to the onset of the rainfall season. The plan review should include a complete site inspection of all areas where potential spills of significant materials can impact storm water runoff. The SWPCP should be updated as necessary.

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2. The Storm Water Pollution Control Plan shall include procedures for meeting any Oregon Administrative Rules (OARs) for storm water control specific to the applicable river basin. These procedures should include a schedule of steps and key milestone dates for implementing monitoring activities, materials management practices, and SWPCP plan components not already in place at the time the permit is issued. No condition of this permit shall release the permittee from any responsibility or requirements under other environmental statutes or regulations.

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- Storm water carrying pollutants regulated by this permit shall not be з. allowed to discharge to seepage ponds, seepage pits, dry wells, injection wells, or any other on-site disposal facilities if discharge to surface waters is possible. If discharge to surface waters is not possible and onsite disposal methods are used, the storm water discharge limitations and monitoring requirements of this permit shall still apply, in addition to the limitations and restrictions found in OAR 340-44-050, Waste Disposal for Surface Drainage and OAR 340, Division 40, Groundwater Quality Protection.
- Specific Storm Water Discharge Limitations (These limitations apply to each point source discharge.)

<u>Parameters</u>

Limitations

Oil & Grease

Shall not exceed 10 mg/L

pН

Shall be between 6 and 9

TSS

Shall not exceed 50 mg/L*

Toxicity

No discharge of toxic chemicals in "toxic concentrations*** permitted

- From coal handling or storage facilities.
- Toxic concentrations is defined in the definitions, page.7 of attached General Conditions.

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- The secretary of the first 5. Notwithstanding the effluent limitations in this permit, no wastes shall be discharged and no activities shall be conducted which will violate applicable water quality standards as adopted in OAR 340, Division 41, except within a mixing zone in the receiving stream of a size which would provide a 10:1 dilution of the storm water discharged.
- Storm Water Only This permit regulates the discharge of storm water only. It does not authorize the discharge of process wastewaters, cooling waters, ... or any other wastewaters associated with the facility. Other discharges ... must be addressed in a separate NPDES permit.

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1200-H Permit Number: Page 6 of 8 Pages

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SCHEDULE B

Minimum Monitoring and Reporting Requirements (unless otherwise approved in writing by the Department)

Parameters - The permittee shall make visual observations and analyze grab samples of all storm water point source discharges for the following parameters:

Primary Parameters:

- i. Color and/or foam (visual observation)
- ii. Oil & Grease Sheen (visual observation)*
- iii. pH
- iv. Oil & Grease (mg/L)
- TOC (mg/L) V.
- COD (mg/L)
- vii. Metals **
- viii.Total Suspended Solids (mg/L)
- Whenever a visible oil sheen is detected in a storm water discharge during a required monthly visual observation, it shall be sampled for Oil & Grease. But Turking to head price of the
- Arsenic, Cadmium, Chromium, Copper, Lead, Mercury, Nickel, and Constitution of the section of the s

Other Parameters:

- Any pollutant limited or requiring monitoring in the facility's existing NPDES or WPCF permit, except for biomonitoring and flow.
- ii. Any parameter for which the receiving stream is water quality limited, if the facility discharges storm water to a water quality limited stream with established Total Maximum Daily Loads (TMDL).
- iii. Any pollutant identified in Schedule A, Condition 1(a) (5) ... geneened priis general assistant en cong ho e production subney aux done about al
- 2. Frequency of Monitoring Sampling for compliance with this section shall be conducted two times per year, with samples being collected at least 60 days apart. One of the samples shall be collected during the month in the fall when runoff first occurs. Visual observations of surface drainage areas shall be made monthly, during those months when at least one storm event produces runoff.
 - Records Retention and/or Reporting - Permittees are required to tabulate the data and submit it to the appropriate DEQ Regional Office by July of each year. All records shall be retained by the permittee for a period of at / least 5 years.
 - Representative Sampling All sampling shall be representative of the discharge.

SCHEDULE C

(unless otherwise approved in writing by the Compliance Conditions and Schedules Department) .

- Within 180 days of receiving this permit, the permittee shall complete a Storm Water Pollution Control Plan (SWPCP) as required by Schedule A, Condition 1.
- The permittee shall be in compliance with the SWPCP and the effluent 2. limitations in this permit within 360 days of receiving this permit.
- e grande en la companya de la compa The permittee is expected to meet the compliance dates which have been 3. established in this schedule. Either prior to or no later than 14 days following any lapsed compliance date, the permittee shall submit to the Department a notice of compliance or noncompliance with the established schedule. The Department may revise a schedule of compliance if good and valid cause over which the permittee has little or no control has been in determined. Page of the Carlo guilling of the carlo guilding
- and the property of the second For new facilities, the SWPCP shall be prepared and implemented prior to startup of the facility.

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SCHEDULE D

Special Conditions

- 1. Waste Load Allocation If storm water monitoring indicates that a pollutant parameter, for which a stream is water quality limited, is discharging to a water quality limited stream in significant quantities, the permit may be reopened and a waste load allocation for the pollutant added.
- 2. Additional Limitations or Monitoring Required If storm water monitoring indicates that certain pollutants are being discharged in quantities which may be a threat to the water quality of the receiving stream, the permit may be reopened and additional effluent limits and/or monitoring requirements added.
- Releases in Excess of Reportable Quantities This permit does not relieve the permittee of the reporting requirements of 40 CFR 117 and 40 CFR 302.

 The discharge of hazardous substances in the storm water discharge(s) from a facility shall be minimized in accordance with the applicable storm water pollution control plan for the facility required by this permit, and in no case, during any 24-hour period, shall the discharge(s) contain a hazardous substance equal to or in excess of reporting quantities.
- 4. Any salt storage areas shall be enclosed or covered.
- 5. <u>Disposition of SWPCP</u> The Storm Water Pollution Control Plan, required by Schedule A, Condition 1, shall be kept at the site and made available to the Department upon request.
- 6. Reporting to Municipality Any permitted facility discharging to a municipal storm sewer shall provide the municipality with a copy of the monitoring report required by Schedule B. A copy of the SWPCP shall also be provided the municipality upon request.

GEN\WC8975 (4-3-92)

STORM WATER NPDES PERMIT GENERAL CONDITIONS

SECTION A. STANDARD CONDITIONS

1. Duty to Comply

The permittee must comply with all conditions of this permit.

Any permit noncompliance constitutes a violation of the

Oregon Revised Statutes (ORS) 468.720 and is grounds for
enforcement action; for permit termination; suspension or
modification; or for denial of a permit renewal application.

2. Penalties for Violations of Permit Conditions

Oregon Law (ORS 468.990) classifies a willful or negligent violation of the terms of a permit or failure to get a permit as a misdemeanor and a person convicted thereof shall be punishable by a fine of not more than \$25,000 or by imprisonment for not more than one year, or by both. Each day of violation constitutes a separate offense.

In addition to the criminal penalties specified above, Oregon Law (ORS 468.140) also allows the Director to impose civil penalties up to \$10,000 per day for violation of the terms or conditions of a permit.

3. Duty to Mitigate

The permittee shall take all reasonable steps to minimize or correct any adverse impact on the environment and human as an including from noncompliance with this permit, including such accelerated or additional monitoring as necessary to determine the nature and impact of the noncomplying discharge.

4. Permit Actions

The Department may revoke a general permit as it applies to manuscript any person and require such person to apply for and obtain an individual NPDES permit if:

a. The covered source or activity is a significant contributor of pollution or creates other environmental problems;

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- b. The permittee is not in compliance with the terms and conditions of this general permit; or
- c. Conditions or standards have changed so that the source or activity no longer qualifies for a general permit.

5. General Permit Coverage

- a. Any permittee not wishing to be covered or limited by this general permit may make application for an individual NPDES permit in accordance with NPDES procedures in OAR 340-45-030.
- b. This general permit does not cover activities or discharges covered by an individual NPDES permit until the individual permit has expired or been canceled. Any person conducting an activity covered by an individual permit but which could be covered by this general permit may request that the individual permit be canceled.

...:

c. All persons desiring to be covered by this general permit must register with the Department on forms provided by the Department. Registration applications for this general permit shall be sent to:

Department of Environmental Quality
Water Quality Division
811 SW 6th Avenue
Portland, OR 97204 Division Avenue Called the Color of the

Note: Applicable permit fees must accompany the application.

6. Toxic Pollutants

The permittee shall comply with effluent standards or prohibitions established under Section 307(a) of the Clean Water Act for toxic pollutants within the time provided in the regulations that establish those standards or prohibitions.

7. Property Rights

The issuance of this permit does not convey any property rights of any sort, or any exclusive privileges, nor does it authorize any injury to private property or any invasion of personal rights, nor any infringement of federal, state or local laws or regulations.

8. Plan Approval nemonstrate mento cedeero un moldinico de paralle de la companya de la companya

Plans and specifications for pollution control facilities shall be submitted to DEQ for review and approval prior to construction; in accordance with Oregon Administrative Rules ibnochapter 340 Division 42.

Proper Operation and Maintenance

The permittee shall at all times properly operate and maintain all facilities and systems of treatment and control which are installed or used by the permittee to achieve compliance with the conditions of this permit.

Duty to Halt or Reduce Activity

Upon reduction, loss, or failure of a storm water treatment or control facility, the permittee shall, to the extent we obline necessary to maintain compliance with its permit, control all discharges until the facility is restored or an alternative ...; method of treatment is provided.

Bypass of Treatment Facilities

Bypassing of treatment facilities is generally prohibited. The second of th

Solids, sludges, filter backwash, or other pollutants removed in the course of treatment or control of wastewaters shall be to disposed of in a manner such as to prevent any pollutant from such materials from entering public waters, creating a production nuisance or creating a health hazard. Therefore and the comme

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SECTION C. MONITORING AND RECORDS

Representative Sampling

All of the confidence of the figure with the control of the party of the control of the party of the control of Sampling and measurements taken as required herein shall be representative of the monitored discharge. All samples shall be taken at the monitoring points specified in this permit and/or the Storm Water Pollution Control Plan, unless to with otherwise specified, before the effluent joins or is diluted by any other waste stream, body of water, or substance. Monitoring points shall not be changed without notification to and the approval of the Bonnatane to and the approval of the Department.

Monitoring Procedures and the motived should be likely to the

Monitoring must be conducted according to test procedures and approved under 40 CFR Part 136, unless other test procedures have been specified in this permit. of arms in an Amount will

OPERATION AND MAINTENANCE OF POLLUTION CONTROLS

Proper Operation and Maintenance

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To Procedures

Monitoring Procedures

Monitoring must be conducted according to test procedures approved under 40 CFR Part 136, unless other test procedures have been specified in this permit.

Penalties of Tampering

The Clean Water Act provides that any person who falsifies, tampers with, or knowingly renders inaccurate, any monitoring device or method required to be maintained under this permit shall, upon conviction, be punished by a fine of not more than \$10,000 per violation, or by imprisonment for not more than 6 months per violation, or by both.

Additional Monitoring by the Permittee

If the permittee monitors any pollutant more frequently than required by this permit, using test procedures approved under 40 CFR 136 or as specified in this permit, the results of this monitoring shall be included in the calculation and reporting of the data submitted in the DMR. Such increased frequency shall also be indicated.

Averaging of Measurements

Calculations for all limitations which require averaging of measurements shall utilize an arithmetic mean, except for coliform and fecal coliform bacteria which shall be averaged -----based on a geometric or log mean. western configuration comes

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Retention of Records Talegia an Amerika

The permittee shall retain records of all monitoring information, including all calibration and maintenance records, of all original strip chart recordings for continuous monitoring instrumentation, copies of all reports required by this permit, and records of all data used to complete the application for this permit, for a period of at least 5 years from the date of the sample, measurement, or report of application. This period may be extended by request of the Department at any time. request of the Department at any time.

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The state of the s Records of monitoring information shall include:

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a. The date, exact place, time and methods of sampling or measurements;

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- b. The individual(s) who performed the sampling or the property to the sampling or the samplin measurements; Alan Paris Property Control of the Co
 - The date(s) analyses were performed;
 - d. The individual(s) who performed the analyses,
 - The analytical techniques or methods used; and
 - The results of such analyses.

Inspection and Entry

The permittee shall allow the Department, or an authorized representative upon the presentation of credentials and other documents as may be required by law, to:

- a. Enter upon the permittee's premises where a regulated facility or activity is located or conducted, or where records must be kept under the conditions of this permit;
- b. Have access to and copy, at reasonable times, any records that must be kept under the conditions of this permit;
- c. Inspect at reasonable times any facilities, equipment (including monitoring and control equipment), practices, or operations regulated or required under this permit, and
- d. Sample or monitor at reasonable times, for the purpose of assuring permit compliance or as otherwise authorized by the Clean Water Act, any substances or parameters at any location.

SECTION D. REPORTING REQUIREMENTS

1. Anticipated Noncompliance

The permittee shall give advance notice to the Department of notice any planned changes in the permitted facility or activity which may result in noncompliance with permit requirements.

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2. Transfers

This permit may be transferred to a new permittee provided now the transferee acquires a property interest in the permitted of activity and submits a transfer application within 60 days of the change in property interest. The transfer application will require the transferee to commit to fully comply with all the terms and conditions of the permit and the rules of the Commission.

The permittee shall report any noncompliance which may endanger health or the environment. Any information shall be provided orally (by telephone) within 24 hours from the time the permittee becomes aware of the circumstances. A written submission shall also be provided within 5 working days of the time the permittee becomes aware of the circumstances. The written submission shall contain:

- A description of the noncompliance and its cause;
- b. The period of noncompliance, including exact dates and times:
- The estimated time noncompliance is expected to continue c. if it has not been corrected; and
- Steps taken or planned to reduce, eliminate, and prevent d. reoccurrence of the noncompliance.

The Department may waive the written report on a Note: case-by-case basis if the oral report has been received within 24 hours.

- The following shall be included as information which e. must be reported within 24 hours:
 - Any unanticipated bypass which exceeds any effluent limitation in the permit.
 - Any upset which exceeds any effluent limitation in "the brown the permit. We see that the second and above the second and age

.34.

Other Noncompliance

The permittee shall report all instances of noncompliance not 350 reported under Section D, Paragraph D-3, at the time monitoring reports are submitted unless required otherwise in edular Schedule B of this permit. The reports shall contain the information listed in Paragraph D-3.ch spainting avig 11. in accordance but ymanics has been seed where designed also in a mouth of

Duty to Provide Information

The permittee shall furnish to the Department, within a reasonable time, any information which the Department may coverage by this permit, or to determine compliance with this permit. The permittee shall also furnish to the Director, upon request, copies of records required to be kept by this permit. discrete of the original or the original original or the original original or the original original or the original orig

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All applications, reports or information submitted to the class was a submitted to the class of the control of Department shall be signed and certified in accordance with The continues the sales of the sales of

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7. Falsification of Reports

The Clean Water Act provides that any person who knowingly makes any false statement, representation, or certification in any record or other document submitted or required to be maintained under this permit, including monitoring reports or reports of compliance or noncompliance shall, upon conviction be punished by a fine of not more than \$10,000 per violation, or by imprisonment for not more than six months per violation, or by both.

SECTION E. DEFINITIONS AND ACRONYMS

- 1. "BOD5" means five-day biochemical oxygen demand.
- "COD" means chemical oxygen demand.
- 3. "Department" means Department of Environmental Quality
- 4. "FC" means fecal coliform bacteria.
- 5. "MGD" means million gallons per day.
- 6. "mg/L" means milligrams per liter.
- 7. "mL/L" means milliliters per liter.
- 8. "Point Source Discharge" means a discharge from any discernible, confined, and discrete conveyance, including, but not limited to, any pipe, ditch, channel, tunnel, or conduit.
- 9. "Reportable Quantities" means those quantities of hazardous substances listed in Table 117.3 of The Code of Federal Regulations, 40 CFR:117.
- 10. "Significant material" includes, but is not limited to: raw materials; fuels; materials such as solvents, detergents, and plastic pellets; finished materials such as metallic products; raw materials used in food processing or production; hazardous substances designated under Section:

 101(14) of CERCLA; any chemical the facility is required to report pursuant to Section 313 of Title III of SARA;

 fertilizers; pesticides; and waste products such as ashes, slag and sludge that have the potential to be released with storm water discharges.
- 11. "TOC" means total organic carbon

- 12. "TOX" means total organic halides
- 13. "TSS" means total suspended solids (non-filterable residue).

- 14. "Toxic concentration" means lethality to aquatic life as measured by a significant difference in lethal concentration between the control and 100 percent effluent in an acute bioassay test.
- 15. "Regional Office" means the following field offices of DEQ which cover the listed counties:

Northwest Region - Clackamas, Clatsop, Columbia, Multnomah, Tillamook, and Washington counties.

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Willamette Valley Region - Lane, Lincoln, Linn, Marion, Polk, and Yamhill counties.

Southwest Region - Coos, Curry, Douglas, Jackson, and Josephine counties.

<u> Eastern Region</u> - Baker, Gilliam, Grant, Malheur, Morrow, Umatilla, Union, Wallowa, and Wheeler counties.

Central Region - Crook, Deschutes, Harney, Hood River, Jefferson, Klamath, Lake, Sherman, and Wasco counties.

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ATTACHMENT D: STORM WATER POLLUTION CONTROL PLAN

STORMWATER POLLUTION CONTROL PLAN

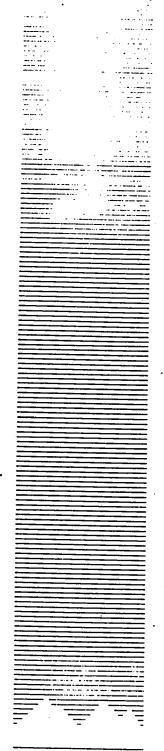
Grimm Fuel Company Tualatin Facility 18850 S.W. Cipole Rd. Tualatin, Oregon 97062

Prepared by:
Roger N. Smith Associates, Inc.
Geological Engineering
and
Groundwater Consultants

July 21, 1997

Submitted to:

Grimm Fuel Co, Inc. 1631 South Shore Road Lake Oswego, Oregon 97035 attn: Mr. Jeff Grimm





STORM WATER POLLUTION CONTROL PLAN

for Company fact

GRIMM FUEL COMPANY FACILITY
18850 SW Cipole Road
Tualatin, Oregon

1.0 INTRODUCTION

Grimm Fuel Products Company is located at 18850 SW Cipole Road in Tualatin, Oregon. This facility produces compost from forest by-products, including garden mulch, hog fuel, mushroom compost, and bark dust. The business operates and maintains heavy equipment on-site, and also maintains a fuel service island which includes five underground storage tanks (USTs). In 1995, the facility processed approximately 350,000 cubic yards of organic materials (not including bark dust).

This Storm Water Pollution Control Plan (SWPCP) was prepared by Roger N. Smith Associates, Inc. (RNSA) pursuant to the requirements in Schedule A of the National Pollutant Elimination System (NPDES) Storm Water Discharge Permit, General Permit 1200-H. This Plan will be reviewed and updated as necessary. Note: DEQ is in the process of replacing the 1200-H General Permit, by combining it with a number of other permits and renaming the permit 1200-Z. Once finalized, some monitoring requirements and elements of the SWPCP will change for this facility. Future versions of the SWPCP will incorporate these requirements. RNSA recently requested an update on permit 1200-Z from DEQ and to date have not received the information.

The purpose of this SWPCP is to prevent unnecessary storm water pollution discharges from the facility through the implementation of Best Management Practices (BMPs) at the site. The cornerstones of BMP implementation at the Grimm facility will be an effective employee awareness program, coupled with construction, operation and monitoring of storm water pollution control facilities. This plan will be revised as necessary to reflect operational changes at the facility, and at a minimum will be reviewed annually to assure continued compliance with the provisions of the General Permit.

This SWPCP was authored by:

Douglas J. Geller, P.G.

Senior Hydrogeologist, RNSA, Inc.

SIGNATURE:

DATE: ____July 21,1997

REVIEWED BY: Jeffeny D. Grimm (Facility Representative)

SIGNATURE: Affry (2)

DATE: July 22, 1997

2.0 STORM WATER POLLUTION CONTROL PLAN

The following subsections describe physical site conditions, commercial/industrial land use practices, potential pollutants, the receiving body of water, and the storm water monitoring and reporting program for the facility.

2.1 Site Description

The Grimm Fuel Facility is located at 18850 S.W. Cipole Road in Tualatin, Oregon (refer to Figure 1). The site lies along the south side of Highway 99W, and is about 1/2 mile south of the Tualatin River. The facility, covering a total land area of about 46 acres is comprised of two separate parcels, referred herein as the upper and lower lots. The upper lot covers about 11 acres and houses the compost processing facilities, the USTs, the offices, and maintenance shop. Most of this area is covered by paved surfaces or buildings. Storm water runoff here is controlled using a series of catch basins and buried pipelines. Storm drainage from the upper most part of the area (closest to Highway 99W) is directed via a separate system alongside the property next to Cipole Road. The lower lot which

covers about 35 acres, is separated from the upper lot by the Southwest Ready Mix and the Anderson-Forge properties. The ground surface on this parcel is mostly unpaved, and land use ranges from vacant to residential. Grimms uses the southwestern part of the lower lot for bark dust and other compost stockpiling. An unpaved access road leads from the upper to the lower lot, running roughly east to west along the southern site boundary.

2.2 Significant Materials

Significant materials are defined as those materials, when exposed to rainfall or storm water, have the potential to be released with storm water discharges. A list of significant materials stored on-site follows, as required for this SWPCP.

Equipment Maintenance Shop

• Fully contained within the shop/under a roof are motor oil, hydraulic oil, antifreeze, and used oil. There is an aboveground 275 gallon heating oil tank, and an above-ground 1,200 gallon double-walled waste oil tank.

Underground Storage Tanks and Dispensers

- There are currently five underground storage tanks on-site, which contain diesel and stove oil. Tank volumes are two 10,000 gallon, two 8,000 gallon (all No. 2 diesel/fuel oil) and one 5,000 gallon (No. 1, also known as stove oil).
- The tanks and dispensing island are located about 150 feet north of the equipment maintenance shop.

Dump Trucks, Loaders and Other Equipment

- Various trucks and heavy equipment are regularly used on-site to support the operation.
- The trucks are currently washed on-site, and wash water runoff is not currently separated from the storm water system.

Wood product/compost stockpiles

Stockpiles currently cover several acres, mostly on the lower lot. The piles include compost, bark dust, woodwaste/hog fuel, and garden mulch (yard debris compost).

2.3 Potential Pollutants

Of the significant materials stored on-site, some have the potential to be released with storm water discharges. These include:

Equipment Maintenance Shop

- Loss of oil, transmission fluid, hydraulic oil inside or outside the shop due to a handling accident, a storage accident or during routine maintenance on equipment.
- Loss or accidental spillage of fuel during re-filling of the above-ground fuel storage tank.

Underground Storage Tanks and Dispensers

 Spillage of petroleum product onto the ground during refueling.

Trucks and Heavy Equipment

• Engine oil leaks, road grime form equipment washing

Other '

• Mixing of stockpiles with storm water runoff.

2.4 Receiving Body of Water

Storm drainage from the site enters Cummings Ditch, which flows west, and empties into Rock Creek, which in turn passes under Highway 99W eventually meeting the Tualatin River about one mile

analysis is collected. Samples are analyzed by a state-certified analytical laboratory, Coffey Laboratories, Inc. of Portland, Oregon.

2.5.2 Monitoring Frequency

As mentioned above, monitoring is conducted primarily on a semiannual basis, with a sample collected in May and again in October. These sampling dates correspond to the end and the beginning of the wet season.

2.5.3 TMDLs

Applicable Total Maximum Daily Loads (TMDLs) have been established for the Tualatin River for phosphorus and ammonia nitrogen. In accordance with the TMDL Section 303 (d) process, the applicable season for ammonia nitrogen TMDL is May 1 through November 15, and for phosphorus, May 1 through October 31.

2.5.4 Annual Reporting

Approximately one month following the first full year of monitoring an annual report will be prepared summarizing and providing documentation of monitoring results. Typically, monitoring reports will be completed during the month of July.)The first annual monitoring report is scheduled for submittal by the 1st of August 1997.)

3.0 STORM WATER POLLUTION CONTROLS

The following subsections highlight a series of existing and/or planned BMPs for the facility to manage storm water and prevent pollution in storm water so as to protect the receiving body of water.

3.1 Storm Water Management

Existing Control Measures

- The upper lot has a catch basin/sediment trap system; catch basins are checked and cleaned regularly.
- Each catch basin has a mesh screen which serves as a filter.

- The drainage ditch is vegetated, providing an opportunity for storm water treatment below the outfalls.
- Grimms operates a street sweeper on all site hard surfaces, keeping particulates to a minimum.
- Storm water from the northern part of the upper lot is diverted away from significant materials, including the fueling area to prevent exposure of uncontaminated storm water to potential pollutants.

Future Control Measures

Preliminary monitoring data indicate levels of phosphorus, BOD, COD and suspended solids in the facility storm water that may be of some concern. Therefore, implementation of additional storm water control measures is under consideration. Along with continuing the existing control measures, source control and treatment measures should be undertaken to prevent pollution of storm water, and to eventually reduce pollutant levels in storm water from current levels. Future/planned measures include:

- Direct runoff from upper and lower lot through a series of vegetated ditches or retention ponds to reduce phosphorus loading.
- Install storm water catch basin grate filters:

One possible vendor is "Beaver Dam Products" 1-800-591-2284 (need size of grate) \$40-50/apiece typically

- Install one or more gravel rock check dams in the drainage ditch, and any new ditches, to trap sediment.
- Unpaved portions of the site not in use should be vegetated.
- Generally, vehicle, equipment and truck washing is not covered under the storm water permit. Vehicle, equipment, and truck washing shall be conducted an an appropriate off-site location. A future on-site fully contained recycling truck/vehicle wash system is planned.

Possible Storm Water Control Measures Considered but Not Implemented

- Another storm water control measure would involve covering stockpiles; unfortunately given the large size of stockpiles (there are acres of stockpiles), this option would undoubtedly prove to be operationally impractical and cost-prohibitive.
- Pave stockpile areas, install closed drain system, discharge to wetland/pond treatment system or sanitary sewer if USA will allow connection and issue an individual permit.

An appropriate combination of the described future control measures will be implemented before the beginning of the 1997-98 rainy season to assure continued compliance with the facility storm water permit.

It should be noted that implementation of some of the above measures will require that the facility owners obtain one or more permits from the jurisdictional agencies (City of Tualatin, Washington County, or Unified Sewerage Agency).

3.2 Spill Prevention and Response Procedures

Potential Spill Areas

The activities and areas where spills would most likely occur include:

- · Loading and unloading areas near the maintenance shop
- On-site equipment refueling area
- Access roads

Materials Handling Requirements

To prevent spills, the following facility procedures will be established:

- Employees fueling equipment must attend the pump continuously during fueling to prevent overfilling.
- Handling of hazardous materials will only be allowed by employees who have been instructed in spill prevention, containment and retrieval methods.

Spill Response Procedures and Equipment

In the event of a spill, a rapidly executed response may prevent contamination of storm and surface water. For a spill response plan to be effective, it must be readily implementable at any time, and therefore must be understood by all employees at the facility. The following are steps to follow should a spill occur:

- Immediately take action to contain the spill, and block access to the drainage ditches, using booms, and other measures as appropriate.
- · Determine type and amount of material that leaked or spilled.
- Determine if immediate safety hazards might exist (e.g. explosion, fire, or vapor hazards). Notify the facility supervisor and/or safety coordinator.
- If a hazardous condition appears to exist, or if there is any doubt as to the seriousness of the spill situation, call the Tualatin Fire Department immediately. If a spill reaches beyond the point of the ability of facility employees to control (i.e. reaches the ditch), call the National Response Center at once.
- If a hazardous condition does not exist, take action to prevent further release of material, and contain/clean up the spill using such items as sand bags, absorbent material, absorbent booms, and absorbent pads. Preventative actions could include blocking off downstream portions of the on-site storm drainage network

and/or placing absorbent material around the affected storm water outfalls.

• After the spill, the appropriate regulatory agencies will need to be notified, typically within 24 hours.

The following is a list of personnel or agencies to contact/notify in the event of a spill.

• Emergency Coordinator: Jeff Grimm 636-3632

• Facility Supervisor: Rod Grimm

• Tualatin Valley Fire and Rescue: 526-2469

• National Response Center 1-800-424-8802

- Oregon Emergency Management Division 1-800-452-0311
- Emergency Clean Up Firms
 - Petroleum: Riedel Environmental Services 1-800-334-0004

Spencer Environmental 503-655-0896

- Chemical: Oregon Emergency Response System 1-800-452-0311; Chemical Transportation Emergency Center

3.3 Preventative Maintenance

A preventative maintenance program is a requirement of the storm water permit. This program ensures effective operation of facilities that could affect storm water quality. At a minimum, a thorough inspection prior to each wet season (i.e. in September), followed by regular, monthly inspections during the wet season. Items to be inspected include catch basins, treatment facilities (ditches, ponds, traps, etc.), hard surfaces and stockpile areas.

Other maintenance will include inspection of vehicles and heavy equipment used on-site to ensure they are not leaking oil or hazardous substances. The on-site fuel storage and dispensing system will be maintained in accordance with applicable DEQ regulations, which includes annual tightness testing.

3.4 Employee Awareness Program

An employee awareness program is designed to inform personnel of the SWPCP, spill response procedures, and general best management practices that will prevent pollution of storm water runoff. At the Grimm Fuel Products facility, the program will have several components, as follows:

In late summer/fall 1997 employees will be provided with a memorandum outlining the goals and objectives of the SWPCP. Employees will provided with a copy of the plan to be read while at work.

The emergency contact list will be reviewed in the memorandum, and posted at key locations throughout the facility. New employees will receive a briefing during orientation. Employees identified as being responsible for maintenance of pollution control facilities and other procedures will be provided with the necessary training.

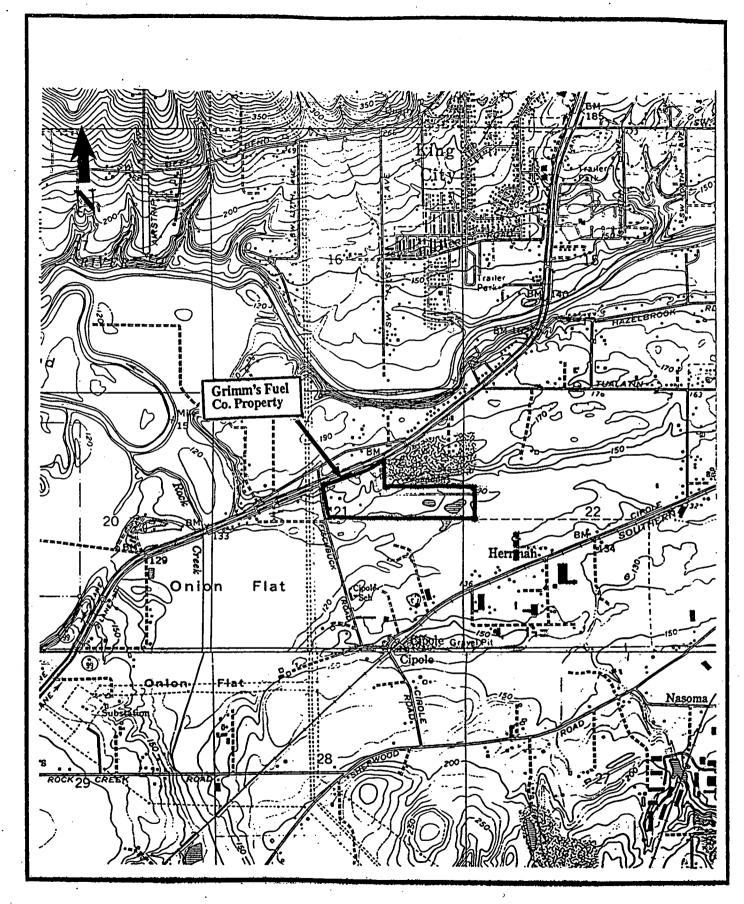
3.5 Record Keeping and Internal Reporting Procedures

Records will be kept on-site for a period of not less than five years. Records will include documentation of collection and analysis of semi-annual grab samples, preventative maintenance logs, and written summaries of any spills or leaks of significant materials and any corrective actions taken.

3.6 Annual Review

Each year before the onset of the wet season, this SWPCP will be reviewed, and any pollution prevention and treatment procedures will be described. The review will include a complete site inspection of all areas with storm water runoff. Changes in facility operation, or expansions in facilities, and other modifications to the site which could impact storm water runoff will also be reviewed, and pollution control measures modified accordingly. The annual review will also include the annual storm water monitoring report, issued in July, and will incorporate any recommendations made as a result of the monitoring data. A copy of this plan should be kept on site, and provided to DEQ and Unified Sewerage Agency upon request.

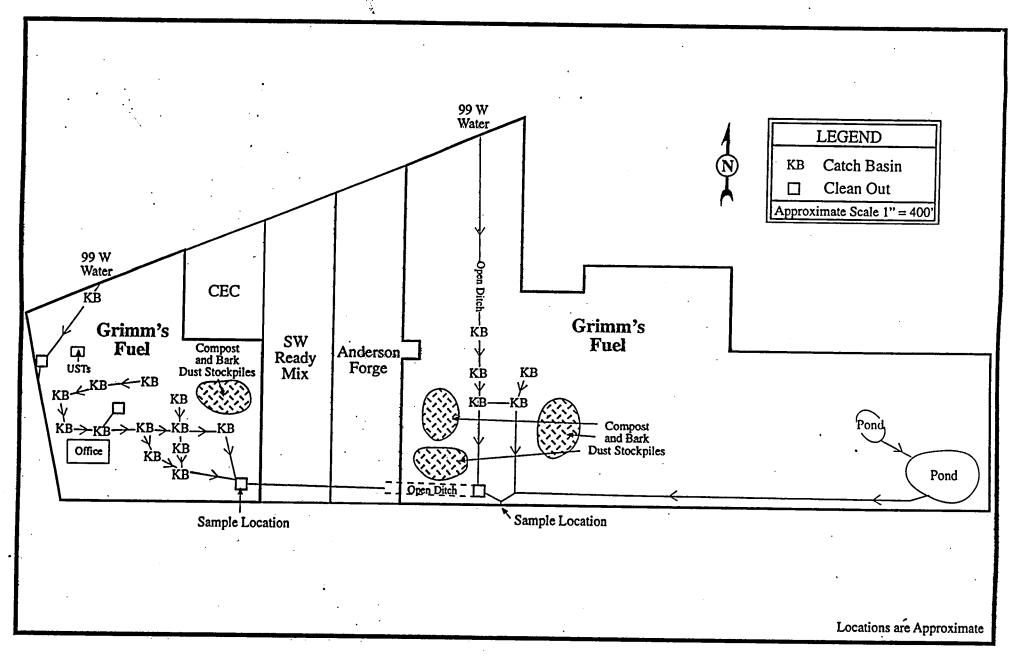
FIGURES



ROGER N. SMITH ASSOCIATES, INC. Groundwater and Environmental Consultants



Figure 1: General Location Map.



ROGER N. SMITH ASSOCIATES, INC.

Groundwater and Environmental Consultants

Site Map: 18850 SW Cipole Road Tualatin, Oregon

